



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: November 1, 2022
Report Number: PDS.22.115
Title: Recommendation Report – Long Point Road Plan of Subdivision and Zoning By-law Amendment (P2677)
Prepared by: Travis Sandberg, Intermediate Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.115, entitled “Recommendation Report – Long Point Road Plan of Subdivision (P2677)”;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision 42T-2018-14 subject to the Draft Plan Conditions attached to Planning Staff Report PDS.22.115;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Development ‘D’ zone to the Residential ‘R1-3-X-h6’ Zone and Open Space ‘OS’ Zone and to amend Table 9.1 of Zoning By-law 2018-65 to add a new Exception XXX to permit a maximum building height of 9.5m (2.5 storeys).

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 the Long Point Road Development.

C. Background

The subject lands are located within the Village of Craighleith and have direct frontage onto Long Point Road. The subject lands are approximately 2.16ha in area and are currently vacant. Municipal water and sanitary services are available at the property frontage. No identified areas of archaeological significance have been identified on the site. Natural heritage features identified on the property include significant woodlands, while a Provincially Significant Wetland (Silver Creek Wetland Complex) and a water course reported to provide fish habitat are located within 120m of the lands. It is noted that a municipal drain runs south to north over an 8m wide easement along the westerly lot line of the subject lands.

Surrounding land uses are generally characterized as low-density, single detached dwelling units, on larger land parcels. The westerly abutting parcel is included in the Aquavil East Neighbourhood development plan.

The proponent submitted applications for Draft Plan Approval and a Zoning By-law amendment in October of 2018 to facilitate development of the subject lands for a total of twenty-two (22) single detached residential lots. The proposed lots would be offered as standard free hold properties with each property being connected to municipal water and sanitary services. A 20m-wide municipal road is proposed internal to the site.

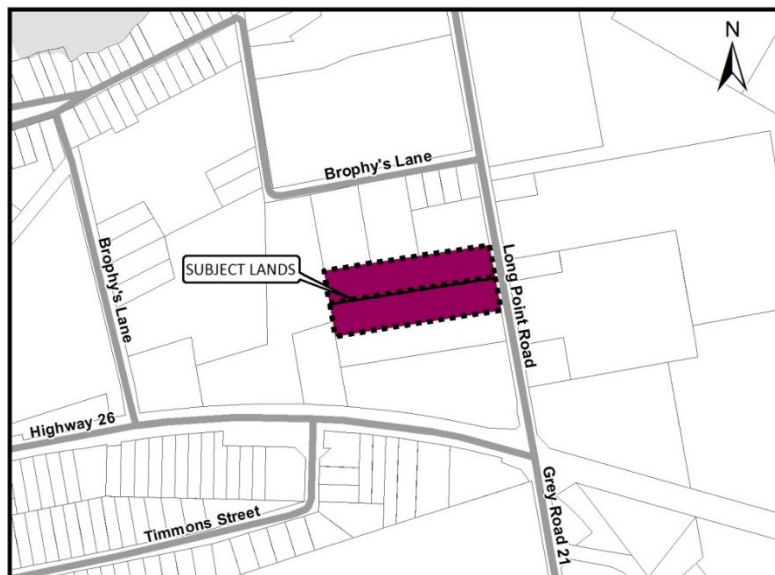
The submitted Zoning By-law Amendment proposes to rezone the subject lands from the Development 'D' zone to the Residential 'R1-3' and Open Space 'OS' zones. A site-specific exception is proposed on the Residential 'R1-3' lands to permit a maximum building height of 2.5 storeys (9.5m) for the future single detached dwelling units. Short Term Accommodation uses would not be a permitted use of any lot within the plan of subdivision.

The Holding '-h6' symbol is proposed in order to require a Subdivision Agreement and registered Plan of Subdivision prior to the issuance of building permits for the construction of the proposed dwelling units.

Location

The subject lands are located within the village of Craigeleith. Access to the lands is available from Long Point Road. The legal description of the subject lands is Parts 4 & 5, Lot 85, Plan 529, RP16R-2186, Town of The Blue Mountains, geographic Township of Collingwood.

Figure 1: Location Key Map



The applications were deemed complete by the Town and County of Grey in November 2018. In support of the applications the Town received the following materials:

- Stage 1-2 Archaeological Assessment
- Environmental Impact Study (subject to peer review)
- Functional Servicing and Stormwater Management Report
- Subsurface Characterization Program
- Planning Justification Report
- Draft Plan of Subdivision
- Traffic Opinion Letter

All information and supporting documents submitted with the Draft Plan of Subdivision application can be found on the Town of The Blue Mountains website at:

<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/long-point-road>.

Notice and Public Meeting

The Public Meeting for the proposed development was held on the April 19, 2021. In response to the Public Notice the Town and County received comments from public agencies and members of the public. Attachment #3 provides a consolidated summary of all comments received and responses thereto. The majority of comments received pertained to concerns regarding overdevelopment, impacts on the environment, high-water table, and provision of municipal sanitary sewers. Please see the attached summary for more details and information.

D. Analysis

Ontario Planning Act

The *Planning Act* requires that in making planning decisions, Council must have regard for matters of Provincial Interest, as outlined by Section 2 of the Act, and the Provincial Policy Statement, as outlined by Section 3 of the Act. The Planning Act further gives planning authorities the ability to approve Plans of Subdivision under Section 51 of the Act. In making a decision on proposed plan of subdivision, planning authorities must consider the matters outlined under Section 51(24) of the Act, as follows:

- a) The effect of the development on matters of provincial interest referred to in Section 2 of the Act

Staff Comment: Based on review of the pertinent policies, Staff generally have no concerns with respect to the provisions of Section 2 of the *Planning Act* and matters of provincial interest.

- b) Whether the proposal is premature or in the public interest.

Staff Comment: The subject lands are designated for residential development. There is no indication that the proposed development is premature.

- c) Whether the plan confirms to the official plan and adjacent plans of subdivision.

Staff Comment: A review of the Official Plan policies are included in this report.

- d) The suitability of the land for the purposes for which it is to be subdivided.

Staff Comment: The lands are designated for residential development.

- e) The number, width, location, and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision and the established highway system in the vicinity and the adequacy of them.

Staff Comment: The submitted traffic impact study indicates that Long Point Road and Highway 26 will not be negatively impacted by the proposed development.

- f) The dimensions and shapes of the proposed lots.

Staff Comment: The proposed lots are proposed to be rezoned to the R1-3 zone category and are of a regular shape to provide for adequate building envelopes.

- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjacent land.

Staff Comment: No restrictions are proposed to be added to the lands to be subdivided, with the exception of a Holding 'h' provision to ensure a Subdivision Agreement is executed and the plan of subdivision registered prior to Building Permits becoming available.

- h) Conservation of natural resources and flood control.

Staff Comment: An Environmental Impact Study and Stormwater Management Report were reviewed and accepted by the Town and public Agencies through the Draft Plan review process. Detailed engineering drawings will be required as a Draft Plan Condition as the project advances towards Plan Registration.

- i) The adequacy of utilities and municipal services.

Staff Comment: Draft Plan Approval does not commit allocation of service capacity. Confirmation of adequate servicing capacity shall be required as a condition of Draft Plan Approval, prior to consideration of final approval.

- j) The adequacy of school sites.

Staff Comment: Addressed by proposed Draft Plan Conditions.

- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

Staff Comment: 25% Open Space to be dedicated to the Town, whereas 15% of the remaining open space and parkland dedication will be provided for as cash-in-lieu, as further discussed in this report.

- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.

Staff Comment: Appropriate arrangements for the provisions of energy services shall be included in the Subdivision Agreement.

- m) The interrelationship between the proposed plan and site plan control matters relating to any development on the land, if the is also in an area designated as a site plan control area.

Staff Comment: Site Plan Approval will not be required for the development of any blocks or lots within the proposed Plan of Subdivision.

Based on the above, Planning Staff are satisfied that the proposal is consistent with the requirements of the *Ontario Planning Act*.

Provincial Policy Statement, 2020

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 to 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 include 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. 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 provide for efficient land-use by maximizing the development potential of the lands, while maintaining compatibility with existing and planned land uses and infrastructure in the area. The lots are proposed to have minimum frontages of 15m, per the R1-3 zone, which provides for narrower parcels than the typical single detached dwelling lot within the R1-1 zone. As submitted by the applicant's planning consultant, the smaller lots will

produce smaller dwelling units which are generally valued closer to the 'attainable' level than large dwellings on large lots, as may be found in the R1-1 zone. Further, the development is located in close proximity to regional bus routes on Highway 26 allowing for access to public transit to connect with employment opportunities throughout the Town, as well as in neighbouring municipalities. It is also noted that the lots will further allow for accessory dwelling units.

A municipal sanitary forcemain is currently located on Long Point Road. The Town is planning to install a gravity sewer as a result of the Environmental Assessment for the Craighleith Wastewater Treatment Plant. Should the development proceed prior to installation of the future gravity sewer, the developer will be responsible for providing a low pressure forcemain as an interim service for the lands. The interim service would connect to existing sanitary services at Highway 26. Once installed, the development would be required to connect to the planned gravity sewer.

Section 2.0 of the PPS promotes the long-term prosperity, environmental health, and social well-being of the province through the conservation of biodiversity, 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 cultural resources on the lands, and that identified natural heritage features have been appropriately accounted for in the proposed Draft Plan in order to minimize and/or mitigate adverse impacts. Further discussion on natural heritage features is provided in proceeding sections of this report.

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 technical 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 are satisfied that the proposed applications are consistent with the direction provided by the Provincial Policy Statement (2020).

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). Appendix 'B' also identifies *significant woodlands* on the majority of the lands, as well as *Provincially Significant Wetlands (PSW)* within 120m.

The RRA 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 general proximity to existing ski resort uses, including public and private ski facilities and associated recreational commercial/tourism uses. The development of the lands also promotes more efficient use of existing and planned public infrastructure by adding additional units/users to the municipal water and sanitary sewer systems at a scale and density that can be satisfactorily accommodated. The submitted Environmental Impact Study (EIS) indicates that the development does not appear to be proposed in areas that would adversely impact natural heritage features. More specifically, the forest community identified in the western portion of the lands has been confirmed to contain the highest potential for providing significant wildlife habitat. The remaining portions of the lands contain little potential and contain a number of invasive species. As recommended in the EIS and peer review conclusions, the Birch/Poplar forest has been incorporated into the plan for preservation (Block 25). Both the EIS and peer review further concurred that there are no anticipated negative impacts on the identified Provincially Significant Wetland as there is an absence of hydrological connectivity between the property and the wetland features and an adequate setback of 30m is provided between the development and the feature.

Planning Staff is therefore satisfied that the proposed development is consistent with the policies of the County of Grey Official Plan.

Niagara Escarpment Plan, 2017

The Niagara Escarpment Plan (NEP) seeks to protect the geologic features of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment while only allowing for compatible development. The land use designations contained in the Plan ensure a broader landscape approach to protecting the natural environment and should be implemented in a way that recognizes the natural heritage system of the Niagara Escarpment

and associated natural heritage features. Within the framework of the NEP, the lands are designated as “*Escarpment Recreation Area*”.

The *Escarpment Recreation Area* recognizes those areas of existing and potential recreational development associated with the Escarpment, such as areas including both seasonal and permanent residences. Single detached dwelling units are permitted uses in this designation, provided that new development does not generate substantial negative impacts on the environmental features of the Escarpment, and are designed in a manner to preserve natural, visual, and cultural characteristics of the area.

Based on the foregoing, as well as comments received from the Niagara Escarpment Commission, Planning Staff are satisfied that the proposal is consistent with the policies of the Niagara Escarpment Plan.

Town of The Blue Mountains Official Plan, 2016

The Town of The Blue Mountains Official Plan provides 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 Long Point Road 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 a wide range and variety of residential uses, as well as recreational uses and facilities. New residential development within the RRA areas in Craighleith is limited to a maximum density of 10 units/hectare and must provide a minimum open space component of 40%. Section B3.7.4.5 allows Council to exempt a developer from the required open space component, or part thereof, where the parcel being developed, because of its size, character, or other circumstances, does not lend itself well to such use, or where such open space may provide for better recreational opportunity at an alternative location. In these cases, Council may accept suitable alternative provisions in-lieu of the open space component.

The subject lands are approximately 2.16ha in area and a total of 21.6 (22) units may be accommodated in accordance with the maximum permitted density. The proposed density conforms to the policies of the Municipal Official Plan as 22 new lots are proposed. The Draft

Plan of Subdivision includes an open space block (Block 25) proposed at a size of 5,460sq.m. Block 25 represents approximately 25% of the total area of the lands, resulting in a deficiency of approximately 15% open space. The applicant has proposed that the balance of the open space will be provided through payment of cash-in-lieu of open space, as per Section B3.7.4.5 of the Plan. The following additional justification for the reduced open space component has been provided by the applicant's planning consultant:

1. The lands are relatively small in size at 2.16ha. Therefore, the required 40% open space area of land would also be relatively small in size at 8,600sq.m.
2. The resulting open space area would not be linked to any other existing or proposed recreational amenities in the area.
3. The resulting open space would be adjacent to a municipal drain that is meant to convey large amounts of water and prevents connectivity with other potential open space areas.
4. The Town of The Blue Mountains has previously supported development proposals in the RRA designation that included cash-in-lieu of 40% open space for similar reasons (examples: Bannerman, Sleepy Hollow Development East and West).

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. Staging priorities under Section D1.4.1 of the Plan are intended to provide an order ranking for commitment of available plant capacity on the basis of the development approval status.

Currently the subject lands are considered to be in Stage 4. This category applies to designated lands with no development approvals which are zoned for deferred development or other similar zoning category. The required design capacity is recognized based on potential development approvals and advancement to Stage 3 is dependent on development approvals and the availability of plant capacity. A Draft Plan Condition is included in order to confirm water and sewer capacity prior to final approval, which would allow the lands to advance to Stage 3.

A detailed Stormwater Management Plan will be required as a condition of draft plan approval through detailed engineering design. Various engineering options have been investigated by the proponent and Town engineers and include an opportunity for on-site underground storage with controlled release to acceptable overland flow routes, or conversion of a lot/lots into a stormwater management plan. 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. A public/maintenance trail is proposed to be included at the perimeter of Block 25. It is noted that there are otherwise no existing or planned municipal trails in the immediate vicinity, as such, trail connections external to the site are not included in the proposed draft plan of subdivision.

Access to the subject lands is proposed to be provided by construction of a new 20m public right-of-way internal to the site. The extension will be an urban cross section consisting of curb and sidewalk and storm sewer system. A Traffic Opinion Letter was submitted by the applicant which provided supplemental review of the potential impacts of the Long Point Road development, as was originally contemplated in the Traffic Impact Study completed for the Aquavil development (October 2020). The Traffic Opinion Letter confirms that site generated traffic is anticipated to have a minimal impact on the operations of Long Point Road and the Highway 26 intersection and is provided adequate spacing from existing and planned intersections. It is generally noted that the Traffic Impact Study completed for the Aquavil development identifies the need for a lighted intersection at Highway 26 and Long Point Road upon build-out of the (Aquavil) development.

Planning Staff are satisfied that the proposed road network is 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 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.

Planning Staff are satisfied that the proposed development conforms to the policies of Section D4, as outlined in preceding sections of this report.

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 30, including the provision of street trees.

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 are proposed to generally be in the form of cash-in-lieu, with the exception of open space Block 25, which represents approximately 25% of the 40% open space requirement under the Official Plan. Cash-in-lieu of parkland and the remaining 15% open space requirement will be obtained through the Subdivision Agreement (see proposed Draft Plan Conditions 32, 33, and 34).

Notwithstanding the cash-in-lieu payments outlined above, a public trail is proposed to be included at the perimeter of Block 25. The proposed trail will serve dual purpose in providing maintenance access for the drainage easements as well as for general public use. It is noted that there may be potential for additional trail linkages to future commercial uses proposed for the westerly abutting lands, which can be reviewed through future site plan applications for the Aquavil Development.

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 proposed R1-3 lots allow for smaller building envelopes than typically provided for in the R1-1 zone. The minimum lot area for R1-3 is 360 m² opposed to 550 m² for R1-1. The zoning provisions will encourage the development of smaller single detached dwelling units and in turn further diversify the housing supply in the community.

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 former Township of Collingwood Zoning By-law 83-40. Consequently, the subject lands remain zoned as *Rural Estate Residential (RER-a)*.

The proposed Zoning By-law amendment application proposes to re-zone the subject lands to permit the development of the lands for single detached residential units, including a site-specific exception to permit maximum building height of 9.5m (2.5 storeys). Through the re-zoning process, the subject lands will effectively be removed from the jurisdiction of Zoning By-law 83-40 and an appropriate zone category under Zoning By-law 2018-65 will be implemented.

The single detached lots are proposed to be placed into the Residential R1-3 exception zone, subject to the Holding ‘-h6’ symbol. The Holding ‘-h6’ symbol is recommended to be applied to the lands and may be lifted at such a time that a subdivision has been entered into and the plan of subdivision has been registered.

As submitted by the applicant’s planning consultant, the requested building height of 9.5m is consistent with permitted building heights in the immediate area. More specifically, existing zone permissions for the subject lands as well as adjacent lands allow for 2.5 stories and 9.5m maximum building height. Further, the residential lots on the east side of Long Point Road, being in the Town of Collingwood, are permitted for a maximum building height of 12m. In allowing a 2.5 storey/9.5m maximum building height, the resulting built-form will be more consistent with existing zone permissions for residential uses in the area, and will also allow for additional floor space for the provision of accessory apartments.

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

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.

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmental impacts have been reviewed and evaluated through an Environmental Impact Study and addendum reports and memos. The conclusions of the EIS have been accepted by the Grey Sauble Conservation Authority and Town/County third party Environmental Peer Reviewer, subject to their recommendations which are reflected in the current proposed draft plan and/or the proposed conditions of draft plan approval.

G. Financial Impacts

Decisions of Councils on Planning Applications may be subject to an appeal to the Ontario Land Tribunal or OLT, (formerly known as Local Planning Appeals Tribunal LPAT). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

H. In Consultation With

Municipal Departments, Public Agencies, and the general public through the circulation of the Notice of Public Hearing in accordance with the provisions of the Planning Act.

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **April 19, 2021**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report.

Any comments regarding this report should be submitted to Travis Sandberg, Intermediate Planner, at planning@thebluemountains.ca

J. Attached

1. Proposed Draft Plan Conditions
2. Draft Zoning By-law Amendment
3. Public Comments Matrix
4. Public Comments Received
5. Long Point Road Draft Plan

Respectfully submitted,

Travis Sandberg
Intermediate Planner

For more information, please contact:
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519-599-3131 extension 283

Report Approval Details

Document Title:	PDS.22.115 Recommendation Report - Long Point Road Plan of Subdivision (P2677).docx
Attachments:	- PDS.22.115 Attachment 1.pdf - PDS.22.115 Attachment 2.pdf - PDS.22.115 Attachment 3.pdf - PDS.22.115 Attachment 4__Redacted.pdf - PDS.22.115 Attachment 5.pdf
Final Approval Date:	Oct 17, 2022

This report and all of its attachments were approved and signed as outlined below:

Adam Smith - Oct 17, 2022 - 1:47 PM

Draft Plan Conditions Long Point Road Subdivision

Draft Plan of Subdivision File No. 42T-2018-14

General Requirements

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2018-14, prepared by Pascuzzo Planning Inc., dated January 2021, showing:
 - i. 22 Residential Lots for single detached dwelling units (Lots 1-22)
 - ii. 2 Blocks for 0.3 metre Reserves (Blocks 23 and 24)
 - iii. 1 Open Space Block (Block 25)
 - iv. 1 Public Street ("Street A")

That the legal description of the subject lands is Part Lot 85, Plan 529, Part 4, 5, 8, and 9, RP 16R-2186, Town of The Blue Mountains, County of Grey.

2. The Owner shall enter into and execute a Subdivision Agreement 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 or site alteration on the subject lands, including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures until they have entered into a Pre-Servicing Agreement or a Subdivision Agreement with the Town, in a form satisfactory to the Town. The Owner shall submit all supporting materials as required by the Town or any applicable authority prepared by a qualified professional and shall agree to implement the recommendations of the reports, studies and plans in the Subdivision Agreement to the satisfaction of the Town and any other applicable authority.
4. The Owner shall agree in the Subdivision Agreement to pay all processing and administration fees in accordance with the policies and by-laws in effect at the time payment is due.
5. The Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
6. The Owner shall agree in the Subdivision and/or Pre-Servicing 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 Pre-

Servicing Agreement or the Subdivision Agreement. Where compliance with Town Engineering Standards necessitates offsite works, the Owner shall enter into agreements with the Town and/or the County to implement the requisite offsite works, to the satisfaction of the Town.

7. The Owner shall agree in the Pre-Servicing Agreement, if pursued, to include tree clearing and earthworks in addition to servicing works. These works must be wholly contained within the site, and final connections to Town infrastructure shall only occur at such a time that the Subdivision Agreement has been fully executed. Only one (1) Pre-Servicing Agreement will be granted for the development. A Pre-Servicing Agreement containing servicing works is mandatory.
8. The Subdivision Agreement shall be registered by the Town against the lands to which it applies as provided under the *Planning Act*, prior to final approval of the plan of subdivision. A copy of the executed Subdivision Agreement shall be provided to the County of Grey.
9. The Public Street shall be named in accordance with the Town's Street Naming Policy, to the satisfaction of the Town.

Servicing, Stormwater, Grading and Road Requirements

10. That prior to final approval, the Owner shall submit to the Town, Operation and Maintenance Manuals for any infrastructure, to the satisfaction of the Town.
11. Prior to execution of a Subdivision and/or Pre-Servicing Agreement with the Town, sufficient water and sanitary treatment plant and distribution, pumping, and conveyance system capacity shall be available and confirmed by the Town. The Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
12. Prior to execution of a Subdivision and/or Pre-Servicing Agreement, a detailed engineering and drainage report shall be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town, in consultation with the Grey Sauble Conservation Authority. The report shall 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. A detailed downstream capacity assessment demonstrating that the regulatory storm can be safely conveyed to Georgian Bay with no adverse impacts to any downstream properties.
13. Prior to execution of a Subdivision and/or Pre-Servicing Agreement, fire flow requirements for the development shall be confirmed through detailed design and shall be demonstrated to be adequate to service the development.
 14. Prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Owner shall submit a detailed soils investigation report 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. If, in the sole discretion of the Town, certain lots are not recommended for below grade basements, the Subdivision Agreement shall reference said building restrictions including any applicable warning clauses to prospective purchasers
 15. Prior to execution of a Subdivision and/or Pre-Servicing Agreement with the Town, the Owner shall provide a hydrogeological report prepared by a qualified professional, to the satisfaction of the Town. The report shall provide recommendations on dewatering methodology for servicing works to ensure environmentally sensitive areas and existing structures and/or wells are not negatively impacted, or provide justification that the report is not required.
 16. Prior to execution of a Subdivision and/or Pre-Servicing Agreement, the Owner shall provide a report identifying all existing monitoring/water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the Town that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations
 17. That the Owner shall agree in the Subdivision and/or Pre-Servicing Agreement to complete any required tree clearing outside of the Breeding Bird season and active bat season, between May 1 and Sept 20.
 18. If during detailed engineering review an acceptable configuration of the proposed underground storage facility cannot be reached with the Town Right-of-Way, then stormwater storage shall be provided via a municipal stormwater management pond facility by conversion of Lots 10 and 11 to a stormwater block, at minimum, or other solution to the satisfaction of the Town.
 19. Drainage easement(s) shall be registered on title of all lots that convey private drainage from private lot(s) towards Open Space Block 25, to the satisfaction of the Town. The easement(s) shall be in favour of the lot owner(s) for their drainage and shall not involve the Town or municipal drainage.
 20. The sanitary system within the development is to ultimately discharge to future gravity sewers on Long Point Road to be installed by the Town. Should the gravity sewers on Long Point Road not be anticipated to be in place by the time of servicing

construction for this subdivision, the following shall apply to the satisfaction of the Town:

- i. Provisions shall be provided in the design of the subdivision sanitary system to facilitate the interim condition and future connection to the Long Point Road sewers;
- ii. Sufficient capacity shall be confirmed to exist at the Craigleith Main Sewage Lift Station;
- iii. Prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Developer shall update the Town's flow monitoring study for the 1.3 km of 300 mm diameter constraining section of sanitary sewer on Highway 26, between Grey Road 21 and Timmons Street, known as the "jumper pipe". The purpose of the update will be to confirm sufficient capacity exists for connection of the Long Point Road subdivision, while accounting for approved development units at that time;
 - a) If the update indicates the peaks sewer flows exceeds 80% of its capacity, additional refined analysis will be required to Town satisfaction to demonstrate sufficient capacity exists; and
 - b) If available capacity cannot be demonstrated to the Town's satisfaction, the developer can upsize this constraining 1.3 km section of sewer with other benefitting parties, complete other solutions/measures to increase capacity, or wait until a sanitary outlet on Long Point Road (Town constructed sewers) is available for connection.

21. Should the subdivision be serviced with a low-pressure sanitary system or gravity sewers with a temporary sewage pumping station, the following applies:

- i. Pumps shall be selected to operate in all pumping conditions that will be encountered. The pumps selected must be able to operate in the interim condition (sanitary discharging to Highway 26 gravity sanitary system) and ultimate condition (to Long Point Road gravity sewers) without undue stress to the pumps.
- ii. Temporary sewage pumping station or residential grinder pump specifications to be detailed on the engineering drawings.
- iii. The Developer shall provide sufficient documentation to satisfy the Town that a sanitary forcemain can be installed within Long Point Road Right-of-Way, while:
 - a) meeting required separation distances from the existing infrastructure (i.e., watermain, two forcemains, utilities, etc.),
 - b) providing sufficient space for future gravity sewer system (large sewer and maintenance holes),
 - c) not negatively impacting the future Craigleith WWTP Headworks project; and

- d) coordinating with and considering any interests that the Town of Collingwood may have on Long Point Road due to proximity to Town boundary.
- iv. The Developer shall obtain all necessary permits and approvals and meet any additional requirements from the MTO for a sanitary connection on Highway 26.
- 22. High groundwater table was found during preliminary geotechnical investigations. Homes within development shall be slab on grade foundation without basements, unless underside basement floor slabs can be established with minimum 0.3 m clearance above seasonally high ground water table elevation. This information to be incorporated on the engineering drawings.
- 23. That the Subdivision and/or Pre-servicing Agreement shall contain specific clauses related to the required Ontario Building Code / Town Engineering Standards, as applicable, including but not limited to the following:
 - i. The appropriate horizontal and vertical alignments of all roads, including their intersection geometrics, and underground services.
 - ii. That the public roads and related cross section(s) are designed to the satisfaction of the Town.
 - iii. That suitable construction traffic routes are identified to the satisfaction of the Town.
 - iv. The street lighting system on roadways be designed and constructed to the satisfaction of the Town. The Subdivision Agreement shall also require that all external lighting, including street lighting, be dark-sky compliant.
- 24. Prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Owner shall submit to the Town:
 - i. A Phase 1 Environmental Site Assessment.
 - ii. A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment.
 - iii. A decommissioning report if contaminated material has been identified and is removed, or alternatively, a copy of the risk assessment together with a copy of the written acknowledgement of its acceptance by the Ministry of the Environment, and
 - iv. If required, a copy of a Record of Site Condition and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry.

Utilities and Canada Post

- 25. That prior to the execution of a Subdivision Agreement, the Owner shall prepare and submit an overall utility coordination plan showing the location of all required utilities, including on-site drainage facilities, streetscaping, and Community Mail Boxes (CMB's). Such location plan shall be prepared to the satisfaction of the applicable authority in accordance with the requirements of those utility providers (including:

natural gas, hydro, and telecommunications service providers) that will conduct works within the plan of subdivision.

26. The Owner shall agree in the Subdivision Agreement to provide such easements as may be required for utility or drainage purposes to the appropriate authority.
27. The Owner shall agree in the Subdivision Agreement to locate all utilities (telephone lines, local power, other cable services) underground and is encouraged to provide fibre optic cable or enhanced telecommunication technologies.
28. The Owner shall agree in the Subdivision Agreement to provide sites for CMB's to service the Subdivision and that it is the responsibility of the developer/builder to provide the concrete pad, curb depressions, and walkways, for the placement of the CMB's in accordance with the requirements as provided by Canada Post.
29. Prior to final approval, the Owner shall provide written confirmation to the Town that satisfactory arrangements, financial and otherwise, have been made with necessary utility companies for any facilities serving this draft plan of subdivision, including the provision of Community Mailboxes.

Vegetation, Landscaping, Fencing and Streetscape Requirements

30. That prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Owner submits a Landscape Analysis, Vegetation/Tree Preservation/Management Plan and Landscape Plan, prepared by a qualified consultant, to the satisfaction of the Town of the Blue Mountains, in consultation with the Grey Sauble Conservation Plan. The Vegetation/Tree Preservation/Management Plan and Landscape Plan shall, amongst other matters:
 - i. Include special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process.
 - ii. Include provisions to ensure the health of the tree protection area following tree removal for the drainage swale and maintenance access within Block 25.
 - iii. Incorporate existing vegetation, wherever feasible, and shall also identify all Tree Preservation Areas.
 - iv. Incorporate the recommendations of the Environmental Impact Study and the provision of street trees, in accordance with the Town Official Plan and Community Design Guidelines.
 - v. Identify suitable fencing along the lot lines of all residential Lots and/or Blocks abutting walkways, stormwater management blocks, and designated environmental and/or open space areas, to the satisfaction of the Town.
31. That the Owner shall agree in the Subdivision Agreement to implement the approved Landscape and Tree/Vegetation Assessment and Management/Protection Plan, to the satisfaction of the Town, including that any fencing required for public lands shall

be erected on Town land and shall be erected prior to any residential occupancy within the plan of subdivision.

Park and Open Space Requirements

32. The Owner shall agree in the Subdivision Agreement to convey free and clear of all encumbrances, and at no cost to the Town, Block 25 as an Open Space block. The Owner shall further agree that the conveyance of this Block is not to be included as part of the parkland dedication calculation.
33. The Owner shall pay cash-in-lieu of Parkland Dedication of 5% to the Town of The Blue Mountains, in accordance with the Planning Act.
34. The Owner shall agree in the Subdivision Agreement to pay cash-in-lieu for 15% Open Space required as the Town is authorized to request under Section B3.7.4.5 of the local Official Plan.

Warning Clauses

35. Where applicable, the Owner shall agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of lots adjacent to a public walkway, advising of the potential for exposure to pedestrian traffic and related noise from time to time, to the satisfaction of the Town.
36. Where applicable, the Owner shall agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers advising that buildout of the development may generate construction related noise, vibration, dust and other such nuisances.
37. The Owner shall agree in the Subdivision Agreement to place the following notification in all offers of purchase and sale for all lots and/or units:
 - i. "Purchasers are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal."
 - ii. "Purchasers are advised that Lots 10 and 11 may be converted into a municipal stormwater management block."
 - iii. "Purchasers and/or tenants are advised that the homeowner's builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to assumption."
 - iv. "Purchasers and/or tenants are advised that prior to the placement of any structures in interior-side and rear yards, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work."
 - v. "Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town's road allowance, public open space or environmental areas. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption."

- vi. "Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan of Subdivision and further some lots will incorporate the drainage of adjoining lots through the design of swales and rear lot catchbasins."
- vii. "Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots."
- viii. "Purchasers and/or tenants are advised that the homeowner's Builder is required to ensure the lot is graded to the approved lot grading plan and to have the lot grading certified prior to the reduction/release of any post lot grading securities. The Builder is to advise the purchaser once the lot has been graded to the approved plan and certification has been provided to the Town. The purchaser and/or tenant will be provided a period of time in which to contest any grading issues. Should the purchaser not contest the grading certificate completed by the Builder, the purchaser will then assume full responsibility for the lot grading beyond that point. Purchasers are advised that they are not permitted to modify or alter the grading of their lot without prior written approval from the Town of The Blue Mountains."
- ix. "Purchasers are advised that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding", or in an alternate school within or outside of the community."
- x. "Purchasers are advised that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school buses will not enter cul-de-sacs and school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Neighbourhood Information Mapping

38. That prior to execution of a Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town, which shall include:

- i. Installation of a Project Notification Sign, 1.2m x 2.4m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
- ii. Notification of the construction project commencement to property owners within 120m of the subject lands, in consultation with Development Engineering via hand/mail delivery.

- iii. Schedules of intended site activities updated routinely (typically, weekly to bi-weekly) and provided to the Town.

As a part of the Development Communications Plan, the Owner agrees in the Subdivision Agreement to organize and participate in communication meetings with residents and the Town, as may be required by the Town.

39. The Developer shall prepare a preliminary Neighbourhood Development Information Map for the subdivision, to the satisfaction of the Town's Director of Planning & Development Services. The Map is to be posted in a prominent location at the entrance to the development, in each sales office from where homes in the subdivision are being sold, and included within the individual purchase and sale agreements. The Map shall include the location and type of parks, open space / valley land and walkways, a general description of their proposed facilities as well as the following information:

- i. All approved street names.
- ii. The proposed land uses within the subdivision based on the draft approved plan.
- iii. The immediately surrounding existing and proposed land uses.
- iv. The approved phasing of the development (if applicable) and construction access routes.
- v. The approximate locations and types of other fencing within the subdivision.
- vi. Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located.
- vii. The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance.
- viii. The locations of all anticipated Community Mailboxes.
- ix. The following standard notes:
 - a. "This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town's Planning & Development Services Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday."
 - b. "Please Note: this map is based on information available on (month/year) and may be revised without notice to purchasers."
 - c. "Some streets in this subdivision may be extended in the future and temporary access roads may be closed."
 - d. "There may be catch basins or utilities/drainage easements located on some lots in this subdivision."
 - e. "Environmentally sensitive areas, hazard lands, valleys, woodlots and

stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the natural environment.”

- f. “Community mailboxes will be directly beside or in front of some lots.”
 - g. “Purchasers are advised that the final location of walkways in Blocks may change without notice.”
 - h. “Streets may contain on-street parking, and may be available for overnight parking, subject to parking permits.”
 - i. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”
 - j. “Neighbourhood and/or boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
 - k. “The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.”
 - l. “Gates are not permitted in fences when lots abut publicly owned lands, including, but not limited to, open space lands, hazard lands, a trail, valley land, active park, woodlot or stormwater management pond.”
 - m. “The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
 - n. “The Town of The Blue Mountains is responsible for household garbage, recycling, and green bin collection after certain levels of occupancy have been achieved within this development or a phase. For further information, please contact the Town at 519-599-3131.”
 - o. “For further general information on proposed and existing land use, please call the Town’s Planning Services Division 519-599-3131.”
 - p. “For detailed grading and berming information, please call the Town’s Development Engineering Division 519-599-3131.”
40. The developer shall ensure that each builder selling homes within the subdivision provides prospective purchasers as part of any offer of purchase and sale agreement the material referred to in condition 41 above.

Miscellaneous

41. In the event that required subdivision land use and notice signage becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner's behalf and the Owner shall reimburse the Town for such works.
42. That prior to final approval and registration, the Owner shall obtain a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries, that the Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.
43. Prior to final approval and registration of the Plan, the lands within this Draft Plan of Subdivision shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act.
44. Prior to final approval by the County, that appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan.

Administration

45. That prior to final approval and registration, the Owner shall provide confirmation from Saugeen Ojibway Nation that they have been consulted regarding the proposed plan of subdivision.
46. That prior to final approval, the Owner shall pay all outstanding municipal taxes to the satisfaction of the Town of The Blue Mountains.
47. 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 6.3 of the Environmental Impact Study (EIS) – Long Point Road, dated February 10, 2021 (Report Reference #17-08.4), prepared by Neil Morris, along with the EIS Addendum letter, dated February 1, 2022, be included in the final design and implemented on-site to the satisfaction of the Town in consultation with the Grey Sauble Conservation Authority.
 - b. 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 shall be maintained in general conformance with the approved comprehensive grading plan. 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.
 - c. 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.

- d. That the Owner shall agree to engage a qualified engineer to review and certify that the completed pre-grading works comply with the pre-grading shown on the approved grading and drainage plan.
- e. The Owner, and/or any future Lot Owner, shall agree to engage a qualified consultant to prepare a Final Lot Grading Certificate prior to Final Inspection, indicating that the grading of the lot has been completed in conformity with the Approved for Construction Master Grading/Drainage Plan, and to submit to the Town's Chief Building Official for approval.
- f. 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.
- g. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, Grey Sauble Conservation Authority, Ministry of Transportation, or any other applicable authority, prior to any site alteration.
- h. The Owner shall agree in the Subdivision Agreement to the following:
 - 1. 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 section 48 (1) of the *Ontario Heritage Act*;
 - 2. 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.
- i. The Owner shall agree to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
- j. the Owner shall agree that a municipal numbering system shall be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during all times of construction.
- k. If the stormwater management facilities associated premium maintenance costs (such as a "jelly fish" treatment unit) are accepted by the Town through detailed

engineering review, a commuted maintenance sum will be required at the time of execution of a Subdivision Agreement.

- I. That, if required by the Town, the Subdivision Agreement may include clauses related to the use of the access areas within Plan 529.
48. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how its Conditions have been satisfied.
49. This draft plan approval shall lapse on <DATE>. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
50. That the Owner, submit to the Town of The Blue Mountains and the County of Grey with a digitized copy of the Final Plan in a format acceptable to the County of Grey.

NOTES TO DRAFT APPROVAL

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

Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, ON N0H 2P0
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 Conservation and Parks under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units. 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.
7. The Owner/Developer shall acknowledge that Draft Approval does not in itself constitute a commitment by the Town of The Blue Mountains to providing servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity.
8. In accordance with Draft Plan Condition 11, if the Town of Collingwood reduces its existing Mountain Road Booster Pumping Station water supply to the Town of The Blue Mountains, water capacity for this development could be contingent upon the commissioning of upgrades at the Arrowhead Road Booster Pumping Station.
9. If approval under the *Drainage Act* is required for the proposed stormwater works, any required approvals shall be satisfactorily complete, and resulting recommendations incorporated in the engineering design, prior to the Town's execution of a Subdivision and/or Pre-Servicing Agreement.

The Corporation of the Town of The Blue Mountains

By-Law Number 2022 –

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 and 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 Schedule ‘A’ of Zoning By-law 2018-65, as amended, is hereby further amended by placing the subject lands into the Residential One Exception 137 with a Holding Symbol (-h6) Zone, and the Open Space (OS) Zone, as shown on Schedule ‘A-1’.
3.

That Section 1.5(g) of Zoning By-law 2018-65 does not apply to the subject lands, as shown on attached Schedule ‘A-1’.
4.

That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding the new exception:

Exception Number	Zone	Special Provisions
137	R1-3-137	The maximum height shall be 9.5 metres and 2.5 storeys.

5.

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

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

Enacted and passed this ____ day of _____, 2022

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-____ 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 _____, 2022.

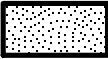
Corrina Giles, Clerk

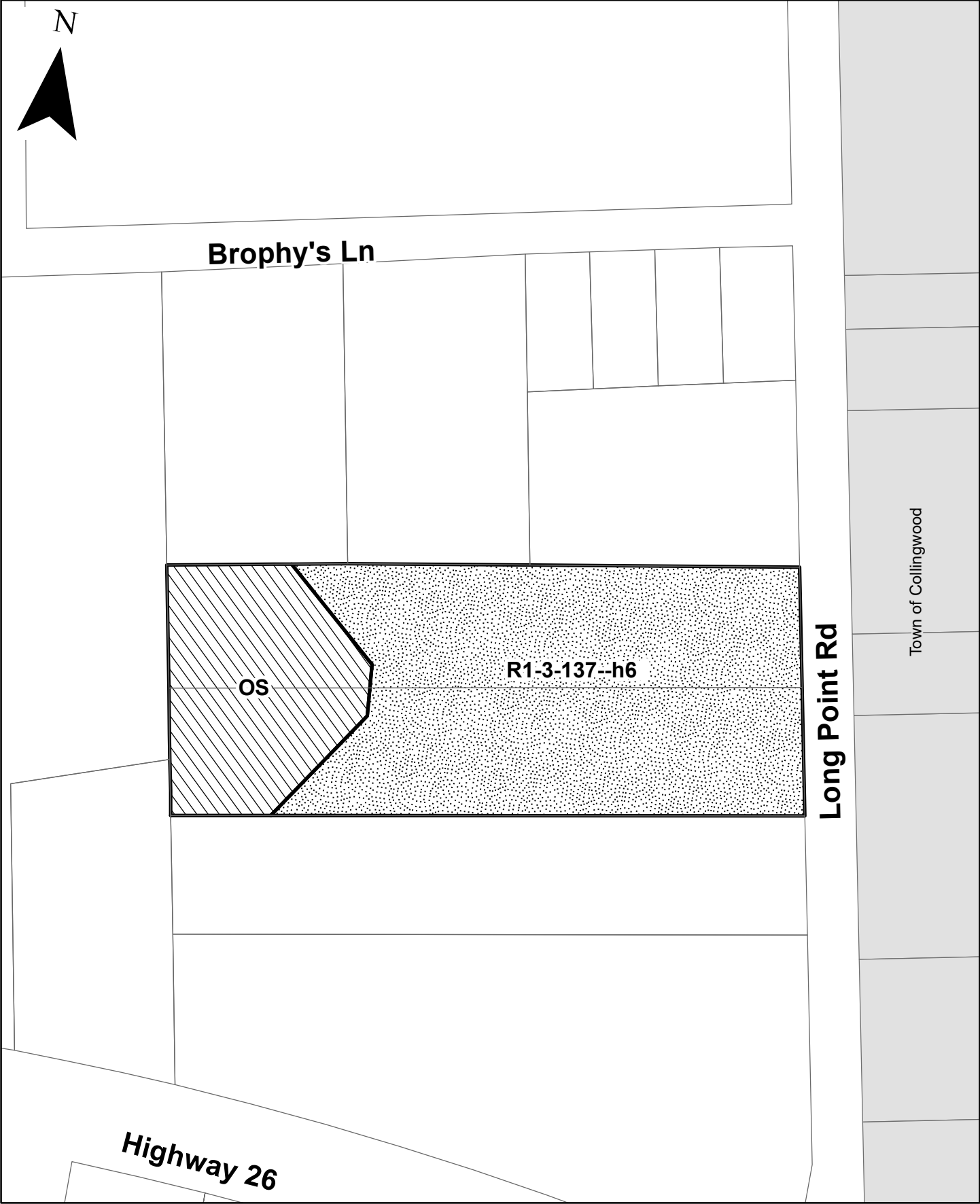
Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from D to R1-3-137-h6
-  Area to be rezoned from D to OS



Public Meeting Comments Response Matrix

Project Name: Long Point Road

File No.: P2677

Public Meeting Date: April 19, 2021

Item	Received From	Submission / Comment	Response
	Grey Sauble Conservation Authority (GSCA)	1. Generally no objection 2. Recommend that Block 25 be zoned Open Space and continue to be subject to Holding 'H1' symbol. No objection to remaining lands being re-zoned R1-3. 3. Recommend the following preliminary Draft Plan Conditions: - That a stormwater management plan be prepared to the satisfaction of the GSCA - That the municipal drain be sized appropriately to accommodate post-development flows, as required - That a tree/vegetation retention and enhancement plan be completed for the site to the satisfaction of the GSCA - Zoning amendment be passed to recognize tree retention areas, to satisfaction of the GSCA - Subdivision Agreement to include clause indication portions of the lands are regulated under O.Reg. 151/06.	1. Acknowledged 2. Acknowledged 3. Draft Plan Conditions added. Standard Agreement clauses address requirements under O.Reg. 151/06.
	Niagara Escarpment Commission (NEC)	1. NEC can support the proposed plan of subdivision with inclusion of the following conditions: - Detailed stormwater management report including downstream capacity assessment that demonstrates no negative impact on downstream properties - A tree/vegetation protection plan to the satisfaction of the NEC - A landscape plan to the satisfaction of the NEC - Subdivision Agreement	1. Draft Plan Conditions added.
	Historic Saugeen Metis	1. No objections or opposition to the proposed applications.	1. Acknowledged
	Canada Post	1. Mail delivery to be provided through centralized Community Mail Boxes – 2 CMBs to be located in front of Block 25 2. Following draft plan conditions to be included: - Developer to consult with Canada Post for suitable permanent location of CMBs - Prior to offering units for sale, developer to display a map on the wall of the sales office indicating location of all CMBs	1. Draft Plan Conditions added.

Public Meeting Comments Response Matrix

Project Name: Long Point Road

File No.: P2677

Public Meeting Date: April 19, 2021

		- All PSAs to include statement advising purchaser mail to be delivered via CMB. - Provide suitable and safe temporary CMB site. - Each CMB to be provided walkway access and curb depressions	
	Hydro One	1. No comments or concerns at this time. The review considers issues affecting Hydro Ones 'High Voltage Facilities and Corridor Lands' only.	1. Acknowledged
	Enbridge Gas (operating as Union Gas)	1. Requires a Draft Plan Condition that the Owner/Developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project in a form satisfactory to Enbridge.	1. Draft Plan Condition added.
	Ministry of Transportation (MTO)	1. Within MTO permit control area. Permit required prior to demolition, grading, construction, or alteration 2. MTO encroachment permit and legal agreement with municipality will be required for installation of any new infrastructure within MTO ROW.	1. Acknowledged. Standard Agreement clauses address permit requirements.
	Town of Collingwood	1. No concerns or comments.	1. Acknowledged.
	Jane Barrett Michael and Jennifer Capone Ken Dale Kathleen Elliott Arnie Fierro Michelle and Grant Sloane Monica Stramaglia	1. Very satisfied with Terra Brook as an owner of recently constructed home. 2. Well designed plans for homes and builders are attentive 3. Highly recommend to anyone considering purchasing a home	1. Comment received. 2. Comment received. 3. Comment received.
	Glenn Blaylock	1. Concerned that allowing to build higher than the approved By-law is not necessary and will set the wrong precedent for this environmentally sensitive area. 2. Significant risk of traffic accidents at the intersection of Highway 26, Grey Road 21, and Long Point Road. Higher density build will only increase the risk. Traffic lights or circle required.	1. As submitted by the applicant, proposed building height is consistent with existing residential zoning permissions in the area which allow for 9.5m and 12m, in TBM and Collingwood, respectively. 2. A Traffic Opinion Letter has been prepared in support of the Subdivision. Site traffic generation confirmed to not have significant impact on intersection. Intersection controls to be installed with the build-out of adjacent Aquavil development.

Public Meeting Comments Response Matrix

Project Name: Long Point Road

File No.: P2677

Public Meeting Date: April 19, 2021

Marcin Chyb	1. Overdevelopment will bring a lot of people who do not care about anything but partying, having a fun weekend, being loud, leaving garbage behind. This plan will change the area forever, and not for the better. 2. Area is not for loud noisy party-oriented people who buy properties who irreversibly destroy the natural beauty 3. Re-zoning will change it to something no one living here will like. 4. It will destroy natural habitat and impact the PSW. 5. Concern with Highway 26 and Long Point Road intersection. 6. The lots should only be allowed to have on single family home on each	1. Comment received. 2. Comment received. 3. Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed. 4. EIS confirms to hydrological connection between subject lands as adjacent PSW. No negative impacts on natural heritage features result from proposed development. 5. A Traffic Opinion Letter has been prepared in support of the Subdivision. Site traffic generation confirmed to not have significant impact on intersection. Intersection controls to be installed with the build-out of adjacent Aquavil development. 6. Proposed draft plan satisfies maximum density permitted by the Official Plan and incorporates natural heritage features for protection, per EIS recommendations.
Heather Hops	1. Concerned about environmental impacts and destruction of wildlife habitat 2. Concerned about increased traffic, safety, existing condition of Long Point Road, construction staging 3. Will result in reduced quality of enjoyment for neighbouring properties 4. Light impact of headlights on adjacent property 5. Disruption of sanitary sewer installation on creek and disruption of water table 6. Is there capacity in the WWTP?	1. Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed. 2. A Traffic Opinion Letter has been prepared in support of the Subdivision. Site traffic generation confirmed to not have significant impact on intersection. Intersection controls to be installed with the build-out of adjacent Aquavil development. 3. Comment received. 4. To be further reviewed in detail design to investigate potential mitigation measures, i.e. landscaping etc. 5. Hydrogeological report required prior to final approval to assess dewatering in environmentally sensitive areas. 6. Draft Plan Condition added.
Lorrain Leslie	1. Why is the site deemed Geographic Township of Collingwood when located in TBM? 2. High water level – how will new development deal with this? Development will create increase in odour from WWTP.	1. Property is located in the geographic are of the former Township of Collingwood (see legal description) 2. Dwellings to be constructed as ‘slab-on-grade’ with no basements. Hydrogeological report required prior to final approval to assess

Public Meeting Comments Response Matrix

Project Name: Long Point Road

File No.: P2677

Public Meeting Date: April 19, 2021

		- Homes in area have been on sump pumps since 1980's - EIS has not been made available to general public. Endangered species have been seen on property. - Lack of traffic research - Not in keeping with rest of housing in the area - No notification of pricing - This is a family neighbourhood.	dewatering in environmentally sensitive areas. Infrastructure upgrades/installations to be constructed, as needed, following detailed engineering design. - No basements permitted for new dwelling units. - EIS is/has been available on project page on Town website - Traffic Opinion Letter has been completed and includes review of potential impacts on Highway 26/Long Point intersection. See project page on Town's website. - Single detached dwellings are the predominate housing form in the area. Proposed lots are compatible with existing and proposed development forms in Craigleith. - Comment received. - Comment received.
	Jamie and Vanessa Morrison	- Concerned with tree loss and destruction of habitat. - Not appropriate location for this development - Increase in traffic and construction staging - How will sewers be installed without disruption to creek or existing properties? - Existing infrastructure needs to be updated before more development considered.	- Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed. - Area is designated for Development in County and Municipal Official Plan. - Traffic Opinion Letter has been completed and includes review of potential impacts. Construction Staging to be addressed through detailed design/building permit processes. - Hydrogeological report required prior to final approval to assess dewatering in environmentally sensitive areas - Infrastructure upgrades will be assessed through detailed engineering design. Gravity sewers to be installed by the Town in the future.
	Maurice and Catharine Pepper	- High water table – sump pumps will be needed. Concerned water will be drained onto neighbouring property. - No sewer available on Long Point Road. - Concerned about protected/endangered species - Blanding's Turtle was found on this property some time ago - Concerned about impact of increased traffic on Long Point Road and intersection with highway 26 - If approved, trees will be removed and impact on wildlife will be forever	- No basements to be permitted in new dwelling units. Rear-yard swales to be incorporated to facilitate appropriate drainage. - Municipal sewers currently exist on Long Point Road. Infrastructure upgrades/installations to be constructed, as needed, following detailed engineering design. - Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed.

Public Meeting Comments Response Matrix

Project Name: Long Point Road

File No.: P2677

Public Meeting Date: April 19, 2021

		6. Development is a “slap in the face” for established neighbourhood of single-family homes on acreage	4. Traffic Opinion Letter has been completed and includes review of potential impacts. Construction Staging to be addressed through detailed design/building permit processes. 5. EIS identifies portions of the property to be retained/protected (Block 25). No suitable habitat and invasive species identified on lands to be developed. 6. Comment received.
	Garion Sparks-Austin	1. Biggest concern is water table and septic system 2. Would like to know how to be connected to future services 3. What is impact on environment and water levels? 4. Will new residents have access to Plan 529 beach?	1. Comment received. 2. Connection can be provided when gravity sewers are installed by the Town on Long Point Road. 3. See EIS. Hydrogeological Report required prior to final approval. 4. No – quit claim for beach access to be registered on-title.

Niagara Escarpment Commission

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Owen Sound, ON N4K 2Z1
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Commission de l'escarpement du Niagara

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April 27, 2021

Sent Via Email Only
Scott.Taylor@grey.ca

Scott Taylor, Senior Planner
County of Grey
595 - 9th Avenue East
Owen Sound, ON
N4K 3E3

Dear Scott:

RE: 42T-2018-14 (as revised January 2021) Long Point
Part of Lot 21, Concession 1, Parts 4 & 5, Lot 85, Plan 529, RP16R-2186
Town of The Blue Mountains, Grey County

NEC staff has reviewed the proposed Draft Plan of Subdivision application as revised January 2021, the updated EIS (February 2021) and Peer review, as well as supporting documentation provided by the consultant and offer the following comments.

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

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

In earlier correspondence concerns were noted related to whether the draft plan was able to satisfy Part 2.2.2 (Natural Hazard), 2.6 (Affect on Water resources), 2.7 (Affect on Natural Heritage features) and 2.13 (Scenic Resources and Landform Conservation) of the NEP.

Part 2.2.2 of the NEP states that development shall not be located on lands prone to natural hazards. It is understood that the GSCA considers the proposal to be consistent with Part 3.1 of the PPS as the hazard risk is minor and can be mitigated in accordance with provincial standards. In this case overcoming any hazard associated with unevaluated wetland requires the importation of fill. The only issue remaining from a hazard perspective is to be assured that the development of the 22 lots does not create

a flooding hazard downstream. A detailed stormwater management report complete with a downstream capacity assessment is required to confirm no new flood issues result.

Part 2.2.2 of the NEP can be satisfied through submission of a report confirming the development will not negatively impact the control of natural hazards downstream.

Development is not permitted in key hydrologic features according to **Part 2.6 Development Affecting Water Resources** of the NEP. Water resources identified within the area of potential impact include Provincially Significant Wetland (PSW) Silver Creek Wetland complex, mapped unevaluated wetland, Watercourse #1 and a municipal drain.

The revised EIS confirms that development is outside of the PSW and that development is not expected to result in meaningful loss or impairment of ecological or hydrological connectivity of the natural heritage system. The Peer review supports this conclusion.

The proposed development complies with Part 2.6 of the NEP.

Development is not permitted in key Natural Heritage features according to **Part 2.7 Development Affecting Natural Heritage**. Significant Woodlands, species at risk, significant wildlife habitat and wetlands are included in the list considered key natural heritage features within the NEP. The NEP provides exceptions for development proposed on existing lots of record but does not extend the same to newly created lots.

The woodland was determined to be not significant or sensitive and Block 25 will protect the Birch/Polar woodland unit and lowland forest that provide the greatest ecological benefit. The EIS confirmed that there are no wetland communities within the subject site and no impact on the adjacent PSW is expected as development is greater than 30 m from the PSW and the municipal drain intervenes. The significant wildlife habitat associated with Black Ash (species of conservation concern) will be protected in the Open Space Block 25. According to the EIS the loss or impairment of ephemeral pools is not expected to equate to meaningful loss of ecological function.

The Peer review found the Species at Risk (SAR) assessment reasonable. Mitigations such as timing windows for tree removal and appropriate tree protection measures recommended in the EIS should be incorporated into any approval.

The revised EIS and Peer review has demonstrated that Part 2.7 of the NEP can be satisfied through the revised draft plan and appropriate mitigation measures.

The objective of **Part 2.13 Scenic Resources and Landform Conservation** is to ensure that development preserves the natural scenery and open landscape character of the Escarpment. The requested Zoning By-law Amendment to increase the height to 2.5 storeys (9.5 m) has not been supported with a scoped VIA. Some screening of the development can be achieved through retention of existing vegetation and landscape planting. A Tree/Vegetation Preservation Plan (TPP) and appropriate planting augmentation in an approved Landscape Plan (LP) are required.

We note development envelopes have been proposed, reserving areas to the rear and front of the lots where there may be opportunity to preserve the vegetation. A Tree/Vegetation Protection Plan should be prepared as a condition of approval. The Grading and Sediment and Erosion Control Plan will need to be designed in conjunction with recommended Tree Preservation Plans.

NEC can support the proposed plan of subdivision with the inclusion of the following conditions:

- A detailed stormwater management report including a downstream capacity assessment that demonstrates no negative impact on downstream properties (suggested Condition #7)
- A Tree/Vegetation Protection Plan to the satisfaction of the NEC (suggested Condition #17)
- A Landscape Plan to the satisfaction of the NEC (suggested Condition #17)
- Subdivision Agreement (suggested Condition #3)

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

Yours truly,

A black rectangular redaction box covering the signature of Judy Rhodes-Munk.

Judy Rhodes-Munk
Senior Planner

- c Denise McCarl, Town of The Blue Mountains
Justine Lunt, Grey Sauble Conservation Authority
Andrew Pascuzzo, Pascuzzo Planning Inc.

Niagara Escarpment Commission

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June 26, 2019

Sent Via Email Only
Scott.Taylor@grey.ca

Scott Taylor, Senior Planner
County of Grey
595- 9th Avenue East
Owen Sound, ON
N4K 3E3

Dear Scott:

RE: 42T-2018-14 Long Point
Part of Lot 21, Concession 1, Parts 4 & 5, Lot 85, Plan 529, RP16R-2186
Town of The Blue Mountains, Grey County

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

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

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

Development is not permitted in key hydrologic features according to **Part 2.6 Development Affecting Water Resources** of the NEP. Water resources identified within the area of potential impact include Provincially Significant Wetland (PSW) Silver Creek Wetland complex, mapped unevaluated wetland, Watercourse #1 and a municipal drain. The municipal drain is described as a man-made stormwater conveyance feature with intermittent, event-based flow. Key hydrologic features include the unevaluated wetland described in the EIS as a Green Ash Mineral Deciduous Swamp.

1 of 4

The wetland areas identified as wetland vegetation communities in the EIS have been identified as representing a natural hazard according to Grey Sauble Conservation Authority (GSCA). **Part 2.2.2** of the NEP states that development shall not be located on lands prone to natural hazards.

The lot configuration will need to be modified to locate the developable portions of the lots outside of the wetland boundary and outside of the hazard to be compliant with the NEP.

Development is not permitted in key Natural Heritage features according to **Part 2.7 Development Affecting Natural Heritage**. Significant Woodlands, significant wildlife habitat and wetlands are included in the list considered key natural heritage features within the NEP. The NEP provides exceptions for development proposed on existing lots of record but does not extend the same to newly created lots.

The entire property is forested, and the majority identified as Significant Woodland within the Grey County Official Plan. The property is part of a larger continuous woodland along the shore of Georgian Bay. The EIS concludes that the loss of approximately 2 ha of Significant Woodland would not adversely affect the overall integrity and function of Significant Woodlands surrounding the property. The EIS recommends any reduction in forest cover **should be avoided** to the extent possible. Of the forest communities described within the property, the EIS identified the Birch-poplar forest community (FOD3-2) at the west end of the property as having the highest potential for ecological benefits.

Mitigation measures suggested in the EIS include:

- Maximize tree retention on lot perimeters
- Include the Birch/Poplar forest community in Open Space Blocks
- Prepare Tree Protection Plans for all lots within the development

The draft plan has been revised since the EIS was completed to create a large Block 25 where the cul-de-sac is located. It is not clear, however, what purpose this Open Space Block serves and whether it is to remain undisturbed and protected.

As noted in the EIS two Species of Conservation Concern (SOCC) were observed on the property in very low abundance and the report advises it is not expected that those species rely on the property for critical habitat functions. The EIS concludes that the loss or impairment of forest cover within the property would not have meaningful implications to SOCC.

The proposal contemplates removal of approximately <0.1 ha of small wetland features (wetland pockets and vernal pools). The EIS recommends that the small wetlands should be **retained and protected** to the extent possible and if removal of any of the small wetlands is required, it should occur outside of the time when amphibians are most likely to be present at these features (April to July).

The objective of **Part 2.7** is to protect and where possible enhance natural heritage features and functions, to maintain the diversity and connectivity of the continuous natural environment. The preferred method of protection is avoidance. A linear pocket of Mineral Meadow Marsh (MAM2) extends through Lot 8. The current lot configuration does not leave room for avoidance. Modification of the draft plan is required.

The small wetland pockets described in the EIS as Green Ash Mineral Deciduous Swamp Type (SWD2-2) toward the rear of lots 6, 7, 9 and mid Lot 14 may be able to be avoided and protected with the implementation of building envelopes and tree protection plans. There is another wetland pocket located at the terminus of Street A that will be lost with the current configuration.

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

The objective of **Part 2.13 Scenic Resources and Landform Conservation** is to ensure that development preserves the natural scenery and open landscape character of the Escarpment. There are no existing views to the broader Escarpment landscape (open landscape character) or to the Escarpment slopes to the south/south west from the public ways in and immediately around the site. Views to the property from Highway 26 and Long Point Road are blocked by existing wooded areas outside of the subject property. As such a visual impact assessment (VIA) is not required. To ensure the built form proposed does not skyline above the wooded area surrounding the site, a maximum height of 2 storeys (8 m) to the peak of the roof from the lowest grade is recommended. The requested Zoning By-law Amendment to increase the height to 2.5 storeys (9.5 m) may need to be supported with a scoped VIA.

The abutting / nearby existing development is largely comprised of large lots with a single residence on the properties. These lots are well vegetated largely wooded in the rear and side yards as well as front yard trees and shrubs. It is recommended to expand the 1-foot reserve designed to prevent driveway entrances from Long Point Road to a width appropriate to maintain a landscape strip for screening purposes and to promote roadside compatibility with the existing residential development.

Based upon the current layout of lots, and the anticipated grading and servicing for the subdivision it is unlikely that very much, if any, of the vegetation could be retained on the property. The subsurface soil report by Wilson Associates identifies groundwater levels in the spring to be at or near current grade. The preliminary stormwater management report prepared by C.F. Crozier & Associates describes a combination of an internal storm sewer system and rear yard swales that direct the majority of stormwater toward the municipal drain along the western boundary of the property. It will be important for the Grading and Sediment and Erosion Control Plan to be designed in conjunction with recommended Tree Preservation Plans. We note post development stormwater quantity calculations were based on no woodland component remaining.

The Recreational Residential designation of the Town's OP requires a 40% Open Space component. The Draft Plan is proposing approximately 12% Open Space with the balance to be provided as cash-in-lieu to the Town. Proposed reductions in rear and side yard setbacks, the attempt to maximize the density allowed, and the potential for future road connections will further reduce the amount of woodland retained.

While we recognize the value of policy direction that allows compact, efficient residential development within a settlement area, there is need to strike a balance when development is proposed within a Significant Woodland with wetland components. Niagara Escarpment Commission staff does not support the approval of this Draft Plan of Subdivision in its current form. We would be happy to review a modified plan.

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

Yours truly,

A black rectangular redaction box covering the signature of Judy Rhodes-Munk.

Judy Rhodes-Munk
Senior Planner

- c Denise Whaley, Town of The Blue Mountains
Andrew Sorensen, Grey Sauble Conservation Authority

April 19, 2021

GSCA File: P13526

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

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

Attn: Scott Taylor, County of Grey
scott.taylor@grey.ca

Denise McCarl, Town of The Blue Mountains
planning@thebluemountains.ca

Re: Application for Draft Plan of Subdivision (42T-2018-14) and Zoning By-law Amendment (P2677)
Parts 4 and 5, Lot 85, Plan 529, RP16R-2186
Roll No: 42-42-000-003-137-48 and 42-42-000-003-137-49
Town of The Blue Mountains, formerly Collingwood Township
Applicant: Terra Brook Homes

Staff has reviewed the above-noted application and provide comments as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 151/06. Grey Sauble Conservation Authority (GSCA) has also provided comments as per our Memorandum of Agreement (MOA) with the Town of The Blue Mountains representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. Finally, GSCA has provided advisory comments related to policy applicability and to assist with implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act.

GSCA staff have reviewed the above-noted proposal for a draft plan of subdivision that proposes to create a total of 22 single detached residential units. The subdivision would be accessed from a new cul de sac connecting to Long Point Road, with municipal servicing. The proposed zoning by-law amendment is to rezone the lands from the Development (D) zone to the Residential (R1-3) zone to facilitate the development the residential units, with an exception requested to allow for the units to be up to 2.5 storeys high.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs,
Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

GSCA has previously provided comments on draft plans of subdivision for the subject lands. These comments are dated June 24th 2019, these comments indicated that further review was necessary to confirm the extent of the development potential on the lots. In this regard, a peer review was completed for the Environmental Impact Study (EIS), and consequently updates were made to the overall draft plan of subdivision.

Documents Reviewed

Staff have reviewed the following documents submitted with this application:

- Cover Letter for Long Point EIS- Revised Report, prepared by Neil Morris, dated February 12, 2021;
- Drawing 892-17-DP8+ with ELC Mapping Overlay, prepared by Pascuzzo Planning Inc., dated January 2021;
- Drawing 892-17-DP8, prepared by Pascuzzo Planning Inc., dated January 2021;
- Drawing 892-17-DP8+, prepared by Pascuzzo Planning Inc., dated January 2021;
- Environmental Impact Study- Long Point Road, prepared by Neil Morris, dated February 10, 2021;
- Long Point Update Letter, prepared by Pascuzzo Planning Inc., dated February 22, 2021;
- Functional Servicing and Preliminary Stormwater Management Report, prepared by Crozier Consulting Engineers, dated February 2021.

Site Characteristics

Existing mapping indicates that the subject property is:

- Regulated under Ontario Regulation 151/06;
- Designated as Recreation Resort Area on Schedule A of the County of Grey Official Plan;
- Designated as Residential Recreational Area as per the Town of The Blue Mountains Official Plan;
- Zoned as Development as per the Town of The Blue Mountains Comprehensive Zoning By-law #2018-65;
- Located within an area that is not subject to the policies contained in the Source Protection Plan;

Delegated Responsibility and Statutory Comments

- 1. GSCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement. Only the relevant policies are noted in this report.**

The natural hazards identified on the property include unevaluated wetland areas identified on the subject lands and a channelized municipal drain along the western property boundary.

- *3.1.1 Development shall generally be directed to areas outside of:*
 - a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
 - b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) hazardous sites.*

GSCA Comment: The unevaluated wetland units on the property are considered hazardous sites. This is related to these areas being flood susceptible, being seasonally covered by shallow water with the presence of organic soils and a groundwater table close to the surface. The municipal drain and its associated hazardous lands are outside of the area proposed for development

- *3.1.5 Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:*
 - a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;*
 - b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or*
 - c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.*

GSCA Comment: The proposed use of the subject lands is the creation of lots to support 22 single residential developments. As per this policy, the use would appear to be permissible.

- *3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:*
 - a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
 - b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
 - c) new hazards are not created and existing hazards are not aggravated; and*
 - d) no adverse environmental impacts will result.*

GSCA Comment: Floodproofing standards, protection works standards and access standards would not be applicable to these subject lands, as the hazard is associated with unevaluated wetland units that would likely require infilling to allow for development to occur. As a result of this

infill, it would be anticipated that there would be no floodproofing required, no protection works required and no impact on safe access for the development. The unevaluated wetland units when filled will be contributing to the overall increase in runoff from the proposed development. Through the implementation of an appropriate stormwater management plan, any increase in runoff is not anticipated to create any new flooding hazards. This will need to be confirmed through a more detailed stormwater management report. The Environmental Impact Study (EIS) concluded that the loss or impairment of the ephemeral pools on the subject lands is not expected to equate to a meaningful loss of ecological function in the local natural heritage system and that the ephemeral pools were not determined, through direct monitoring, to provide important ecological function.

In conclusion, it is the opinion of GSCA that general consistency with the Section 3.1 policies of the PPS has been demonstrated. As per our offices previous comments, a detailed downstream capacity assessment should be conducted as part of the stormwater management plan moving forward, to ensure that the increase in uncontrolled flows from the property as a result of the development, will not result in any adverse impacts to downstream properties.

- 2. GSCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 151/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

A portion of the subject site is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. The regulated area is associated with the Provincially Significant Silver Creek Wetland Complex. Portions of the development are proposed to occur within the regulated area, and a permit will be required for the site alteration and development within the affected areas.

The regulated areas are generally indicated on the attached map.

Advisory Comments

- 3. GSCA has reviewed the application through our responsibilities as a service provider to the Town of The Blue Mountains in that we provide comment on natural heritage features under Section 2.1 of the Provincial Policy Statement and on water under Section 2.2 of the Provincial Policy Statement through a MOA.**

2.1 Natural Heritage

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

GSCA Comment: The natural heritage features identified on the subject lands include significant woodlands as identified in the County of Grey and the Town of the Blue Mountains Official Plans, potential for significant wildlife habitat, potential for threatened or endangered species, the adjacent lands to fish habitat and the adjacent lands to a Provincially Significant Wetland (PSW).

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 conclusion reached through the most recent submission of the EIS, was that development of the Long Point Road property, as proposed through this application, would not be expected to result in any meaningful loss or impairment of ecological or hydrological connectivity, or the overall integrity of the Natural Heritage System.

2.1.4 Development and site alteration shall not be permitted in:

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

GSCA Comment: The subject lands are adjacent to the Provincially Significant Silver Creek Wetland Complex. No development is proposed to occur within the provincially significant wetland.

2.1.5 Development and site alteration shall not be permitted in:

- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*

- d) significant wildlife habitat;*

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

¹*Ecoregions 5E, 6E and 7E are shown on Figure 1 in the Provincial Policy Statement, 2014*

GSCA Comment: Development is proposed to occur within the Significant Woodland features as identified through the County of Grey Official Plan. Based on our offices site inspections and the conclusions reached through the EIS, it was determined that the majority of the significant woodlands on the site were not significant or sensitive in terms of their ecological characteristics or function. We note that the current development has adhered to the recommendations made through the EIS to minimize loss of tree cover within the property. Block 25 has been set aside to retain the Birch/Poplar woodland unit and the west end of the property as well as the lowland forest. In this regard, the protection of the lowland forest area also allows for the protection of significant wildlife habitat associated with Black Ash, a species of conservation concern.

As per the mitigation measures outlined in the EIS, a Tree Protection Plan will be required moving forward with this development proposal.

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

GSCA Comment: No development is proposed to occur within fish habitat.

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: The EIS confirmed that Eastern Wood-Peewee was found to be present within the Birch/Poplar forest cover at the west end of the property. This forest unit is proposed to be largely protected through the current draft plan of subdivision.

The EIS confirm a sighting of a western chorus frog on the subject lands within the upland habitat on the eastern end of the property. However, the EIS concluded that the appropriate habitat is not present within or immediately adjacent to the subject lands, and there was no evidence of breeding presence of the species within the subject lands during the monitoring conducted for the EIS.

The EIS outlined that neither Blanding's Turtle nor Eastern Milksnake were observed on the property. Although these species have been observed towards the intersection of Long Point Road and Highway 26 in the past. The EIS concluded that no nesting or over-wintering habitat was present on or in proximity to the subject lands. Should either of these species be encountered on the property, we recommend that MECP be contacted to ensure development and site alteration proceed in accordance with provincial requirements.

The EIS had an unconfirmed sighting of Little Brown Myotis, engaged in aerial foraging to the west of the subject property. However, the EIS concluded that there was no evidence of maternal roosting, and that the forest present on the property generally lacks the characteristics that would be conducive to the presence of hibernacula or maternal colonies.

The overall conclusion reached in the EIS was that there was no evidence of meaningful presence of threatened or endangered species or their habitat within or in close proximity to the subject lands. The EIS recommended mitigation measures to address these species, we recommend that these measures are adhered to. Again, should any of these species be observed onsite, we recommend that the Ministry of Environment Conservation and Parks be contacted immediately prior to continuation of work on the site to ensure the works are being completed in accordance with provincial requirements.

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

GSCA Comment: The conclusion reached through the EIS was that there would be no negative impacts on the adjacent significant natural heritage features as a result of development within their adjacent lands on the subject property.

Overall, our office is generally in agreement with the methods and conclusions reached through the revised EIS for the subject lands. The revised EIS is further supported through the peer review process, and so long as the mitigation measures as outlined through the EIS continue to be incorporated into the development plans for the subject properties, we are of the opinion that consistency with the Section 2.1 policies of the PPS has been demonstrated.

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;*
- d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*
- h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

GSCA Comment: The property is noted as providing some groundwater recharge functions. In a review of the subsurface characterization report it was confirmed that the overburden in the area is of insufficient thickness to have provided a viable, secure source of groundwater for domestic use. Furthermore, the EIS concluded that there may be some very small loss of groundwater recharge function through this development, but that the implications of these effects are not anticipated to interfere with the groundwater recharge to the extent that there would be measurable adverse impacts on the aquifer or any use thereof. As per our previous comments and the mitigation measures recommended through the EIS, the grading and stormwater management plan should take into consideration feasible measures to avoid alteration to the water table dynamics, particularly related to the Lowland forest area located within proposed Block 25. Our office also recommends that, where possible, water be allowed to continue to infiltrate on-site. Appropriate sediment and erosion control measures will be required to ensure the risk of contaminate loads during site alteration and construction are minimized.

In reviewing the preliminary stormwater management plan, we have received no further details regarding the downstream capacity assessment, and confirmation that the municipal drain is sized appropriately to receive increased flows from this proposed development. Please refer to our previous comments, as they are still relevant to this current submission. Confirmation that there will be no adverse impacts downstream of the subject lands will be required in order for our office to be supportive that flows can be released un-controlled from the property post-development, and if this cannot be demonstrated to our office's satisfaction, it will be our recommendation that alternative stormwater management strategies will have to be designed to ensure that post-development flows do not exceed pre-development flows from the property. This re-design will have to be contained within the space that has been recommended for the 22 lots, as any significant changes to the stormwater design would not likely be supported by our office if they encroach further into Block 25.

At this stage of the planning process, GSCA is generally accepting of the preliminary stormwater report, however further details are necessary at the subsequent approval stages to demonstrate overall consistency with the Section 2.2 policies of the PPS.

4. GSCA has reviewed the application in terms of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the *Clean Water Act, 2006*. The Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

The subject property is not located within an area that is subject to the local Source Protection Plan.

Summary

Given the above comments, it is the opinion of the GSCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 151/06 does apply to the subject site. A permit from GSCA will be required prior to any development or site alteration taking place;
3. GSCA is of the opinion that consistency with Section 2.1 has been demonstrated. Further details will be required at subsequent approval stages in order to demonstrate consistency with Section 2.2 of the PPS;
4. The subject site is not located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

Recommendation

GSCA generally has no objection to the draft plan of subdivision as it is currently proposed. However, it is GSCA's recommendation that Block 25 be zoned Open Space with the H1 holding provision to continue to account for the adjacent lands to the PSW. We would have no objection to the zoning of the remaining lands to R1-3 with an exception to allow for increased height.

Additionally, we offer the following preliminary draft plan conditions for your consideration:

1. That the final stormwater management plan be prepared and implemented through the Subdivision Agreement to the satisfaction of the GSCA. Taking into consideration the comments within this letter.
 - a. A detailed downstream capacity assessment should be included in the Detailed Design for the stormwater management controls moving into the next phase of the development to ensure that the Regulatory storm can be safely conveyed to Georgian Bay with no adverse impacts to any downstream properties.
 - b. Consideration should be given to ensuring that pre-development groundwater recharge conditions are maintained as much as possible within the scope of the proposed development, particularly as it relates to the lowland forest community identified as FOD7.

2. Should the downstream capacity assessment confirm that uncontrolled flows would not have an adverse impact to downstream properties. A condition should be included that the municipal drain be sized appropriately to accommodate post-development flows prior to any work proceeding within the subject lands.
3. A vegetation management and Tree Protection Plan is to be prepared for the development and implemented through the Subdivision Agreement to the satisfaction of the GSCA.
4. A zoning by-law amendment should be passed to recognize the tree retention areas to the satisfaction of the GSCA.
5. Further, the Subdivision Agreement is to include a clause indicated that portions of the lands are subject to Ontario Regulation 151/06 administered by the Grey Sauble Conservation Authority and a permit is required from the GSCA prior to site alteration or development in the affected areas.

Please inform this office of any decision made by the County of Grey and The Town of The Blue Mountains with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Justine Lunt
Environmental Planner, Environmental Planning & Regulations Department

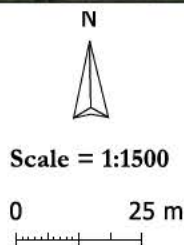
Encl: Regulation Map

c.c. Andrea Matrosovs, GSCA Director, Town of The Blue Mountains
Planning Department, Town of The Blue Mountains

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



-  Watercourses (Approx.)
-  Natural Hazard Area (Approx.)
-  O.Reg. 151/06 (Approx.)
-  ON Parcels (Approx.)
-  Subject Property (Approx.)



Regulation Map
Long Point Road DP8
Parts 4 and 5, Lot 85, Plan 529, RP16R-2186
AR: 42-42-000-003-137-48 and 42-42-000-003-137-49
Town of The Blue Mountains
Planfile: P13526

April 19, 2021

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within this map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model (Version 1 & 2 & 1:10000 scale mapping).

By accepting this map you agree not to rely on the map or its contents without the exclusive written permission of Grey Sauble Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

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

June 24, 2019

Mr. Scott Taylor, Planner
County of Grey Planning and Development Department
595 -9th Ave East
Owen Sound ON
N4K 3E3

Dear Mr. Taylor:

RE: Draft Plan of Subdivision Application
Part Lot 85, Plan 529, Parts 4, 5, RP 16R-2186
Part Lots 21 Concession 1; Long Point Road
Town of the Blue Mountains, formerly Collingwood Township
Our File: P13526 Roll No: 42-42-000-003-13748/42-42-000-003-13749

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 to rezone the property from Rural Estate Residential (RERa) Zone to the Residential (R1) zone in the current Township of Collingwood Zoning Bylaw to allow for 22 single family residential lots and a public road (cul-de-sac). The proposed residential lots within the draft plan of subdivision would gain access to Long Point Road via a 20 m wide public road beginning at Long Point Road and completing in a cul-de-sac at the west end of the properties. The draft plan of subdivision also includes 2 blocks of land to be dedicated to the Town as 1 foot reserves to prevent entrances on lots 1 and 22 from occurring off of Long Point Road and 2 more blocks of land to be dedicated to the Town of Blue Mountains as future road connections to the North and South of the property.

1 of 7



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

Site Description

The subject property is located on the west side of Long Point Road, North of Highway 26 and South of Brophy's Lane in the Town of The Blue Mountains; the land is currently vacant. Features on or adjacent to the site include watercourse 1 (as outlined in the Craigeleith Camperdown Subwatershed Study by Gore and Storrie Limited in 1993), the Provincially Significant Wetland known as the Silver Creek Wetland complex, small "wetlands" within the property, a municipal drain running south to north over an 8-metre-wide easement on the west end of the property, and significant woodlands covering approximately 90% of the area. There were several sightings of black-capped chickadees in addition to evidence of white-tailed deer, pileated woodpeckers and yellow-bellied sap-suckers. The EIS indicated the presence of a Western Chorus Frog at the eastern end of the property, as well as Eastern Wood Pee-Wee immediately adjacent to the properties in a Birch/Poplar forest habitat. The Eastern Wood Pee-Wee is listed as Species of Special Concern, and the Great Lakes/ St. Lawrence – Canadian Shield population of the Western Chorus Frog is listed as threatened. Watercourse 1 was identified as a coolwater stream and is known to contain fish habitat.

GSCA Regulations

A portion of the subject property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area in this case includes the 120 metre adjacent lands to the provincially significant wetland. The wetlands identified in the Ecological Land Classification figure are also subject to the regulation. Thus, a permit is required from our office prior to commencement site alterations within the affected areas.

Provincial Policy Statement (2014)

3.1 Natural Hazards

Natural Hazards identified on the property include the wetland areas identified on the Figure 4- Ecological Land Classification map (MAM2- Mineral Meadow Marsh and SWD2-2 Green Ash Mineral Deciduous Swamp Type). There is also a channelized municipal drain along the west boundary of the property. It is not expected that water flowing through the drain would spill into the property. The drain is subject to an easement with the Town to allow for future maintenance.

2.1 Natural Heritage

The following policies under the provincial policy statement need to be considered. We have provided brief comments on the applicable policies for the development proposal:

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

GSCA Comment: This property contains significant woodlands, as identified in the Grey County and the Town of the Blue Mountains Official Plans. Based on site inspections and the EIS conducted on the property, these woodlands contain relatively common species. However, the

woodlands on this property serve to connect to significant woodland to the north and south, and the loss of this mid-section of about 2 hectares of woodland would split this connection and reduce the size of this woodland from approximately 5.6 hectares to 3.6 hectares representing a 64% loss. It is our recommendation that these subject lands should be developed so as to minimize the loss of these significant woodlands. We agree with the EIS conclusion that a Tree Protection Plan/ would be beneficial, with a focus on the western side of the property (Lots 10-13) to enhance the protection of the Birch/Poplar forest captured within these bounds. This area falls within the buffer area for the adjacent wetland, and the ELC of FOD3-2 on the subject lands, as identified in the EIS, is continued on the adjacent wetland as identified in a previous environmental overview conducted by Gartner Lee Limited in 2008 for the adjacent property to the west. It was also noted from the Natural Heritage Information Centre element occurrence area data that Handsome Sedge was found within this area historically. Based on the vascular plant survey conducted for the EIS and a site visit conducted on the properties, this species has not currently been found within these subject lands.

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: As stated above, the reduction and loss of the significant woodland contained within the subject lands greatly reduces the connectivity of the overall significant woodland feature. As identified through the EIS for the subject lands, the Birch/Poplar forest should be given high priority as these are captured within the regulated area of the adjacent provincially significant wetland, and would serve to maintain connectivity between this natural feature and with the surrounding woodlands to the north and south. Additionally, consideration should be given to maintaining groundwater recharge on the subject lands where it is feasible. We also generally agree with the conclusion reached through the EIS that the small wetlands within the property should be maintained where possible. The property is within the Recreation Designation of the Niagara Escarpment Plan (NEP). The NEP Plan policies state that development shall locate outside wetlands. We recognize that the original draft plan has been modified to capture two of these wetlands within Block 25 and Block 26, however the purpose of these blocks is to allow for a future road connection to the north and south, meaning this change does not provide for the protection of these features.

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

2.1.4 Development and site alteration shall not be permitted in:

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

GSCA Comment: a) The subject lands are adjacent to the provincially significant Silver Creek wetland.

2.1.5 Development and site alteration shall not be permitted in:

a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;

b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

d) significant wildlife habitat;

e) significant areas of natural and scientific interest; and

f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)

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

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. 23

GSCA Comment: Of the policies above, the applicable policies include

b) Significant Woodland – In addition to the comments above under policy 2.1.1. and 2.2.2. the EIS only comments on minimizing impact to the woodland and states that it is not possible to make firm determinations of the implications of any development-related woodland loss in regard to size. There are a number of instances in the EIS report that recommends tree retention but on the whole very little if any woodland is proposed for retention. The demonstration of no negative impacts does not appear to be demonstrated in the EIS to be consistent with the PPS under this policy.

d) Significant Wildlife Habitat – There was one bird species (including 2 birds calling) of Special Concern noted in two of the breeding bird point count surveys and other observations. As per the Significant Wildlife Habitat Technical Guide, the habitat of species of Special Concern and their habitat are considered significant wildlife habitat under the PPS. The protection of this habitat was not addressed in the EIS.

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

GSCA Comment: There is no fish habitat on the property that will be affected by development or site alteration. There is fish habitat adjacent to the property; please see comments below.

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

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

GSCA Comment: The subject lands are immediately adjacent to the provincially significant Silver Creek Wetland Complex. We disagree with the conclusion reached through the EIS that the subject lands have no ecological or terrestrial connection to the wetland complex. We

generally agree that there is a lack of hydrological connection between the subject lands and the adjacent wetlands as a result of the previous disturbance through the construction of a municipal drain, however, we disagree with the conclusions reached in the EIS regarding a lack of meaningful ecological connection between the property and the wetland. There is evidence of both an ecological and terrestrial connection and there is also the potential for a hydrogeological connection between the subject lands and the adjacent wetlands. Watercourse 1 has been identified as containing fish habitat, and these subject lands are considered adjacent to this feature. We agree with the conclusion reached in the EIS, that the watercourse is not down-gradient of the subject lands and is about 40 metres from the feature, indicating that there would not be adverse effects on water quality expected.

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

2.2 Water

The subsurface characterization report by Wilson Associates confirmed the imperfect drainage on the property and a water table that is close to or at the surface. The environmental impact study also indicated that a decrease in pervious area would result in a reduction of groundwater recharge. The EIS indicated that there was an absence of ecological or hydrological connectivity between the subject lands and the provincially significant wetland but stated that there was evidence of groundwater recharge occurring on the property. These subject lands have also been identified in the municipal and county Official Plans as being Significant Groundwater Recharge areas. Without further study to determine the potential hydrogeological connection between the subject lands and the provincially significant wetland to the west, consideration should be given to ensuring that pre-development groundwater recharge conditions are maintained as much as possible within the scope of the proposed development.

Stormwater Management

Our office has reviewed the Functional Servicing & Preliminary Stormwater Management Report for the proposed development on the subject lands as it relates to GSCA policies for stormwater management. The confirmation of an enhanced level (80% TSS removal) of treatment for the runoff generated from the front portion of the properties meets our standards for water quality. The inclusion of an appropriately sized OGS unit is an adequate quality control measure. We support the inclusion of swales for the surface drainage route for the rear portions of the proposed lots; please note that our policies maintain that surface drainage routes must be designed to maximize infiltration (i.e. grassed rather than concrete channels, etc.). Our policies also state that runoff from the site must be controlled to predevelopment levels, unless it can be shown that there will be no adverse upstream or downstream impacts. We generally agree with the conclusion that the close proximity of the subject lands to Georgian Bay indicates that peak flows could be released uncontrolled to the municipal drain provided the drain is sized appropriately to accept the significant increase in flows generated by the proposed development. However, a detailed downstream capacity assessment should be included in the Detailed Design for the stormwater management controls moving into the next phase of this

development to ensure that the Regulatory storm can be safely conveyed to Georgian Bay with no adverse impacts to any downstream properties. We would recommend a condition be added that the municipal drain is sized appropriately to accommodate post-development flows prior to any work proceeding within these subject lands. As mentioned above, watercourse 1 is adjacent to the property, being that this watercourse has observed fish habitat, it is not advisable to divert stormwater post-development in this direction without proper quality or quantity controls in place.

Additional Comments and Recommendations

Based on the presence of the Significant woodland and significant wildlife habitat (Eastern Wood Pee-Wee) on the property, and the use of the subject lands for other fauna and the proposed development, we recommend that further information associated with the EIS be completed to demonstrate that there will be no negative impacts to these natural heritage features. This would generally involve a re-configuration of the plan to avoid the wetland pockets, and the woodland adjacent to the Provincially significant wetland. We have recently received a revised draft plan that includes larger blocks at the west end of the property. However, these blocks do not encompass the wetland units. The enclosed map includes an area that should be considered for tree retention and enhancement.

Any future clearing of any forested areas within the property should be timed to avoid the active bird nesting period (May to August), and the disturbance or removal of the wetland areas should occur outside of the time when amphibians are most likely to be present at these features (April to July).

Summary

Based on our preliminary review of the subject application, it is our opinion that some modifications to the plan are warranted. While the revised plan we received April 25, 2019 provides for larger blocks at the west end of the property, we recommend the EIS be updated to support this re-configuration to address comments noted.

Based on a re-configured plan, the following preliminary draft plan conditions can be considered for the development:

- 1) That the final stormwater management plan be prepared and implemented through the Subdivision Agreement to the satisfaction of the GSCA. Taking into consideration the comments within this letter.
 - a. Stormwater flows should not be diverted untreated or uncontrolled towards watercourse 1.

- b. A detailed downstream capacity assessment should be included in the Detailed Design for the stormwater management controls moving into the next phase of this development to ensure that the Regulatory storm can be safely conveyed to Georgian Bay with no adverse impacts to any downstream properties.
 - c. Consideration should be given to ensuring that pre-development groundwater recharge conditions are maintained as much as possible within the scope of the proposed development.
- 2) A condition should be included that the municipal drain be sized appropriately to accommodate post-development flows prior to any work proceeding within these subject lands.
 - 3) That a vegetation management/Tree Protection Plan be prepared for the development and implemented through the Subdivision Agreement to the satisfaction of the GSCA. An update to the EIS report is required to demonstrate no negative impacts on natural heritage features and provide more specific recommendations for mitigation and tree/wetland retention. This may involve the reduction of the number lots at the west end of the property.
 - 4) A zoning By-law amendment be passed to include wetland areas and tree retention areas to the satisfaction of the Grey Sauble Conservation Authority.
 - 5) Further, the Subdivision Agreement is to include a clause indicating that portions of the lands are subject to Ontario Regulation 151/06 administered by the Grey Sauble Conservation Authority and a permit is required from the GSCA prior to development or site alterations in the affected areas.

Please provide any updates to the reports and any notice of decision in this matter to our office.

If any questions should arise, please contact the undersigned.

Regards,

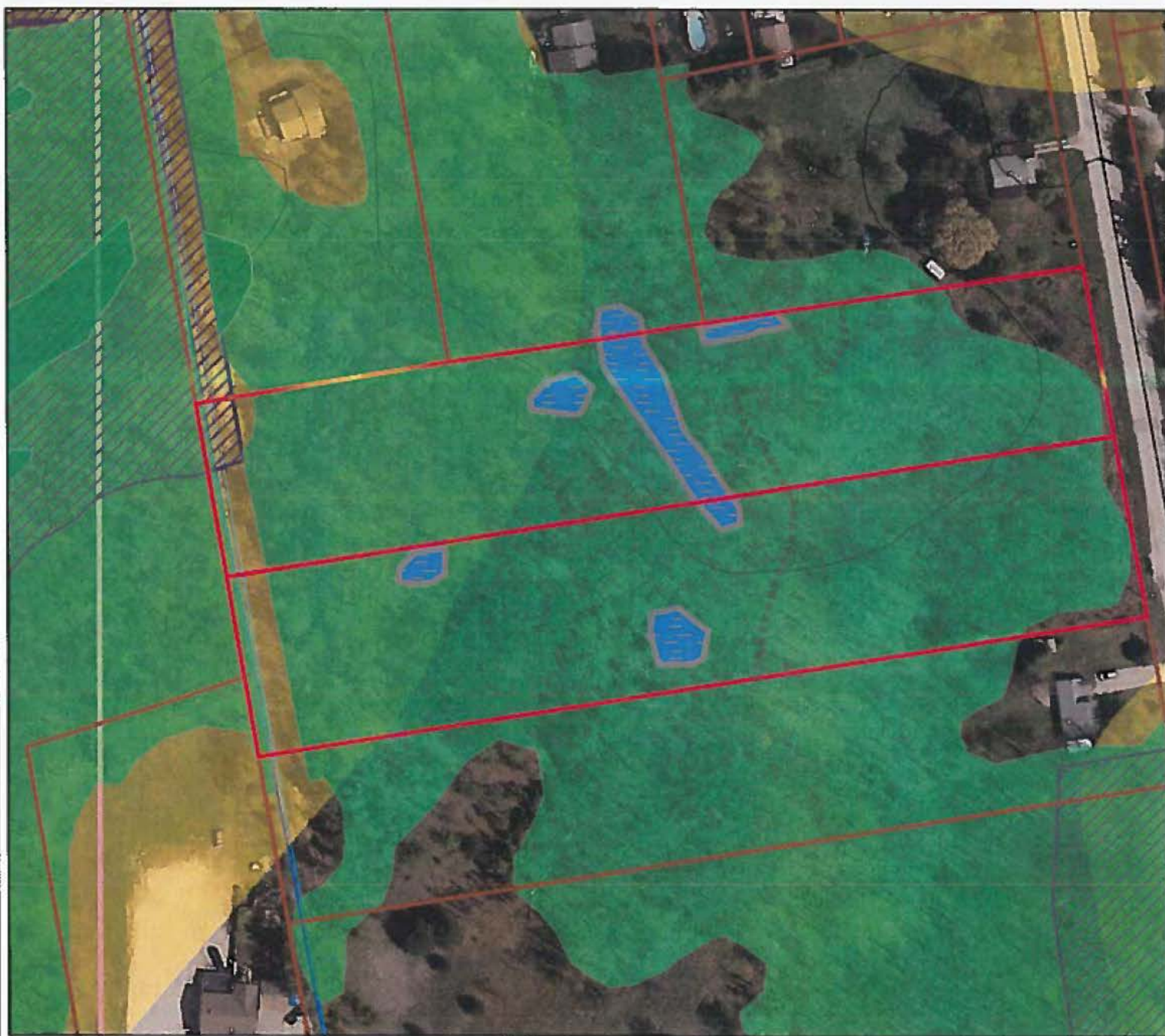


Andrew Sorensen
Environmental Planning Coordinator

enclosure

cc Andrew Pascuzzo, Pascuzzo Planning Inc.
Andrea Matrosovs, Authority Director, Town of the Blue Mtns.
Nathan Westendorp, Town of The Blue Mountains
Niagara Escarpment Commission

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



- | | |
|---|---|
|  | Subject Parcel (Approx.) |
|  | Existing Hazard Designation/Zone |
|  | Wetland Units (approx.)
(also regulated ON. Reg. 151/06) |
|  | 15 metre setback from wetland units |
|  | Grey County Sig. Woodland Mapping |
|  | ON Regulation 151/06 |



Scale = 1:1500
1 m

**Proposed Plan of Subdivision
Lot 85, Plan 529, Pt 4,5,RP16R-2186
Long Point Road
Town of The Blue Mountains
File: P13526**

June 24, 2019

[illegible]

Projection: Universal Transverse Mercator - Zone 17 (N)
Datum: North American 1963 (mean for Canada)

Date: November 26, 2018

Reference File: Parts 4 & 5, Lot 85, Plan 529,

RP16R-2186

Lori Carscadden
Administrative Assistant
Planning Services Dept
32 Mill Street – PO Box 310
Thornbury, ON N0H 2P0
519-599-3131 X263
1-888-258-6867
lcarscadden@thebluemountains.ca
planning@thebluemountains.ca

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the development through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the development.
3. **The development will be served by 2 CMBs located in front of Block 25**



4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

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

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,



Willy R Behrens

Canada Post | Postes Canada

Delivery Planning Office

Delivery Service Officer / Agent de Service de Livraison

P.O Box 8037 Ottawa T CSC

Ottawa, Ontario K1G 3H6

📞 647.321.0143 | 💻 willy.behrens@canadapost.ca

**Appendix A****Additional Developer Requirements:**

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)

From: [REDACTED]
To: [Taylor.Scott](#); [Planning Info](#)
Subject: Request for Comments - Blue Mountains (Long Point Road) - Proposed Subdivision Application & Zoning By-law Amendment
Date: November-23-18 11:27:08 AM

Your File: 42T-2018-14
P2677

Our File: Blue Mountains Municipality

Mr. Taylor & Ms. Whaley,

The Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department has reviewed the Notice of Complete Application for the Proposed Subdivision Development known as Long Point Road, Town of the Blue Mountains, Grey County. HSM has reviewed the relevant documents including the Environmental Impact Study and the Stage 1 & 2 Archaeological Assessment Reports. Upon review of the noted reports, HSM has no objection or opposition to the proposed Subdivision Application and Zoning By-law Amendment as related to this proposed development.

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

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From: Denise McCarl
To: Scott Taylor@grey.ca
Cc: Karen Long
Subject: RE: Grey - near Brophy's Lane and Long Point Road, The Blue Mountains - Subdivision - 42T-2018-14
Date: April 13, 2021 10:57:00 AM
Attachments: image004.png
image005.png
image006.png

FYI

From: Dolly Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com

Sent: Monday, April 12, 2021 9:26 AM

To: Karen Long <klong@thebluemountains.ca>

Subject: Grey - near Brophy's Lane and Long Point Road, The Blue Mountains - Subdivision - 42T-2018-14

Hello,

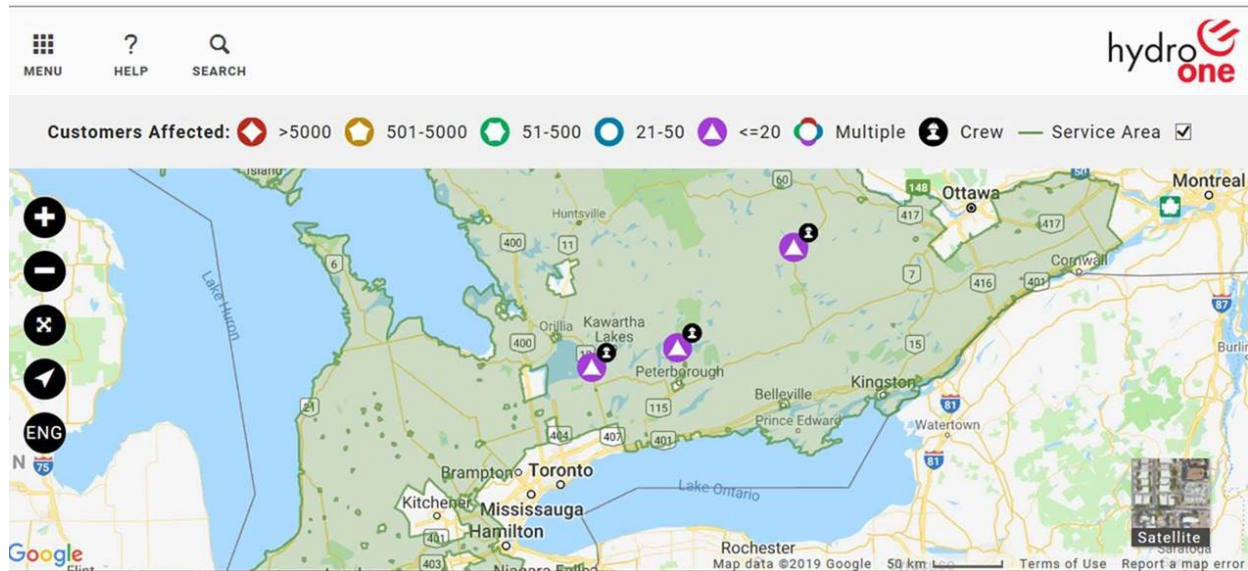
We are in receipt of Application 42T-2018-14 dated March 30, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map.



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: Karen Long <klong@thebluemountains.ca>

Sent: Tuesday, March 30, 2021 12:17 PM

Subject: Notice - Public Meeting - Long Point Road

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good afternoon,

Please find attached hereto the Notice with respect to the Public Meeting for Long Point Road scheduled for Monday, April 19, 2021 at 5:00 pm. Please note that the meeting will be held virtually using Microsoft Teams.

Thank you

Karen Long



Administrative Assistant for Planning Services
Town of The Blue Mountains, 32 Mill Street, P O Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext 263 | Fax: 519-599-7723
Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

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For in-depth, in-person service needs, such as planning services, building services, applying for a marriage licence and the commissioning of documents, a scheduled appointment will be required as drop-in service will not be available. To schedule an appointment, please call Town Hall at 519-599-3131 or visit the Staff Directory on the Town website to find the appropriate contact information: www.thebluemountains.ca/staff-directory.cfm
To help limit traffic into Town Hall, residents are reminded that online and telephone services continue to be available. Details regarding online services can be found on the Town website by visiting: www.thebluemountains.ca/online-services.cfm
As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats

From: [Leyten, Martin \(MTO\)](#)
To: [Denise McCarl](#)
Cc: [Scott Taylor](#); [Moyes, Joanne \(MTO\)](#)
Subject: RE: Notice - Public Meeting - Long Point Road
Date: May 12, 2021 9:55:22 AM
Attachments: [image001.png](#)
[image005.png](#)
[image002.png](#)
[image003.png](#)
[image008.png](#)

Hi Denise,

The Ministry of Transportation (MTO) has completed a review of the proposal for the proposed subject development. The proposal has been considered in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Guidelines and all related policies. The following outlines our comments.

Highway 26 at this location is classified as a 2B Arterial Highway in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

The subject property is located within MTO's Permit Control Area (PCA), and as such, MTO Building and Land-use permit will required before any demolition, grading, construction or alteration to the site commences.

Site Drainage

The grading plan indicates the site will drain away from the away Highway 26 property, therefore there is no impact to MTO.

Site Servicing

-
It is proposed that the development be serviced by an existing watermain located on Longpoint road and that sanity services be placed and connected into an existing manhole on Highway 26.

An MTO encroachment permit and legal agreement with the municipality will be required for the installation of the sanitary infrastructure within MTO Right-of-Way. Further details and a formal review will be required.

If you have any questions or concerns please feel free to contact me directly.

Thanks

Martin

From: Denise McCarl <dmccarl@thebluemountains.ca>
Sent: May 4, 2021 11:02 AM
To: Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Cc: Scott Taylor <Scott.Taylor@grey.ca>

Subject: RE: Notice - Public Meeting - Long Point Road

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Good Morning Martin,

Just checking in about comments on the proposed Long Point Road subdivision and if you have finished your review. Our Development Engineering team noted there may be comments from MTO related to the servicing of the lands since there is a plan to bring a low pressure pipe from the south side of Hwy 26, which may affect how you conduct your review.

Thanks for you assistance!

Kind Regards,



Denise McCarl, MSc MCIP RPP
Planner
Planning and Development Services
519-599-3131 extension 262

IMPORTANT INFORMATION

To be proactive and to encourage physical distancing during the Provincial Stay-at-Home Order, the Town of The Blue Mountains has closed all municipal facilities with the exception of the landfill. Town staff will continue to be available to assist residents over the phone and by email during regular business hours. Online services can also be accessed 24/7 by visiting: www.thebluemountains.ca/online-services.cfm

To contact a staff member, please call 519-599-3131 or email the appropriate department as listed on the staff directory of the Town website: www.thebluemountains.ca/staff-directory.cfm

For additional information regarding the Provincial Shutdown, please visit the Province of Ontario website at: <https://covid-19.ontario.ca> or the Grey Bruce Health Unit website at www.publichealthgreybruce.on.ca.

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Denise McCarl

Sent: April 20, 2021 10:59 AM

To: Karen Long <klong@thebluemountains.ca>; Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Cc: Trevor Houghton <thoughton@thebluemountains.ca>

Subject: RE: Notice - Public Meeting - Long Point Road

Good Morning Martin,

Thanks for following up on this. I am not sure if matters have changed, but previously Zsolt Katzirz had provided comments in 2019 when the application was in earlier review.

Let us know if MTO comments have changed and we will update our information.

Kind Regards,



Denise McCarl, MSc MCIP RPP
Planner

Planning and Development Services
519-599-3131 extension 262

IMPORTANT INFORMATION

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To contact a staff member, please call 519-599-3131 or email the appropriate department as listed on the staff directory of the Town website: www.thebluemountains.ca/staff-directory.cfm

For additional information regarding the Provincial Shutdown, please visit the Province of Ontario website at: <https://covid-19.ontario.ca> or the Grey Bruce Health Unit website at www.publichealthgreybruce.on.ca.

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Sent: Tuesday, April 20, 2021 10:40 AM

To: Karen Long <klong@thebluemountains.ca>

Subject: RE: Notice - Public Meeting - Long Point Road

Hi Karen,

I realize MTO has missed the deadline for comments, however comments will be forthcoming.

Thanks

Martin

From: Karen Long <klong@thebluemountains.ca>

Sent: March 30, 2021 12:17 PM

Subject: Notice - Public Meeting - Long Point Road

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Good afternoon,

Please find attached hereto the Notice with respect to the Public Meeting for Long Point Road scheduled for Monday, April 19, 2021 at 5:00 pm. Please note that the meeting will be held virtually using Microsoft Teams.

Thank you.



Karen Long

Administrative Assistant for Planning Services

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

Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723

Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

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www.thebluemountains.ca/staff-directory.cfm

To help limit traffic into Town Hall, residents are reminded that online and telephone

Denise Whaley

From: Trevor Houghton <thoughton@collingwood.ca>
Sent: November 29, 2018 4:29 PM
To: Lori Carscadden
Cc: Nancy Farrer; Sara Almas; Becky Dahl
Subject: RE: proposed Subdivision - Long Point Road

Hi Lori;

We have discussed this proposal at a staff level and have no comments or concerns.

We trust that the Town (or the County) will circulate the Notice of Public Meeting to adjacent Collingwood residents (on the east side of Long Point Road) when the time comes.

Trevor

Trevor Houghton, MCIP, RPP
Senior Planner

Town of Collingwood
55 Ste. Marie Street, P.O. Box 157
Collingwood, ON L9Y 3Z5
T. 705-445-1290 Ext. 3270
F. 705-445-1463
www.collingwood.ca

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Please consider the environment before printing this e-mail.

From: Lori Carscadden [mailto:lcarscadden@thebluemountains.ca]
Sent: Tuesday, November 20, 2018 9:01 AM
To: Lori Carscadden
Subject: proposed Subdivision - Long Point Road

Good morning – Attached is a "Notice of Complete Application" provided jointly by the County of Grey and Town of The Blue Mountains.

Please review and provide any comments/concerns to either Mr. Taylor or Ms. Whaley, as noted on the Notice.

A Public Meeting will be scheduled at a later date.

Thanking you in advance,

Enjoy the day!

Lori

Lori Carscadden
Administrative Assistant
Planning Services Dept
32 Mill Street – PO Box 310
Thornbury, ON N0H 2P0
519-599-3131 X263
1-888-258-6867
lcarscadden@thebluemountains.ca
planning@thebluemountains.ca



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From: [ONTUGLLandsINO](#)
To: [Lori Carscadden](#)
Subject: RE: [External] proposed Subdivision - Long Point Road
Date: November-20-18 9:20:13 AM
Attachments: [image001.png](#)

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Union Gas Limited's ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.

Should you require any further information, please contact the undersigned.

[Kelly Buchanan](#)

Analyst Lands Services
Lands Department

Union Gas Limited | An Enbridge Company
50 Keil Dr N, Chatham, ON N7M 5M1

[uniongas.com](#) | [Canada's Top 100 Employer](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

-

From: Lori Carscadden [mailto:lcarscadden@thebluemountains.ca]
Sent: November-20-18 9:01 AM
To: Lori Carscadden
Subject: [External] proposed Subdivision - Long Point Road

Good morning – Attached is a "Notice of Complete Application" provided jointly by the County of Grey and Town of The Blue Mountains.

Please review and provide any comments/concerns to either Mr. Taylor or Ms. Whaley, as noted on the Notice.

A Public Meeting will be scheduled at a later date.

Thanking you in advance,
Enjoy the day!
Lori

Lori Carscadden
Administrative Assistant
Planning Services Dept
32 Mill Street – PO Box 310
Thornbury, ON N0H 2P0
519-599-3131 X263
1-888-258-6867

lcarscadden@thebluemountains.ca
planning@thebluemountains.ca



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From: [REDACTED]
To: [Denise McCarl](#); [scott.taylor](#)
Subject: Terra Brook
Date: April 8, 2021 1:24:11 PM

To Whom It May Concern,

I understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where I recently purchased a home build by Terra Brook Homes, known locally as Crestview Estates.

I am a very satisfied Terra Brook homeowner, living on Creekwood Court, in the second phase of the Blue Mountain development. From the onset of the process of purchasing a new home and lot, the builders executed a very successful and equitable lottery system that allowed every participant to have an equal chance of securing a home. The designers that I worked with were approachable and knowledgeable about the features of the house. Their expertise allowed for some structural changes along with recommendations for colour and upgrades. The plans are well designed, with a variety of styles, all with open concept living and family comfort in mind. The different collections of colour palettes and styles of homes has resulted in a very cohesive looking neighbourhood. Customer service advisors are always available, by phone or mail, and respond to my needs in a very efficient manner. The builders, both on-site and in the office, are friendly and responsive to homeowner's requests and needs. I would not hesitate to buy from these builders again as I am now living in my dream home!!

I believe that Terra Brook will continue to produce great homes in great neighbourhood and I highly recommend them to anyone that is considering purchasing a home in the area.

Signed,

Jane Barrett

From: [REDACTED] >

Sent: April 14, 2021 9:13 AM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: [REDACTED]

Subject: NOTICE OF PUBLIC MEETING PROPOSED SUBDIVISION AND ZONING AMENDMENT MONDAY, APRIL 19, 2021 at 5:00 PM (Virtual Meeting via Microsoft Teams)

To the attention of the Town Clerk, The Town of the Blue Mountains

Subject: NOTICE OF PUBLIC MEETING PROPOSED SUBDIVISION AND ZONING AMENDMENT MONDAY, APRIL 19, 2021 at 5:00 PM (Virtual Meeting via Microsoft Teams)

Please register me to join the above virtual meeting on April 19th.

I have two concerns for the proposed subdivision zoning amendment:

1. The request to build 2.5 stories versus the bylaw that limits builds to 2 stories. The Long Point Road area is environmentally sensitive and includes an environmentally protected wet land habitat to an array of animals including minks, muskrats, foxes and coyotes, a breeding area for a variety of birds including wild turkeys, ducks and geese, a feeding area for Great White Egrets and Great Blue Herons, and nesting for endangered species of turtles. Allowing to build higher than the approved bylaw is not necessary and will set the wrong precedent for this environmentally sensitive area.
2. There is already a significant risk of traffic accidents at the intersection of Highway 26, Grey Road 21 and Long Point Road due to increased traffic volumes. Adding a higher density build will only increase the risk. Action needs to be taken to add either traffic lights or a traffic circle.

Thank you,

Glenn Blaylock

Michael & Jennifer Capone

[REDACTED]

[REDACTED]

[REDACTED]

April 9, 2021

To Whom It May Concern

We understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

Our experience through all stages of the build has been exceptional. Terra Brook's attention to detail, craftsmanship, quality of building supplies/selections and design expertise separates this builder from the all others. Their dedicated customer service team went above and beyond. The finished product was completed on time and surpassed all expectations.

We are proud owners; the neighborhood compliments the prestige surroundings of Blue Mountain. We look forward to enjoying the home of our dreams for many years to come.

We believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Sincerely,

Michael & Jennifer Capone

From: [REDACTED]
To: [Planning Info](#)
Cc: townclerk@bluemountains.ca; scott.taylor@grey.ca; [REDACTED]
Subject: Long Point Road proposed subdivision
Date: April 14, 2021 11:33:33 AM

Good morning,

I would like to object to the proposal of Long Point Rd. Subdivision (Country file#42t-2018-14), the creation of 22 single detached residential units.

I have been living here with my family for twenty years, enjoying this beautiful quiet neighborhood. In the last few years, I have noticed more people coming from the big city driving by, throwing trash on the side of the road and on our properties, making excessive noise to name a few. I often pickup broken glass bottles and trash thrown out carelessly by strangers when I am on my walk. Overdevelopment will bring a lot of people who often do not care about anything else but partying, having great weekend fun, being very loud, leaving garbage behind for the local people to pick up. Allowing this subdivision development will change this area forever and not for the better.

This area is not for loud noisy party - oriented people who come and buy properties everywhere they can and irreversibly destroy the natural beauty of these areas.

Rezoning this area will change it from what it is now to something no one living here will like. It will also destroy the natural habitat of wildlife that I see here all the time such as deer, wild turkeys, turtles, otters, cranes and other birds, snakes, and so on. Those animals will most likely run away from here.

Another issue is the intersection of Long Point Road and Hwy 26. That intersection is very dangerous. I have seen many accidents there. If this area becomes busier than it is now, it will be a definite safety concern.

This area also has a lot of Provincially Significant Wetland. Overdevelopment in this area will have a very negative impact on the environment, the wildlife as well as the local people who are already here and who do not want this area to become overdeveloped and overpopulated. Air and noise pollution, bad behavior of the people and their guests coming here, destruction of the environment, safety problem at the intersection, those are some of my concerns.

These two lots should only be allowed one single family home on each of them at the most. That is my opinion.

Please consider this when making your decision.

Sincerely,

Marcin Chyb

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
To: [Denise McCarl](#); Scott.Taylor@grey.ca
Subject: Testimonial - Terra Brook Homes - Long Point Road
Date: April 8, 2021 11:15:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

To Whom it May Concern,

We understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

My wife and I decided to purchase our third Terra Brook home which was located in Collingwood in the Blue Mountains area. Our first two Terra Brook purchases were located in Newmarket, ON. We were so happy with both purchases, that it made our decision to purchase a home in Collingwood from Terra Brook easy. The quality of home built by Terra Brook Homes and level of service provided by their staff has always surpassed our expectations. Our experience with Terra Brook when we purchased and built our home on Crestview Court was no exception. Aside from the high level of customer service and overall build quality of the homes, my biggest compliment to Terra Brook is that their developments and individual homes have a unique and very attractive design which provides exceptional curb appeal. The architectural features and model layouts have always exceeded other builders in the market which is why we were so excited to hear about the Collingwood development. We could not be happier with the actual location of the home as well. Crestview Court offers a secluded oasis within walking distance to the mountain. We look forward to having our home on Crestview Court for years to come and hope that Terra Brook continues to build similar developments in the area.

We believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Sincerely,

Ken Dale, B.B.A.

Vice President, Commercial Construction

27 Nixon Road. Bolton, ON L7E 1J7

Tel: (905)951-3100 x246 | **Fax:** (905)951-3101

Web: www.bachly.com

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From: [REDACTED]
To: [Denise McCarl](mailto:Denise.McCarl@grey.ca); Scott.Taylor@grey.ca
Subject: 22 lot Plan of subdivision Long Point Road
Date: April 8, 2021 2:10:03 PM

To Whom it May Concern

We understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

In 2017 my husband and I were lucky enough to purchase a new construction home from Terra Brook Homes. In February 2019, we left our home in Toronto and moved to the Town of the Blue Mountains.

We have never bought a pre construction home, so to put it mildly we were very nervous, and I cannot emphasize enough the ease of comfort of which it was, from the buying to the closing process. I felt like we were their only customer from the agreement date until closing and beyond.

We have personally had so many compliments on the construction and build of our home and the extra mile that these builders do, too numerous to mention.

As to the Terra Brook construction company itself, unbelievable. From the staff working for the company, to the owners themselves. I can honestly say they care and want the best for their customers and the area. There have been a few incidents where we needed assistance and everyone working for the company went over and above, happy to assist. I have emailed them on holidays and was not only surprised but flabbergasted that someone would return my call the very same day.

I don't think it's the norm as a homeowner to send the staff of a new home build a gift basket, but I did at Christmas one year just because they are phenomenal at what they do and always so glad to help. There are numerous incidents I could list where the staff at the office and construction site went above and beyond if needed,

The subdivision itself, not only fits the area but is the envy of many I have encountered. I recently met someone from another subdivision in Collingwood and when I said where I lived...they said congratulations. To me that says it all.

The neighbourhood itself, is the type of place I remember from when I was a child. Neighbours take the time to meet everyone, I know everyone's name on the street. When does that ever happen anymore? People are just so happy to live here.

As a testament to the builders themselves, I know of so many Crestview Estate owners, that because of the quality of Terra Brook homes and the DiCarlo brothers, that they have referred family and friends to buy homes from them.

I honestly cannot say anything negative and would not hesitate to buy another Terra Brook Home.

We strongly believe that Terra Brook will continue to produce great homes in great neighbourhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Thank you

Kathleen Elliott
[REDACTED]

From: [REDACTED]
To: [Denise McCarl](#)
Subject: Recommendation of Terra Brook Homes
Date: April 12, 2021 11:53:30 AM

To Whom It May Concern,

I understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where I recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

My experience with Terra Brook Homes has been second to none. From purchase to completion they always demonstrated professionalism and a strong desire to please, they never shy away from any request. I am extremely happy with the build quality of my new home, the interior and exterior finishes are top notch. As someone who has purchased many houses, I noticed that Terra Brook definitely stands out as a superior home builder; they can handle any project and will do a great job. My street is currently complete and looks fantastic, I could not be any happier with this development and how it fits in to the beautiful surrounding landscape.

I believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Arnie Fierro
[REDACTED]

From: [REDACTED]
To: scott.taylor@grey.ca
Cc: [Planning Info](#)
Subject: Notice of Public Meetings for Long Point Road Subdivision
Date: April 9, 2021 2:55:32 PM

To Whom It May Concern,

As a 34-year resident of Long Point Road, I have serious concerns regarding the proposal as described in the application as Long Point Rd. Subdivision (County file# 42t-2018-14), the creation of 22 single detached residential units.

I live at [REDACTED] Long Point Road, directly across from the proposed entry/exit of the subdivision.

Along with other residents in this area, I care about our properties and the potential damaging effects of forest removal leading to the destruction of wildlife habitat (of ducks, rabbits, wild turkey, deer, coyotes and fox, for example). People are attracted to the nature in this area and development could take this all away.

The volume of speeding traffic on Long Point Road already is extensive and dangerous. With 22 additional homes, that potentially means many more vehicles making use of this road daily.

It is questionable if the existing road design could support such increased traffic, as well as the numerous dump trucks and construction vehicles required for such a project. Where are the large number of constructions vehicles supposed to park, turn around....?

This proposed project will result in a reduced quality of enjoyment of our properties. There will be constant light pollution from cars exiting the proposed street at night. There will be increased noise pollution, both during construction and once the sub-division is fully inhabited.

Is the Town planning on bringing municipal sewers down Long Point Road to connect these 22 new homes? According to the plans, the answer is yes. How is that going to take place without disrupting the creek or neighbouring properties? I am concerned about the disruption of the water table and of the

seasonal surface water (which already is problematic to the residents of Long Point Road).

The wastewater treatment plant currently struggles to control unpleasant odours now. Can it be shown that the infrastructure can handle an additional 22 households?

I oppose this project, and respectfully request that Blue Mountains Council denies this development application.

Thank you,

Heather Hopps



Lorraine Leslie

April 12, 2021

Town of Blue Mountains Zoning Department
PO Box 310-32 Mill Street
Thornbury, ON N0H2P0

Attention: Denise McCarl
Town Planner

Reference: PROPOSED SUBDIVISION DEVELOPMENT
Site 4 & 5, Lot 85, Plan 529, RP 16R-2186
Town of Blue Mountains, Geographic Township of Collingwood

Dear Mr McCarl,

My name is Lorraine Leslie and I am writing this letter to be READ at the Public Meeting to take place on April 14th 2021 with regards to Development of Site 4 & 5, Lot 85, Plan 529, RP 16R-2186.

Firstly I have to question why this site is deemed Geographic Township of Collingwood when the said property is sited to be developed in the Town of the Blue Mountains?

I have lived on Brophys Lane for the past 20 years and feel that the town pursuing of the said development would be detrimental to the Craigleith geographic area.

- Sewers: The area has very high water level and with the ground water levels continuing to increase how will the new development address this ongoing issue.
 - Ongoing trucks over the road limit drive down Long Point Rd and turn onto Brophys Lane to dump the overage from the Thornbury Sewage Plant. The additional stench would be unbearable
- Sump pumps: Some homes have been on sump pumps since there homes were built back in the 1980's
- Lack of "environmental studies" made available to the general public and residents of Craigleith, Town of Blue Mountains ON
 - endangered species*of animals which have been reported to the Watershed Trust, Grey County Conservation Authority
 - deer – which poachers have diminished with fall hunting

continued page 2

Reference: Development of Site 4 & 5, Lot 85, Plan 529, RP 16R-2186
Town of Blue Mountains, Geographic Township of Collingwood

- turtles*
 - reptiles
 - fox and coyotes.
 - plants and natural swamp areas
 - Studies have been done for past development projects but none have been done to our knowledge for this 2nd development project for the said site
-
- Lack of traffic research with regards to the ongoing growth of automobiles
 - Speed racing up and down Long Point Road
 - Dangerous access to Hwy 26 from Long Point Road turning left during excessive traffic during business hours 7 am to 9 am and 4 – 7 pm moving east and west.
 - Crowd building of 22 units that are not in keeping with the rest of the housing development in the said area of Long Point Road – Brophys Lane.
 - No notification of the pricing of the said 22 units to be developed on the said site
 - starting price is has not been listed anywhere on the road signage.

I personally moved to the area because it is quiet, environmentally friendly, and a safe and secure;– we are a”family neighbourhood”.

I await your reply...

Respectfully yours

Lorraine Leslie



CC:
Scott Taylor – Grey County Planner
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON N4K 3E3

From: [REDACTED]
To: [Planning Info](#)
Cc: [Scott Taylor](#); [REDACTED]; **Town Clerk;** [REDACTED] a.sorensen@greysauble.on.ca
Subject: Long Point Road proposed subdivision development
Date: April 7, 2021 10:41:04 PM

Hello,

As residents on this street for 19 years, we very much oppose this proposal as described in the application as Long Point Rd. Subdivision (County file# 42t-2018-14), the creation of 22 single detached residential units.

We live at [REDACTED] Long Point Road, across the street and just south of the proposed area.

Along with other residents in this area, we care about our properties and the damaging effects that over development causes. Far too often, developers are allowed to clear cut areas of forest, destroying the habitat of birds, reptiles and mammals. Once the development is complete, they plant small trees to appease the Town's greenspace rules. Long Point Road is NOT the place for this type of development.

A variety of turtles nest in this area including Blanding's, Painted and Snapping. Mink are often spotted along the creek nearby, as well as wild turkey, deer, coyotes and fox to name a few. People are attracted to the nature in this area and then development takes that all away.

The overwhelming volume of speeding traffic on Long Point Road was bad enough in the summer months before COVID-19. Last summer was much worse. With 22 additional homes that means conservatively an additional 20-40 more vehicles (not including guests) coming and going on an already worn out street. This doesn't include the numerous dump trucks and construction vehicles that will be travelling up and down the road during the construction phase, which will also be parking on the side of the road I'm sure, as the property in question isn't large enough to park that many construction vehicles.

Is the Town planning on bringing municipal sewers down Long Point Road to connect these 22 new homes? According to the plans the answer is yes. How is that going to take place without disrupting the creek or neighbouring properties? Everyone in this area has at some point experienced the stench emitted from the wastewater treatment plant. The infrastructure needs to be upgraded before considering adding more high density housing.

We respectfully ask Blue Mountains Council to deny this project and think about the future generations, not just the money from development funds that would be collected from projects like this.

Thank you,

Jamie and Vanessa Morrison

[REDACTED]

From: [Scott Taylor](#)
To: [REDACTED]
Cc: [Denise McCarl](#)
Subject: RE: Long Point Rd. Subdivision
Date: April 8, 2021 8:34:05 AM

Thanks Maurice and Catharine – by way of this email I am confirming receipt of your comments, which will be considered prior to any future decisions on this file.

Thanks again for taking the time to share your comments with County staff.

Scott Taylor
Senior Planner
Phone: +1 519-372-0219 ext. 1238



From: maurice Pepper [REDACTED] >
Sent: Wednesday, April 7, 2021 4:44 PM
To: planning <planning@thebluemountains.ca>
Cc: CORRINA GILES <townclerk@thebluemountains.ca>; Scott Taylor <Scott.Taylor@grey.ca>
Subject: Long Point Rd. Subdivision



Attn. Denise McCarl (Town Planner)

We wish to object to the proposal known as the Long Point Rd. Subdivision (County file# 42t-2018-14), the creation of 22 single detached residential units.

We own the property (part 6) immediately to the south of ,and abutting parts 4 and 5.

Our reasons for objecting are as follows:

A. **Sump pumps.**--- This area has a very high water table. At least half of the proposed homes will back on to our property. Our sump pump runs constantly, draining appropriately into ground water. Our concern is that the water from the next properties will be drained into our property.

B. **Sewage.**-----There is no sewage drainage from Long Point Rd. although the proposal indicates the subdivision will be serviced via municipal water and sewer services. We have always relied on a large perfectly operating septic system. There is no access route to highway 26 through Part 6 and land owned by Aquavil.

C. **Protected/Endangered species.**-----We found a Blanding's Turtle in this area some time ago. The finding was duly reported to the Watershed Trust, Grey County Conservation

Authority and other appropriate authorities .

D. **Traffic**---- A subdivision of 22 homes probably means up to 44 cars or trucks trying to access on to Highway 26 at an intersection which is already quite busy and dangerous. Long Point Rd. is today in need of repair due to the heavy truck traffic, and it will only get get worse with the addition of more cars from the subdivision.

E. **Environment**----If the subdivision is given the go-ahead, we believe that the trees on 5.26 acres will be lost forever along with the wildlife which lives there.

Building a 22 home subdivision in a long established neighborhood of single family homes with acreage is a "slap in the face " .

Thank you for your consideration.

Maurice Pepper and Catharine Pepper

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Denise McCarl](mailto:Denise.McCarl@grey.ca); Scott.Taylor@grey.ca
Subject: Terra Brook Homes-Long Point Road
Date: April 11, 2021 1:31:11 PM

To Whom It May Concern

Our names are Grant and Michelle Sloane, and we live in Terra Brook Homes Phase 1 in the Town of Blue Mountains. We have also purchased a new home build by Terra Brook Homes in Phase 3 due to the superior quality of work and excellent customer service we experienced from our first Terra Brook home purchase. It has come to our attention that Terra Brook Homes is seeking approval for a 22 Lot Plan Subdivision on Long Point Road, north of where we currently live on Terra Brook Homes Crestview Court Phase 1.

As mentioned above we purchased a new build home in phase 3 due to the excellent quality of work and personal customer service Terra Brook displays consistently provides. They continually treat each customer as if they were the home buyer themselves. Our current home, when we took ownership was 99.9% perfect with just a few items needing touch ups. All touch ups were completed within 2 weeks to our complete satisfaction without any issues or concerns. Since then, we have not had any issues with the home. Terra Brook Homes make every effort to deliver the home on the signed upon closing and we have not heard of anyone on our current street being disappointed.

We believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area. Three of our friends also purchased a home in Terra Brook Phase 3 based on their love of the home designs and neighborhoods in Terra Brooks Phase 1 and 2.

Thank you

Michelle and Grant Sloane

From: [REDACTED]
To: scott.taylor@grey.ca; [REDACTED]
Cc: [Planning Info](#)
Subject: File #P2677 / #42T-2018-14
Date: December-27-18 5:20:33 PM

Hi Scott and Denise,

We received the notice in the mail regarding the applications for the subdivision on Long Point Road, near Brophy's Lane.

We are located on Brophy's Lane, right close to Long Point.

We are certainly interested in receiving up to date information with respect to the application and whether or not there will be any upcoming public meetings as we would like to attend.

One of our biggest concerns is the water table and septic system.

We are currently running on a septic system, however, if the new subdivision is going to be on town water, we would like to know how to go about being put on the same water line.

In addition, a concern for us is the change in water table, as we have noticed over the past few years, especially in the Spring, a significant higher level of flooding in the area. We would like to know of any impact on our local environment and what the impact would be on the water levels.

In addition, we have a private beach located on Brophy's Lane which we are privileged to use, however; no one has really been maintaining it.

Will the new residents be privileged with this same access? If so, will the town and/or builders assist in the maintenance of such, or at the least, a clearing/clean up of the beach area?

Hopefully this makes sense.

Looking forward to hearing from you.

Garion Sparks-Austin
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Denise McCarl](#); Scott.Taylor@grey.ca
Subject: Terra Brook Plan of Subdivision on Long Point Road
Date: April 12, 2021 11:05:23 AM

To Whom It May Concern

I understand that Terra Brook Homes is seeking development approvals for a 22 lot Plan of Subdivision on Long Point Road, north of where we recently purchased a home built by Terra Brook Homes known locally as Crestview Estates.

It was truly a pleasure working with the Terra Brook Team in building our dream home. From the time of purchase, right up to the date of possession and beyond, we have received nothing but exceptionally amazing service, the quality of construction has been second to none. Our new home is well designed, built well and our property as well as the entire street is complete.

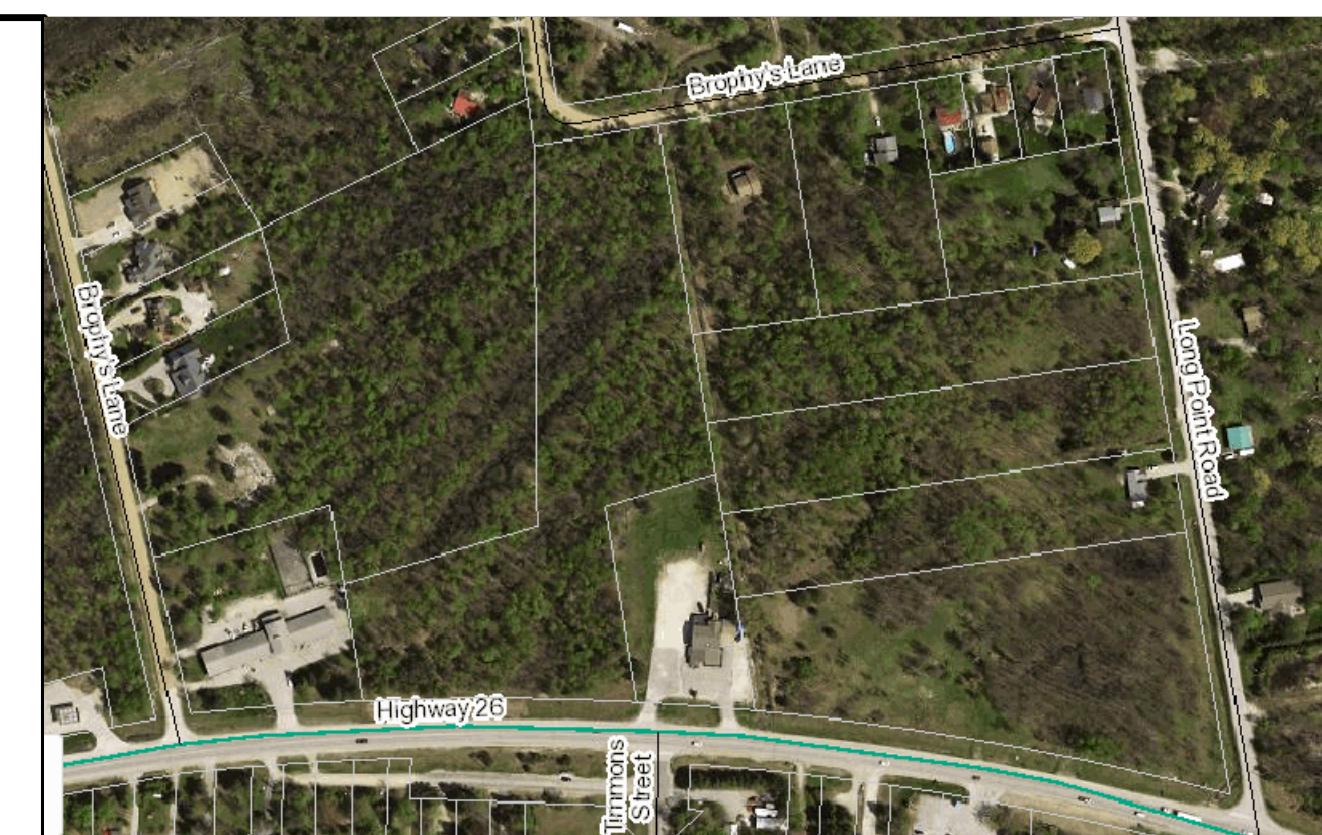
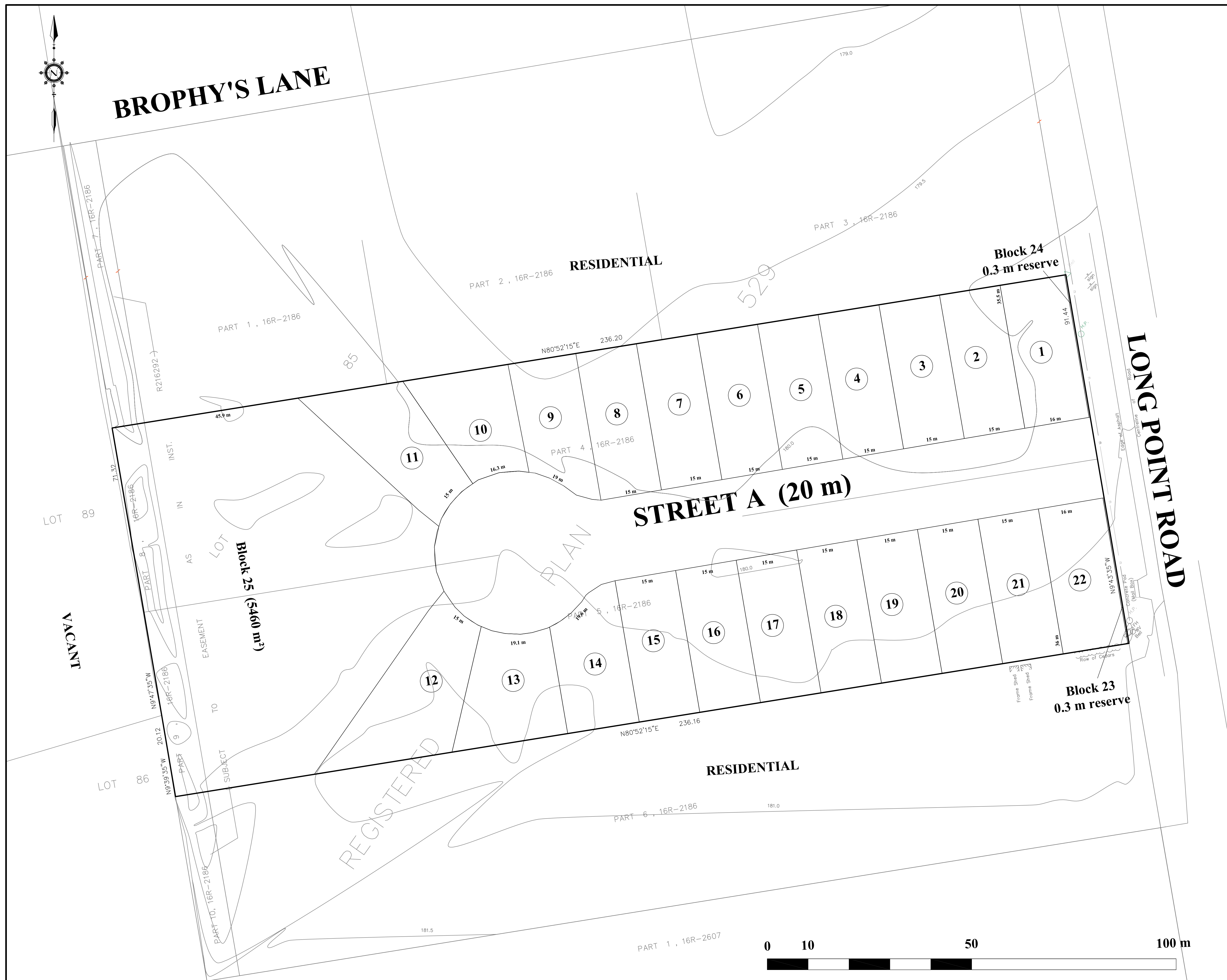
All of the Terra Brook staff have conducted themselves professionally and have delivered an exemplary product.

I believe that Terra Brook will continue to produce great homes in great neighborhoods and highly recommend them to anyone that is considering purchasing a home in the area.

Signed

Monika Stramaglia

[REDACTED]



Draft Plan of Subdivision Long Point Road

**PART OF LOT 85
REGISTERED PLAN 529
TOWN OF THE BLUE MOUNTAINS
(Formerly Township of Collingwood)
COUNTY OF GREY**

SURVEYOR'S CERTIFICATE

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

OCTOBER 29, 2018

PAUL R. THOMSEN O.L.S.
ZUBEK, EMO, PATTEN & THOMSEN LTD

OWNER'S CERTIFICATE

PASCUZZO PLANNING INC. WAS AUTHORIZED BY TONY LESIAK AND ISABELA LEHMANN
TO SUBMIT THE PROPOSED PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR
APPROVAL.

OCTOBER 29, 2018

ANDREW PASCUZZO MCIP RPP
PASCUZZO PLANNING INC.

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

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

SCHEDULE OF LAND USE

	<u>UNITS</u>	<u>AREA</u>
SINGLE-FAMILY RESIDENTIAL (LOTS 1-22)	22	1.23 ha.
1 FOOT RESERVES (BLOCK 23 and 24)		0.002 ha.
OPEN SPACE (BLOCK 25)		0.55 ha.
ROAD (STREET A)		0.38 ha.
TOTAL	22	2.16 ha.

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

PROJECT: 892-17	DRAWN: AP	JAN 2021
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DWG: 892-17-DP8

PASCUZZO PLANNING INC.