



Staff Report

Planning & Development Services

Report To: COW-Operations, Planning and Development Services
Meeting Date: November 28, 2023
Report Number: PDS.23.128
Title: Clear-Cutting at Blue Vista Block 119 in response to Reg and Nancey Adamson
Prepared by: Adam Smith, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.23.128, entitled "Clear-cutting at Blue Vista Block 119 in response to Reg and Nancey Adamson";

AND THAT Council direct staff to develop a public engagement strategy for the future programming of Block 119 being a public park in the Blue Vista development area;

AND THAT Council direct staff to include the public lands neighbouring Block 119 within the engagement strategy to determine the vision of the Craigleith Community Park.

B. Overview

This report is in response to the deputation by Reg and Nancey Adamson at the October 30th Council Meeting as well as the correspondence received by Mr. Stephen Granger and Ms. Irene Bond.

C. Background

The development known as Blue Vista is a 180-unit subdivision of single detached and semi-detached dwellings located off Grey Road 21 in Craigleith. Applications to rezone and subdivide the lands that are subject to the development received Council approval in July 2022. Since that time, detailed engineering review has been taking place to ensure adherence with the conditions of the planning approval received and position the project for construction activities.

Generally, prior to the registration of newly created lots and issuance of building permits, a developer will enter into a pre-servicing agreement with the Town. The nature of these agreements can vary and recently, the Town has been moving in the direction of having them staged to specific scopes of work. In the case of Blue Vista, a pre-servicing agreement was executed in March 2023 specific to tree-clearing on the site and then in September 2023 a subsequent pre-servicing agreement was executed inclusive of basic services being road, water, sanitary and storm-water infrastructure.

The advantage to this approach is that it enhances the manageability and oversight of development sites by limiting the span of control that Town staff are responsible for when construction begins. The challenge with this approach is that it risks extending the development timeframe as additional site works require the execution of subsequent agreements. There may also be further complexity to communications on development activities as some scopes of work such as grading occur throughout the duration of the project and cannot simply be completed at one stage.

Importantly, pre-servicing agreements must abide by the conditions of the planning approval. Often, when a conditional planning approval is granted, it will speak to additional studies and plans that while not available at the time of the Council decision becomes necessary during the engineering review and execution of the development agreement. The determination of studies and plans required during the planning review versus the engineering submissions is based upon staff review of local and provincial planning policies alongside comments received by relevant agencies.

Staff understand that the concerns regarding the Blue Vista development are principally focused upon the tree removal that is occurring through the latest pre-servicing agreement tied to the installation of basic services. As such the following themes have been identified based on the correspondence and deputation received:

1. Concern regarding tree removal that occurred on Block 119 and uncertainty around why it was required.
2. Lack of communication on the removal of trees.
3. Need for trees to serve as buffering between properties.
4. Request for consultation regarding the future of the park space.
5. Ensuring clear-cutting on development lands does not occur.

In the following section of this report, staff will offer responses to those concerns expressed and opportunities that could be pursued.

D. Analysis

Concern regarding tree removal that occurred on Block 119 and uncertainty as to why it was required.

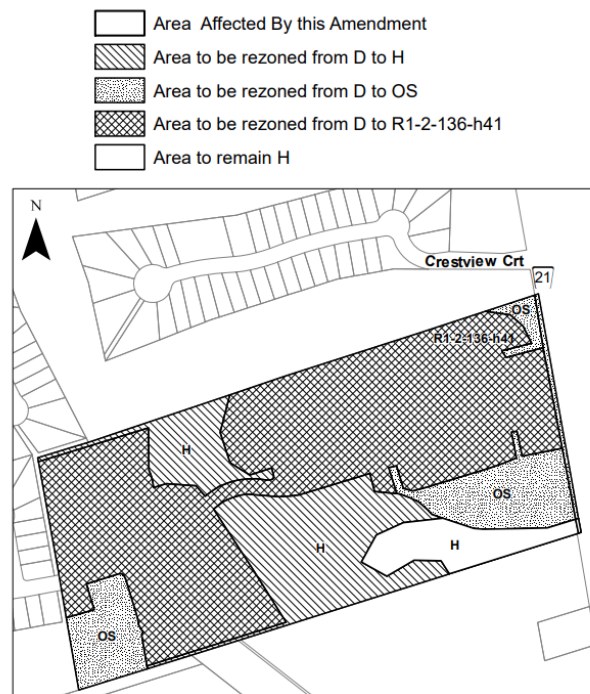
The draft plan approval of the Blue Vista subdivision occurred in July 2022 and there were fifty conditions applied to the approval that would need to be cleared prior to execution of a development agreement or prior to registration of the plan and issuance of building permits. Condition #34 speaks to the state of the public park requiring:

That the Owner shall remove all identified trees from the Public Parkland Block 119, rough grade 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 all rough graded areas.

The intent behind condition #34 is to have the public park block cleared, rough graded and then reinstated with natural cover. Doing so prior to the issuance of building permits ensures that tree removal and grading does not occur after new residents have moved in adjacent to the park blocks and the Town is proactive in preparing the area for future amenities.

During the planning review of this development, an Environmental Impact Study (EIS) was submitted that included a review of the woodlands on Block 119. The entire EIS including the methodology, conclusions and recommendations was peer reviewed before acceptance and this is a consistent practice for all developments reviewed by planning staff. The resultant Zoning By-law Amendment and Draft Plan conditions reflect boundaries and constraints of Significant Woodlands identified through the EIS. This is principally illustrated by the zoning map below that accompanied the recommendation report in July 2022. Areas being rezoned from Development (D) to Hazard (H) denote lands to be protected given the natural heritage features present.



The EIS and addendums that occurred following peer review, shaped many aspects of the approved pre-servicing agreement including the Tree Management Plan, Woodland Compensation Plan, Trails Master Plan and more. However, the mapping that is publicly shared is not intended on being interpreted in isolation of other approved plans, conditions of approval and terms of the development agreement. Staff acknowledge that the Tree Management Plan mapping should have provided more clarity to the removals to occur as part of the pre-servicing for basic services.

Lack of communication on the removal of trees.

The initial development notice for Blue Vista was circulated and hand delivered in March 2023 to properties within 120 metres of the project site which is not a statutory requirement but consistent with the radius of draft plan of subdivision applications circulated under the Planning Act. In July 2023, a subsequent development notice was circulated in a similar manner that referenced the remaining pre-servicing works to be completed mainly being grading and site servicing.

Need for trees to serve as buffering between properties.

Buffers between residential uses and a park were not considered as the park block is intended to serve the greater Craighleith community. The Blue Vista park block is the last remaining piece to be added to the larger park block that also includes lands from Second Nature and Windfall developments. However, through a public engagement exercise, opportunities can be identified for future tree plantings that appropriately buffer neighbouring uses.

Request for consultation regarding the future of the park space.

Staff have prepared a recommendation for Council consideration that would enable the development of a public engagement strategy in the Craighleith area. The focus of this strategy would be to receive input on the vision for not only for the park block within the Blue Vista development area but the publicly dedicated spaces that are interconnected with the block. There may be the potential for park improvements to run concurrently with residential build-out, thus mitigating the risk associated with future construction in which dwellings have already received occupancy and further development activity creating nuisances. At a minimum, staff would be seeking to explore the feasibility of a washroom facility and parking given the lack of both amenities in the area. From a budget perspective, these improvements may be able to be supported through the issuance of Development Charge (DC) credits for Blue Vista lessening any financial impacts on the tax levy. In addition, there may be efficiencies from a project management perspective.

Ensuring clear-cutting on development lands does not occur.

Unfortunately, tree removal is a necessary reality of development but there are measures that the municipality currently has in place to regulate such removal. All development subject to a planning application in the Town must adhere to the Town's Official Plan and there are several policies that either speak directly or indirectly to the protection and preservation of trees. An Environmental Impact Statement (EIS) is the principal means to determining a complete understanding of the environmental profile of a property as well as potential impacts from the proposed use. Section C9 of the Plan offers details on the requirements of this study that must be acceptable to agencies involved in review of file.

More specifically, there is Section D8.2 Tree Canopy which requires reimbursement, in the form of new trees or financial compensation, for all healthy trees proposed to be removed in development applications, based on the findings of a Tree Inventory and Preservation Plan. In the case of Blue Vista, all these policies were considered in review of the application.

Despite existing policy regulating tree removal on development sites, staff understand there is appetite to explore means to further protect and preserve trees. The Natural Heritage Study and Natural Asset Inventory are two projects anticipated to be completed in Spring 2024 with the intent of identifying additional measures that could support tree protection and retention in the Town. Moreover, staff have identified a Parks, Trails and Open Space Master Plan as a medium-term priority that could provide further guidance on the design and function of parks dedicated through the development process. This would inform conditions related to future subdivisions as it relates to their state and Town priorities for those lands that have been assumed but yet to be programmed.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

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

There are no environmental impacts associated with this report.

G. Financial Impacts

Staff anticipate that any costs associated with public engagement will be covered through the 2023 Operating Budget. The future park design and construction is anticipated to be funded through the issuance of DC credits. However, a decision on such capital works is not being sought at this time.

H. In Consultation With

Ryan Gibbons, Director of Community Services

Sam Dinsmore, Acting Director of Finance and IT

Tim Hendry, Manager of Communications and Economic Development

Shawn Postma, Manager of Community Planning

Brian Worsley, Manager of Development Engineering

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Adam Smith, directorplanningdevelopment@thebluemountains.ca

J. Attached

1. Correspondence of Stephen Granger
2. Correspondence of Nancey and Reg Adamson
3. Correspondence of Irene Bond
4. Original Draft Plan Conditions
5. Blue Vista Notice of Decision – July 2022

Respectfully submitted,

Adam Smith
Director of Planning & Development Services

For more information, please contact:
Adam Smith, Director of Planning & Development Services
directorplanningdevelopment@thebluemountains.ca
519-599-3131 extension 246

October 26, 2023
The Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario

Correspondence for consideration at Council of the Whole, Oct/30th meeting
Regarding Notice of Motions presented under section G of agenda:
G.2.1. Notice of Motion regarding Tree Preservation By-law and
G.2.2 Notice of motion regarding clear cutting By-law by Councillor Porter.

Subject: Information of recent major Tree cutting event at Blue Vista Development, Block 119 Oct/10/2023,
designated Town Parkland.

Dear Mayor Matrosovs and Members of Council:

A number of residents, including myself, living near the Blue Vista Development subdivision have been monitoring this project's progress regarding tree clear cutting since the March 2023 public notice was received by us.

There was a tremendous amount of research and consultation work done in the 2019 Environmental Impact Report, where large natural environmental features were identified including a full inventory of tree assets in each block area for this Blue Vista Development. In March 2023 the expected tree cutting occurred and the subdivision block 119 remained an untouched fenced tree area afterwards as a Park Block for TBM. The residents and I thought that this was to remain for now as a neighbourhood tree canopy for wildlife, as a natural buffer to the nearby home owners and also as a high winds buffer for the popular well used active trail network along the Windfall development subdivision that is adjacent to block 119. This area is a regular hive of active transportation for its residents!

There was no notification publically that this beautiful area of trees was to be cleared as a Town Park block at this time that we were aware of.

It wasn't until Oct/10th and October 11th 2023, this entire Town Park block #119 was completely clear cut by the developer contractor in only 2 days! I and a number of community resident home owners were confused and shocked as to why this happened!? We also asked why no public notification or new project postings happened for this subdivision action to occur? After much questioning by our residents and I, it was determined that this designated Town Park block had no apparent recreational plan in place to replace the now lost Natural benefits that the tree canopy could have provided to our community until a Town Park plan was determined for this area. (See attached photos)

An e-mail update notification was posted on the Blue Vista Development project Oct/12th on the TBM website. It was determined very quickly that a final draft pre-servicing agreement happened as part of a Grey County proposed subdivision change on July/14/2022, and with a final decision date notice of July 22, 2022.

Somehow there was a disconnect in the public notification chain we did not receive for fair input on what was to happen to this subdivision Town Park lot. Why was this? Was this not important? Why did we as residents not have a chance to know of this new pre-service agreement and that we had an opportunity to voice our opinions to not clear cut this tree block? It is good to have a designated tree park block but this pre-service agreement had inserted changes to the tree protection portion of the new block#119. It stated under item #34 "That the owner shall remove all identified trees from the public parkland block 119". This is why the trees were identified to be removed but if we had known or been notified directly through a mailer then we may have had a different result in saving an unnecessary tree clear cutting.

Page 2.

With no opportunity to question this publically the residents are now viewing a wide open treeless space which may be a long term issue that I was hoping we can address soon going forward?

Council is doing the right thing in establishing solid motions relating to a much needed tree protection by-law. The effects of the Blue Vista Development tree cutting of the town Parkland block doesn't need to happen in other development areas of the TBM.

It is really sad to see that these trees had to unnecessarily be removed. More so, we as a resident community were not made aware of this important pre-service agreement change notice that Grey County moved forward as a line item listed outside the Parkland space portion of the same document. The tree canopy could have been kept easily in place until a community recreational plan was developed and the much needed buffer maintained as construction progressed.

I look forward to Council developing hopefully soon an effective tree cutting by-law and any necessary protections that may be required to address this concern currently affecting our community.

Respectfully,

Stephen Granger



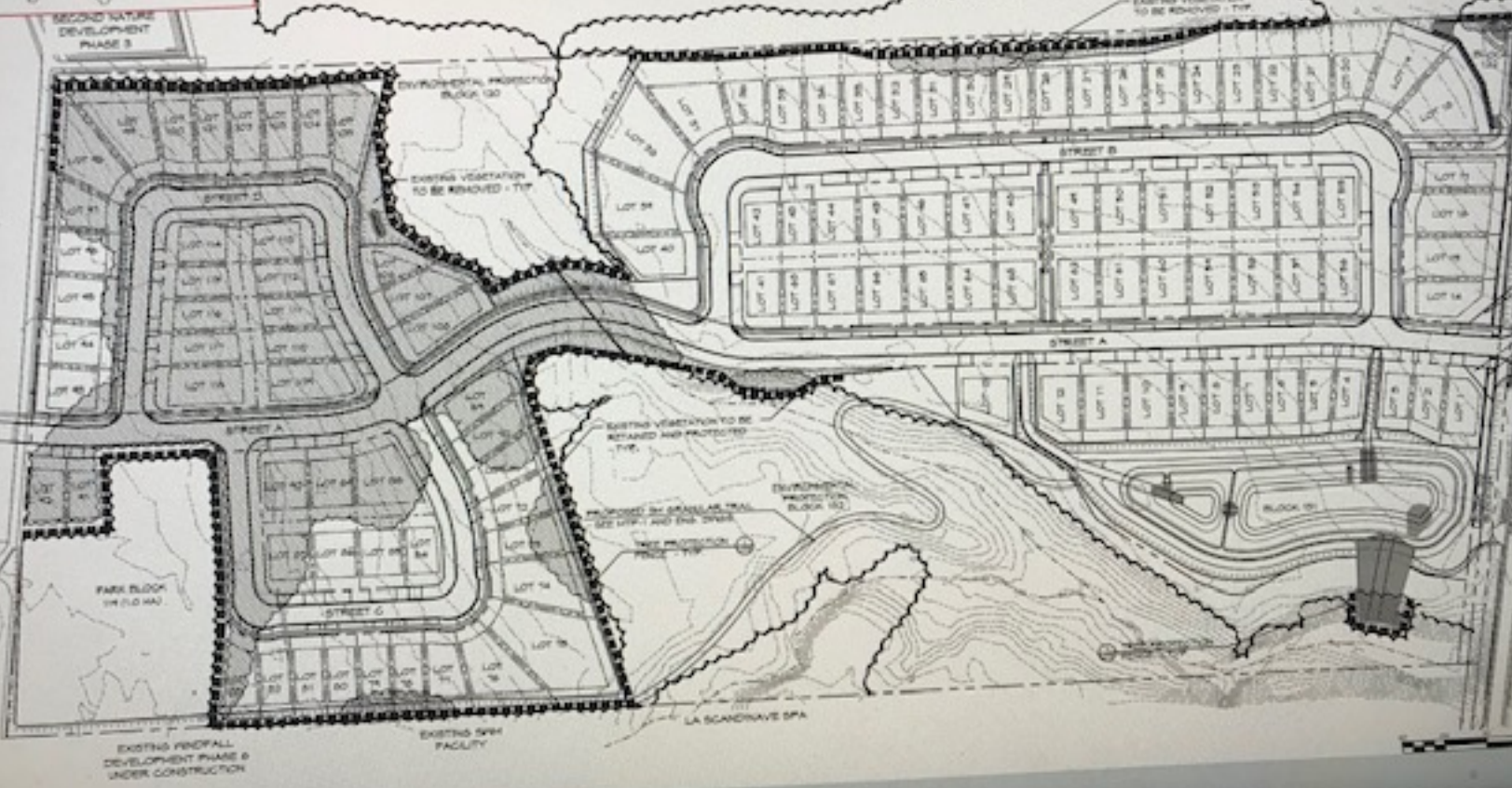
Division of Blue Mountains and Development Services Served For Construction Pre-Servicing Only

DATE: 7/19/2023

- LEGEND**
- PROPERTY BOUNDARY
 - - - LOT BOUNDARY
 - BUILDING FOOTPRINT
 - PATHWAY
 - EXISTING VEGETATION TO BE REMOVED - TYP.
 - EXISTING VEGETATION TO BE RETAINED AND PROTECTED - TYP.
 - TREE PROTECTION PERIMETER



MONTEREA GOLF COURSE





October 12, 2023

Blue Vista

The Town would like to advise those interested in Blue Vista that two new documents have been posted to the project webpage.

- [Blue Vista - Accepted for Construction Drawings - Pre-Servicing Only \(July 2023\)](#)
- [Blue Vista - Pre-Servicing Agreement \(September 2023\)](#)

[More Information](#)

Connect with the Town of The Blue Mountains:

[Twitter](#) | [YouTube](#) | [LinkedIn](#)

Email sent to: jmurdison@bluemountain.ca



October 25, 2023

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

Dear Mayor Matrosovs and Members of Council:

Re: Council Meeting – October 30, 2023 Agenda Items: G 2-1 and G 2-2 Tree Clear Cutting

We are writing to express our concern regarding the clear cutting that has taken place on the Blue Vista development lands beside our home [REDACTED].

In March, 2023 we received notification that tree cutting would be taking place on the Blue Vista development lands between March 13- 31, 2023. Before starting the cut, several trees were marked with a pink ribbon. When the clear cutting was completed, a silt fence was put up around the area and the trees with the pink ribbons were still standing. It was our understanding that these trees and the fence marked the perimeter of the land to be developed and Park Block 119 was to be used by the Town of Blue Mountains as park land.

In the afternoon of October 10, 2023, to our shock, a feller/buncher arrived and started to clear cut the trees on Park Block 119. By the end of day, October 11 the land was completely stripped of all trees. There was no notice provided that this would be happening. As you can imagine, we, and our neighbours were astonished and questioned why this was happening. We reached out to the Town of Blue Mountains as NO information has been provided about this future "park" that Block 119 has been designated as. We were advised by Evan Hancock that "As of now it will just be open space and there are currently no plans for the park block".

We find it very interesting that there are no plans for the park block, yet all the trees were removed. At a minimum, a buffer of trees could have been left to provide a barrier between the new subdivision and the proposed path between the Blumont and Blue Vista developments.

Although it is too late for the trees in this park block, as well as the habitat it provided for the wildlife that lived there, we ask that in the future, designated park blocks are not stripped of all trees, particularly when there is no plan to create park land.

We also ask that some trees be planted to create a barrier between the existing and planned trails and that the park block be maintained so that it is not just another field of unruly weeds.

Our third ask is that during the planning stage of the park land, that a consultative approach be taken involving the residents of the surrounding area.

We trust that serious consideration will be give to these requests.

[REDACTED]
Nancey and Reg Adamson
[REDACTED]

Attachment -
Draft Plan of Subdivision
Part of Lot 17 Concession 1
Town of Blue mountains

Blue Vista: Park Block 119 – Park Land

October 10, 2023



October 11, 2023

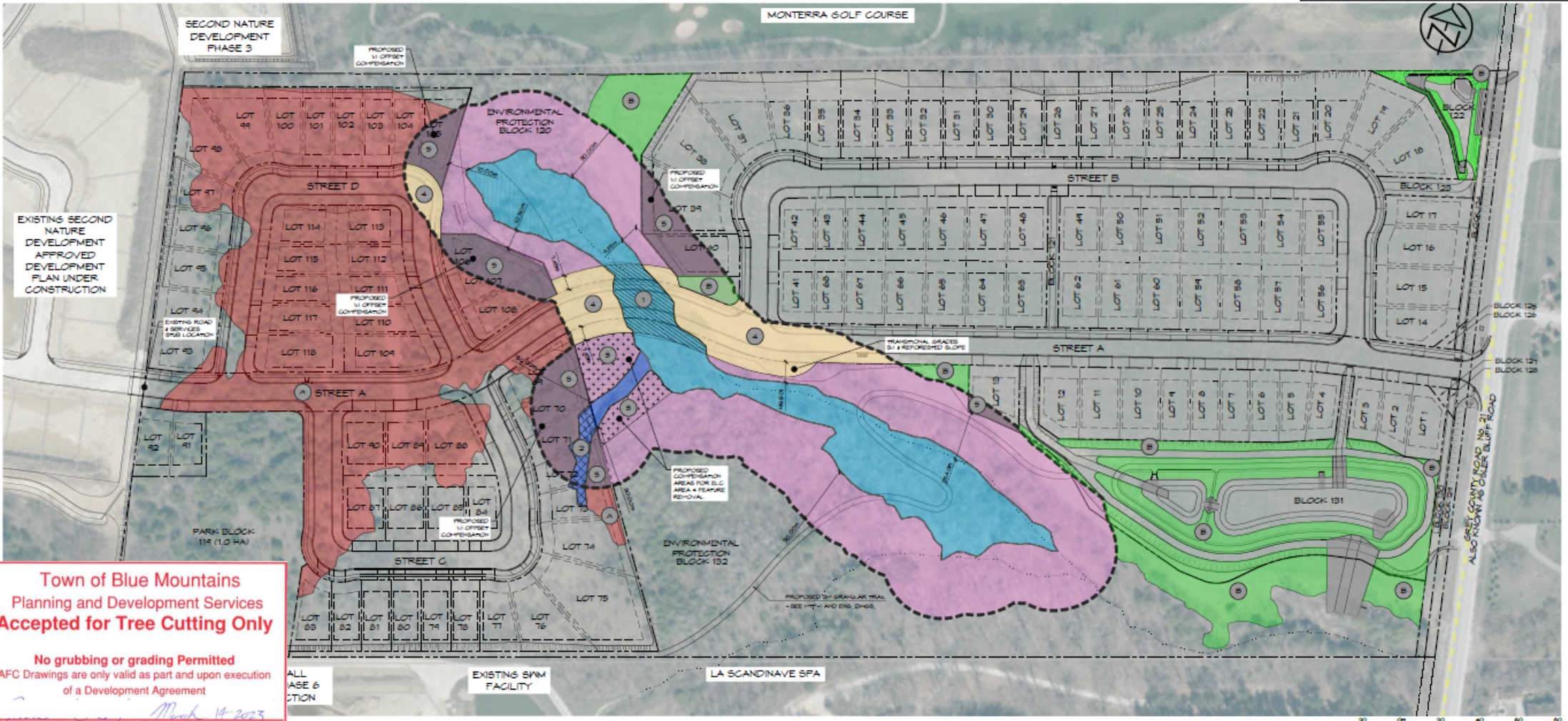
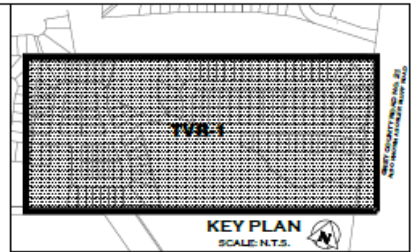


October 25, 2023



LEGEND

---	PROPERTY BOUNDARY	(A)	WOODLAND REMOVAL AREA 2,654 sq ft (26,54sqft)	(Light Blue)	E.L.C. AREA 3 (0.165 ha (1,65m ²)) GREEN ASH HERBAL DECIDUOUS SHRUB (SHD10-D) AND POPLAR HERBAL DECIDUOUS SHRUB (SHD10-H)	(Blue Hatched)	E.L.C. AREA 5 FEATURE REMOVAL 0.041 ha (411m ²) DUE TO PROPOSED ROAD GRADING & SERVICES	(Pink)	50% BUFFER AREA 2.04 ha (20,387m ²) FROM EXISTING WETLAND FEATURES TO BE RETAINED
---	LOT BOUNDARY	(B)	WOODLAND SHANKER-BIT AREA 1,025 sq ft (11,25sqft)	(Light Green)	E.L.C. AREA 4 (0.054 ha (541m ²)) GATHER HERBAL SHALLOW MARSH (SHB11-H)	(Blue Dotted)	E.L.C. AREA 4 FEATURE REMOVAL 0.055 ha (555m ²) DUE TO LOT CREATION	(Yellow)	50% EXISTING WETLAND BUFFER AREA REMOVAL 0.405 ha (4,051m ²) DUE TO PROPOSED ROAD GRADING & SERVICES
---	WATERCOURSE	(C)		(Light Purple)		(Blue Stippled)	COMPENSATION AREA PROVIDED 0.505 ha (5,051m ²) FOR E.L.C. AREA 4 FEATURE REMOVAL	(Purple)	50% EXISTING WETLAND BUFFER AREA REMOVAL 0.487 ha (4,871m ²) DUE TO LOT CREATION
---	COVER LIMIT OF 30% BUFFER FROM EXISTING WETLAND FEATURES PER M.V.C.A. POLICY IN THE ABSENCE OF AN EIS								



Town of Blue Mountains
Planning and Development Services
Accepted for Tree Cutting Only

No grubbing or grading Permitted
 AFC Drawings are only valid as part and upon execution of a Development Agreement

signature: *[Signature]* date: *March 14, 2023*

- NOTES:**
1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.P. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DATUMS ON-SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
 3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
 4. DO NOT SCALE THIS DRAWING.
 5. ALL EXISTING DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NO.	ISSUE / REVISION	DATE: MM/DD/YYYY
1	ISSUED TO M.V.C.A.	04/03/2023
2	REVISED PER M.V.C.A. COMMENTS	12/08/2021
3	ISSUED FOR 1ST SUBMISSION	12/21/2022
4	REVISION TO DWG. NAME AS PER TOWN	02/28/2023
5	ISSUED FOR PRE-SERVICING AGREEMENT	05/14/2023

This Drawing is For INFORMATION ONLY
 This Drawing should not be redistributed beyond the intended recipient

BLUE VISTA
TOWN OF THE BLUE MOUNTAINS
TREE/VEGETATION RETENTION, ENHANCEMENT AND COMPENSATION PLAN

CROZIER CONSULTING ENGINEERS

Address: 20000
 1 POWER DRIVE, SUITE 200
 COLLEENWOOD, ON L9Y 1A1
 T: 905.440.0210
 F: 905.440.0250
 www.crozier-engineers.com

Drawn By: L.P./R.B. Date: 03/22/23
 Scale: 1:1000
 Project No: 0876-5337
 Title: TVR-1

October 25, 2023

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

RE: Sudden unexpected Tree Clear Cutting in Blue Vista Block 119 for future Town park
Council Meeting October 3, 2023 Agenda Items G2.1 and G2.2

Dear Mayor Matrosovs and Members of Council

I would like to convey how shocking and disappointing it was to see the clear cutting of the forest located in Block 119 of the Blue Vista development on October 10 and 11, 2023.

We did not receive notification by the Town nor by the Developer either by notice or website indicating this area was to be clear cut. We did receive a notice in March for the clearing of land and when this was completed (March 13-31,2023) a silt fence was installed around the boundary of the project. The fencing excluded the forest which indicated to us that land was to remain forested.

We were surprised that this forested area (Town parkland/Open Space) was clear cut and that the Town has absolutely no plan as to what this park will look like. How can this be? Why would they destroy a natural forested habitat without a plan as to what will be done with the land? Why would they inadvertently create a wind and snow blowing corridor for the walking/biking trail from the Mountain House property leading to the village? Do they not know how many people use this trail and will now have this wind and snow discomfort whereas the forest provided protection? Why would you not leave a wee buffer of some sort to provide shade and to protect people using the trail from the elements? Why would you destroy 100 year old trees that could have been kept for shade and leave the land barren?

I took the time to complete the survey for the Official Plan as well as read the recently released results. A number one issue for people was to save the natural environment as much as possible and there was even a quote in the report to highlight such sentiment that essentially said "clear cutting and planting boulevard trees doesn't cut it in terms of maintaining the natural environment". This disconnect between development planning and what residents consider adds to their well-being and reason for choosing this area, cannot be more highlighted by the needless clear cutting of this forested land. The adjacent forest behind the homes on Stoneleigh and Springside Crescent was considered so important to residents as to cost a significant premium. In speaking with neighbours and those encountered using the trails, it is obvious the natural beauty and natural amenities (trails) is why they moved here.

I understand what has been done cannot be undone, however in the name of environmental stewardship and proper planning, please consider the following:

- ensure that excessive clear cutting does not happen again to any other development

- ensure that buffer areas be included and some mature trees remain where possible
- ensure proper consultation on what the Block 119 park in this area should look like
- do not wait 3-5 years before the Blue Vista property is developed to add some natural tree buffer for the property homeowners and the protection of those using the nature trail behind it.

Thank you for your time and consideration.

Irene Bond



**Original Draft Plan Conditions as per Planning Report PDS.21.076 August 11, 2021
Proposed Changes shown in Track Changes.**

Draft Plan Conditions Blue Vista Subdivision

Draft Plan of Subdivision File No. 42T-2019-01

General Requirements

1. That this approval applies to the draft plan of subdivision located on on the property legally described as South Part Lot 17, Concession 1, Town of The Blue Mountains, County of Grey, prepared by Lloyd & Purcell Ontario Land Surveyors last revised February 26, 2021 and signed by the Surveyor and Owner on April 7, 2022, showing the following:
 - 82 Single Detached Lots (82 Dwelling Units)
 - 36 Semi Detached Lots (72 Dwelling Units)
 - 4 Public Streets (Streets A, B, C, and D)
 - 14 Blocks:
 - Block 119 (Parkland Dedication)
 - Blocks 120 and 132 (Environmental Protection)
 - Blocks 121, 124, 125, 128, and 130 (Trails and Walkway)
 - Blocks 122 and 131 (Stormwater Management)
 - Block 123 Walkway/Service Connection
 - Block 126 and 127 (Grey County Road 21 Sight Triangles)
 - Block 129 (Grey County Road 21 Road Widening)
2. The Owner shall enter into and execute a Subdivision Agreement, in accordance with these Draft Plan Conditions, 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 of The Blue Mountains (“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. That the Owner shall enter into development and other necessary agreements or obtain necessary approvals, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures. These Agreements may deal with matters including but not limited to the following:
 - i. Engineering works which include municipal water, sanitary sewer services;

- ii. Professional services including preparation of reports, plans, inspections, certifications and approval;
- iii. Drainage, stormwater management;
- iv. Storm sewers and infiltration galleries;
- v. Road and intersection construction;
- vi. Securities, cash contributions, development charges;
- vii. Emergency services;
- viii. Land dedications and easements, reserves;
- ix. Hydro, Street Lighting, Natural Gas, Telecommunication and Fibre Optic Utilities;
- x. Architectural Control;
- xi. Grading and sodding;
- xii. Fencing & Landscaping;
- xiii. Trails/walkways;
- xiv. Fire Break Plan, if required;
- xv. Construction Implementation and/or Mitigation Measures;
- xvi. Warning clauses, signed entry features and safety hoarding;
- xvii. Public notification, signage and minimum notice periods.

The details of which may indicated in correspondence from appropriate commenting agencies and/or departments.

- 4. The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Pre-Servicing Agreement and/or Subdivision Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
- 5. The Owner shall agree in the Subdivision Agreement that all of the works required by the Town, the County, other government authorities and utility providers for the development and servicing of the lands shall be designed and installed in accordance with the Town's Engineering Standards, and Provincial & Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement to the satisfaction of the Town. Where compliance with Town Engineering Standards necessitates offsite works, (i.e. water distribution, sanitary sewer, or stormwater management system upgrades) the owner shall enter into agreements with the Town and/or the County to implement or enter into costs sharing agreements for the requisite offsite works, to the satisfaction of the Town.
- 6. That prior to final approval by the County, appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan.

7. That the public streets shall be named in accordance to the Town's Street Naming Policy, to the satisfaction of the Town of The Blue Mountains.

Servicing, Grading and Road Requirements

8. That prior to final approval by the County, a Site Servicing Plan is prepared to show how the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains.
9. That prior to final approval and registration of the Plan, the Town shall provide confirmation to the County that there is sufficient water and sanitary capacity available and allocated to service the entire plan of subdivision, based on actual usage, as determined by the Town's monitoring of water flows and sanitary sewer flows.
10. That the Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
11. That 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.
12. That a stormwater management plan be prepared to the satisfaction of the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority.
13. That a Wetland Creation and Buffer Enhancement Plan be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority demonstrating a net gain of wetland creation/expansion for the removal of unavoidable wetland features (Municipal Road). Wetland Buffer Enhancement to include fencing and tree planting as appropriate.
14. That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.
15. That prior to final approval by the Town, Operation and Maintenance Manuals for any non-standard infrastructure shall be provided to the satisfaction of the Town.

16. That the Subdivision Agreement shall contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town and County of Grey 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 suitable construction traffic routes are identified to the satisfaction of the Town and County of Grey; and,
 - iii. 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.
17. That the Subdivision Agreement between the Owner and the Town provide for the dedication of a 5.181 metre Grey Road 21 road widening (Block 129) and 15.24 metre intersection day light triangles (Block 126 and 127) to be conveyed to the County of Grey without monetary consideration and free of all encumbrances.
18. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Stormwater Management System including Block 122 and Block 131 without monetary consideration and free of all encumbrances.
19. That an entrance permit be granted by the County of Grey for any new entrances or intersections, such as Street 'A' and Temporary Construction Access, that are connecting onto Grey Road 21. Any work within the County's road allowance will require an encroachment permit. The design of the intersection of Street 'A' and Grey Road 21, including the trail crossing, will need to be to the satisfaction of the Town and the County of Grey.
20. That a suitable temporary construction access road is provided to direct development construction activity away from Street 'A' as appropriate. This temporary access is to be constructed to the satisfaction of the Town and the County of Grey. The Subdivision Agreement will provide for the timing of the closure and decommissioning of this temporary road access.

Utilities and Canada Post

21. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, including CRTC-

licensed telephone and broadcasting distribution, as may be required, to the appropriate agency or public authority.

22. The Owner shall provide to Enbridge Gas (operating as Union Gas) the necessary easements and/or agreements required by Union for the provision of gas services in a form satisfactory to Enbridge Gas.
23. The Owner, in consultation with the applicable utilities and Communications Service Providers, shall prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of the installation.
24. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.
25. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Development Engineering Department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailbox and that the location be included on the appropriate servicing plans.
26. That should a Community Mailbox be required, that the Subdivision Agreement contain further clauses requiring that the Developer install an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.

Vegetation, Fencing and Streetscape Requirements

27. That prior to final approval, the Owner prepares a Vegetation Assessment and Vegetation Management Plan by a qualified consultant to the satisfaction of the Town of The Blue Mountains. The Vegetation Management Plan shall include amongst other matters:
 - i. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected, where feasible, during the development process;
 - ii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and,
 - iii. That said plan be incorporated into the Subdivision Agreement with the Town.

28. That a tree/vegetation retention and enhancement plan be completed for the site to the satisfaction of the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority.
29. The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the Vegetation Assessment / Vegetation Management Plan to the satisfaction of the Town of The Blue Mountains.
30. That prior to final approval, the Owner prepares an edge management plan to address areas requiring establishment of a new woodland edge and to identify and specify approaches for restoration/enhancement of open lands adjacent to retained woodlands.
31. That prior to final approval, the Owner shall prepare a Landscape Plan providing additional tree plantings adjacent to the Golf Course in accordance with the recommendations of the Golf Spray Analysis.
32. That prior to final approval, the Owner shall complete a Trail Assessment on the potential impacts related to the trail alignment with recommendations for trail design to avoid, minimize and/or mitigate impacts to woodlands, wetlands, watercourses and related features and functions.
33. That the Owner shall dedicate a 4.5 metre trail block adjacent to Grey Road 21 To the Town and construct a 3.0 metre wide stonedust trail in accordance with Town Standards.
34. That the Owner shall remove all identified trees from the Public Parkland Block 119, rough grade 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 all rough graded areas.

Park and Open Space Requirements

35. The Owner shall provide Block 119 (1.018 hectares / 5.0%) being the minimum parkland dedication of 5% to the Town of The Blue Mountains, in accordance with the Planning Act.
36. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Environmental Protection Blocks (Block 120 and 132) without monetary consideration, free of all encumbrances, and in a form acceptable to the Town

37. That the Subdivision Agreement include provisions for a public walkway connection between Grey Road 21 and the Community Park being Plan 16M-42 Block 42 or Plan 16M-69 Block 148.

Miscellaneous

38. That the Owner agree that the Subdivision Agreement shall contain appropriate Notice and Warning clauses on all Purchase and Sale Agreements to acknowledge subdivision build out requirements, homeowner requirements, to acknowledge the existing Monterra Golf Course lands to the north, and to advise community school requirements from Blue Water District School board.

39. That prior to execution of any Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:

- i. Installation of a Project Notification Sign, 1.2 m x 2.4 m 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 to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery.
- iii. Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly).
- iv. A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
 - a. Significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping, and/or
 - b. Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).

40. 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.

41. That the Owner shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office in a place visible to the public, which indicates the approved location of all sidewalks, walkways, trails, community mailboxes, parks, schools, open space

areas, environmental protection areas/tree preservation areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures, as applicable.

Administration

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

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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 Chief Building Official for approval.
- v. 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.

- vi. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, or any other applicable authority, prior to any site alteration.
 - vii. The Owner shall agree to the following:
 - a. 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*;
 - b. 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.
 - viii. 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.
 - ix. 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.
42. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how Conditions 1-41 have been satisfied.
43. That prior to final approval, the County is advised in writing by the Grey County Transportation Services Department how Conditions XXX have been satisfied.
44. That prior to final approval, the County is advised in writing by the Nottawasaga Valley Conservation Authority and Grey Sauble Conservation Authority how Conditions 12, 13 and 28 have been satisfied.
45. That prior to final approval, the County is advised in writing by Enbridge Gas how Condition 22 has been satisfied.

46. That prior to final approval, the County is advised in writing by the Canada Post how Conditions 25 and 26 have been satisfied.
47. 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.
48. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey.
49. 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

County of Grey Transportation Services
<address>

Grey Sauble Conservation Authority
<address>

Nottawasaga Valley Conservation Authority
<address>

Enbridge Gas
<address>

Canada Post
<address>

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.



B&J CONTRACTING

July 20, 2023

Re: BlueVista Development
Part Lot 25, Concession 4
Notice of Construction of Site Servicing and Road Works

Dear Resident:

The notice is to advise you of site servicing and roadworks to occur on the subject lands. Work will include topsoil stripping and earthworks (site grading), construction of two stormwater management facilities, new sanitary sewers, storm sewers, watermains, utilities, and roads for a new residential development.

The owner has secured approvals from the Town of The Blue Mountains, Grey County, Nottawasaga Valley Conservation Authority and Grey Sauble Conservation Authority to allow for the work to proceed.

B&J Contracting will be completing the work which is expected to start in July 2023 and continue through November 2024. Work will be completed Monday to Friday between the hours of 7 am to 7 pm in accordance with Town bylaws. No work will be completed on weekends. The contractor will be utilizing heavy equipment including excavators, loaders, compactors, dozers, dump trucks and other miscellaneous equipment to complete the work. Access to the site for construction vehicles will be from Grey Road 21.

During the work residents may see construction equipment, dump trucks and site crews operating. Residents may hear noise from construction activities and may smell asphalt during paving operations. No service interruptions for existing residents resulting from the works to be completed are expected. If a service interruption becomes necessary additional notices will be provided.

Work within the Grey Road 21 road allowance will be required from time to time and will necessitate temporary traffic control measures be implemented; however, Grey Road 21 will always remain open. A schedule for this work has not been determined but is expected to occur in short durations.

Residents can visit the Town's website for additional project information: [Blue Vista | Town of The Blue Mountains, ON](#)

Contact Information:

Engineer:	Tatham Engineering Limited mgiles@tathameng.com	Morgan Giles	705-444-2565
Developer:	Royalton Homes Inc. schaaya@royaltonhomes.com	Sal Chaaya	705-446-9000
Contractor:	B&J Contracting Inc. trevor@b-jcontracting.com	Trevor Lane	705-791-2020
Emergency:	B&J Contracting Inc. trevor@b-jcontracting.com	Trevor Lane	705-791-2020
Town:	Development Engineering developmentengineering@thebluemountains.ca		519-599-3131

Safety:

To ensure the safety of all, there shall be no resident or public access to the property at any time, access to the property is strictly prohibited.