



GEORGIAN BAY
CLUB

The Enclave

Planning Justification Report

August 2023

Prepared by DUNNCAP and Travis & Associates

DUNNCAP

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Attachments:

One: Draft Vacant Land Condominium

Two: Draft Zoning By-law Amendment

Three: Pre-Consultation Comment Response Matrix



1.0 Executive Summary

The purpose of this Report is to provide a land use planning assessment of proposed applications for a Draft Plan of Vacant Land Condominium (VLC) and a concurrent Zoning By-law Amendment. The proposed development (“The Enclave”), would result in twenty-two (22) single detached dwelling units fronting on and serviced through a condominium common element road. An open space block is also proposed in the easterly portion of site.

The subject lands comprise 4.9ha and have a 140m frontage onto the 7th Line in the Town of The Blue Mountains. More particularly, the subject lands are situated within the Georgian Bay Golf Club community and are adjacent to an existing residential development, known as the “Private Residences at Georgian Bay Club” (Grey Standard Condominium Plan 105), and otherwise surrounded by the existing golf course. The proposed development is to be serviced through extension of existing municipal sewer and water services located on Club Drive, with access being provided via a 6.0m wide private condominium road also extending from Club Drive.

The County of Grey Official Plan and the Town of The Blue Mountains Official Plan designate the lands for residential and/or recreational development on full municipal services.

The Town of The Blue Mountains Official Plan permits a range of residential dwelling types to a maximum density of ten (10) units per gross hectare. The proposed development achieves a density of approximately 4.5 units per gross hectare and does not exceed the maximum established in the Official Plan. In terms of residential land use and density, the subject proposal conforms to the Town of The Blue Mountains Official Plan.

The Draft Plan of Vacant Land Condominium proposes to create a total of twenty-two (22) individual units/lots for the construction of single detached dwellings. These “lots” are referred to as “Blocks” on the VLC plan. Proposed lot frontages range from 18.68m to 27.75m. Lot depths vary from 42.42m to 85.9m. The resulting lot areas range from 1,272 sq.m. to 2,652 sqm. The VLC would also



create a 0.5ha private open space block ('Block 1'), a 14.0m wide block for the internal condominium road and associated service infrastructure ('Street A'), and a 6.0m wide block to be dedicated to the Town as a road-widening for the 7th Line ('Block 2').

The Zoning By-law Amendment application proposes to amend Comprehensive Zoning By-law 2018-65 in order to re-zone the subject lands from the *Development "D"* zone to the *Residential One (R1-1)* and *Open Space (OS)* zone categories. The proposed Zoning By-law Amendment is included in this report as Attachment Two.

In reviewing applicable Provincial, County, and municipal planning policy in conjunction with the provided engineering and environmental studies, it is submitted that the proposed applications are consistent and in conformity with applicable policies, can be appropriately serviced and represent good planning.

2.0 Location, Description, and Surrounding Uses

The Lands are located within the community commonly referred to as the Georgian Bay Club ("GBC"), which consists of an 18-hole private golf course and associated residential development (see Figure 1, Location). Generally, the lands are within a residential/recreational neighbourhood located south of the intersection of Highway 26 and County Road 40.

The lands are approximately 4.9ha in area with 140m of frontage onto the 7th Line. The site is generally flat with a moderate slope (0.5-3.5%) from south to north towards Club Drive. The lands are predominantly covered in woodlands and currently contain a single detached dwelling unit and associated accessory structures.

Surrounding land uses include:

- **North:** The Private Residences at the Georgian Bay Club comprising a total of fifty-six (56) semi-detached residential units (Plan of Condominium No. 105).



- **South and East:** Golf Course at the Georgian Bay Club.
- **West:** 7th Line, Vacant land, Single Detached Dwellings;



Figure 1: Location Key Map and Aerial Photo of the Subject Lands

The Subject Lands (“Lands”) are legally described as Concession 7, Part Lot 7, RP 16R-3261, Part 1, and are municipally known as 516681 7th Line, Town of The Blue Mountains (see Figure 2).

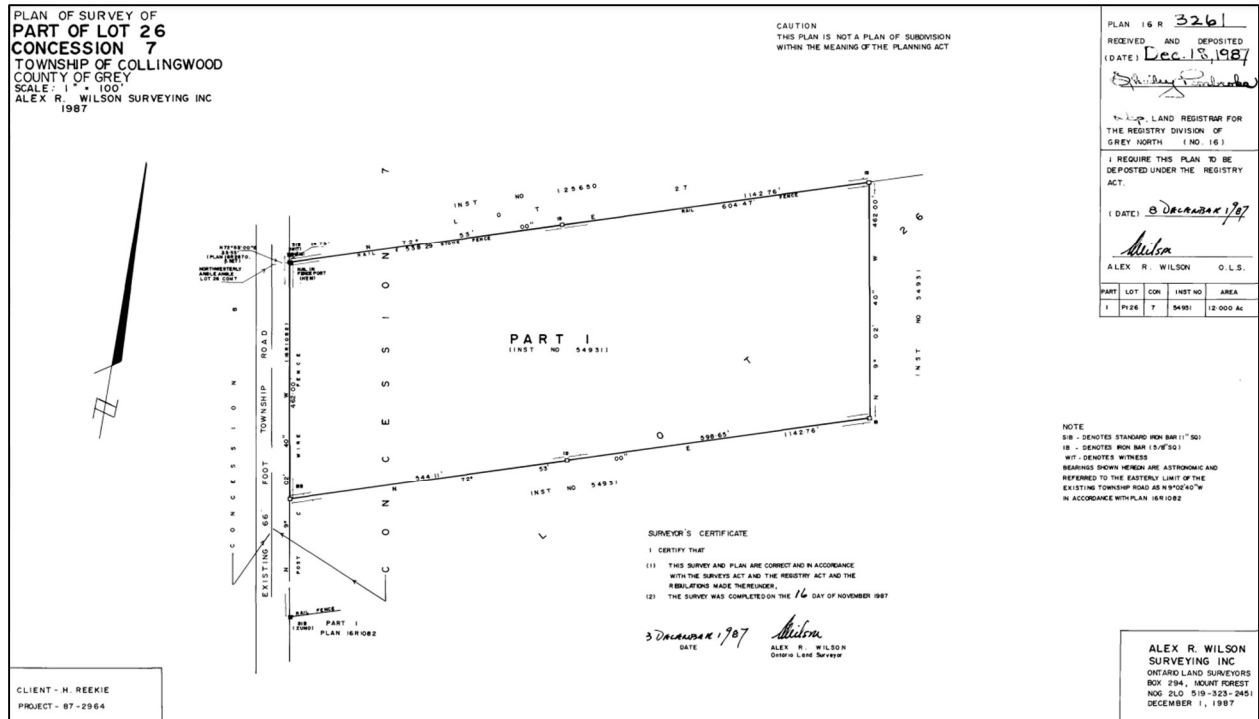


Figure 2: Boundary Survey

3.0 Project Team

Owner/ Developer:

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Natural Sciences Group Manager/ Senior Ecologist

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Shane McCartney, M.A.
Consultant Archaeologist

Golf Course Architect:

Fry/Straka Global Golf Course Design
Jason A. Straka, ASGCA, Principal

Geotechnical:

JLP Services Inc.
John Broad
General Manager

4.0 Proposal

4.1 Applications

The subject proposal comprises two applications. First is an application for approval of a Vacant Land Condominium Draft Plan (VLC). Second is a related Zoning By-law Amendment application to implement the VLC.

The condominium application proposes a VLC that comprises total of twenty-two (22) single detached dwelling “lots” and three Blocks (see Attachment One). An excerpt of the proposed Vacant Land Condominium plan is provided below for ease of reference.

To implement the VLC, a concurrent Zoning By-law Amendment to Comprehensive Zoning By-law 2018-65 is submitted. This amendment proposes to re-zone the lands from the *Development (D)*



zone to the *Residential One (R1-1)* and *Open Space (OS)* zones. The proposed Zoning By-law Amendment is provided in Attachment 3.

4.2 Draft Plan of Vacant Land Condominium

The proposed VLC is provided as Attachment 1 and includes provisions for twenty-five (25) blocks, including twenty-two (22) Single Detached Residential Blocks (Block 1 to 22, inclusive), one (1) Open Space Block (Block 1), one (1) Road Widening Block to be dedicated to the Town (Block 2), and one (1) Block for a proposed internal private Condominium Road and associated service infrastructure ('Street A'). The single detached residential "Blocks" are synonymous with single detached residential "Lots" in terms of land use descriptions and references in this report.



Figure 3: Draft Plan Vacant Land Condominium Excerpt

The predominant land use within the proposed development is residential which occupies 3.7ha of the property (approximately 75%). The proposed residential blocks range in area from 1,272 sq.m. to 2,652 sq.m. Lot sizes and dimensions are sufficient to accommodate the construction of dwelling units in accordance with the R1-1 zone provisions requiring a minimum frontage of 18m

and a minimum lot area of 550 sq.m. The overall density of the development is approximately 4.5 units per gross hectare.

Open space considerations were provided for in earlier phases of development, including the golf course lands. Through this phase, an additional 0.5ha of open space is proposed. The open space component serves to maintain the general open landscape character of the area, while also providing natural buffer for various lots abutting the golf course. This buffer also serves as a mitigation measure to address potential conflict with normal golf course operations (see submitted Golf Spray Analysis).

The proposed VLC provides for a modest amount of growth of the Georgian Bay Club Community, in a form and tenure which is consistent and compatible with the established residential and recreational community character.

4.3 Zoning By-law Amendment

The Town of The Blue Mountains Comprehensive Zoning By-law 2018-65 (“By-law 2018-65”) currently zones the Lands as *Development (D)*. In accordance with Section 1.5(g) of the By-law, lands within this zone category remain subject to the former Town of Thornbury By-law 10-77 (“By-law 10-77”) or the former Township of Collingwood Zoning By-law 83-40 (“By-law 83-40”), as applicable. Consequently, the lands are currently zoned *Rural Estate Residential (RUR-c)* in accordance with Zoning By-law 83-40.

The purpose and effect of the submitted Zoning By-law Amendment application is to re-zone the lands into the *Residential One (R1-1)* and *Open Space (OS)* zone categories of Zoning By-law 2018-65. This amendment would permit twenty-two single detached dwelling units and establish an open space/tree buffer area between Lots 1-6 and the adjacent golf course lands.

By rezoning the lands from the *Development (D)* zone to the *Residential One (R1-1)* and *Open Space (OS)* zones in By-law 2018-65, the lands will effectively become subject to By-law 2018-65 notwithstanding Section 1.5(g) described above. No site-specific zone provisions or additional



permitted uses are proposed in the submitted Zoning By-law Amendment application. A Draft Zoning By-law is attached as Attachment 2.

5.0 Pre-consultation

A pre-consultation meeting was held by the Town of The Blue Mountains on April 7, 2022. Comments were received from the Town Development Services Department and County of Grey Planning Staff. A Response Matrix is provided as Attachment 3 outlining how the pre-consultation comments have been addressed.

Through pre-consultation, the following reports were identified by the County and Town as being required and are submitted in support of the proposal:

- Planning Justification Report
- Functional Servicing Report and Stormwater Management Report (“FSR”)
- Archaeological Assessment (Phase 1/2)
- Environmental Impact Study (“EIS”)
- Traffic Impact Brief
- Geotechnical Report
- Scoped Golf Spray Analysis
- First Nations Consultation

No major concerns were raised by commenting agencies through the pre-consultation process. A summary of each technical report is provided in Section 7.0 of this report.

First Nations Consultation



The applicant initiated consultation with First Nations in advance of submission of the Draft Plan and Zoning By-law Amendment applications. At the time of writing, the applicant has entered into a consultation agreement with the Saugeen Ojibway Nation. No correspondence has been received from the Huronne-Wendat Nation in response to an invitation to consult dated June 22, 2023.

6.0 Planning Context and Policy Analysis

6.1 Ontario Planning Act

The *Ontario Planning Act* (“Act”) provides the legislative basis for land use planning in the province. The purpose of the Act is to create a provincially established framework and process for decision making, to promote sustainable economic development in a healthy environment, to integrate provincial interests into decision making, and to outline the authority for municipalities for decision-making in planning.

The Act requires that decisions related to land use planning shall have regard for matters of provincial interest outlined under Section 2 of the Act, and be consistent with the Provincial Policy Statement, as outlined under Section 3 of the Act. As outlined in proceeding sections of this Report, the proposed applications have appropriate regard for, and are consistent with, provincial interests and provincial policy statements and plans.

Section 34 of the Act provides the authority for municipalities to enact a Zoning By-law to restrict the use of land and the erection, location and use of buildings, except as prescribed in the By-law. Section 34(10) of the Act allows for amendments to the By-law and outlines the prescribed information that a person or public body shall provide to Council when applying for an amendment (S.10.1). It is submitted that the prescribed information, as outlined through the pre-consultation process, has been provided and that the application may be deemed complete per Section 34(10.4) of the Act.



The application for Draft Plan of Condominium is subject to Section 51 of the Act, which provides guidelines related to the subdivision of land in the province. Section 51(17) requires applicants to provide the prescribed information and material to the approval authority when applying for approval of a draft plan of subdivision. It is submitted that the prescribed information, including material identified through the pre-consultation process, has been provided to the County of Grey. All submitted materials have also been provided to the Town of The Blue Mountains as a commenting agency on the application for draft plan approval.

In addition to the prescribed information, the matters outlined under Section 51(24) of the Act must be considered in making decisions on plans of subdivision. The proposed development addresses the matters outlined by Section 51(24) as follows (reference to each subsection is provided):

- a) The proposed development has regard for matters of provincial interest outlined under Section 2 and Section 3 of the Act, as is further demonstrated in proceeding sections and policy analysis contained in this report.
- b) The Lands are located within an identified Settlement Area and are designated for residential development in the Municipal Official Plan. Municipal services are also available. There is nothing to suggest that the proposed development is premature.
- c) The proposed plan of condominium represents the latest development phase of the existing GBC Community and provides for a logical and compatible extension of the existing residential development. The proposed lot sizes and general configuration are consistent with the existing development and will result in similar and compatible built form for the future dwelling units. Review of the County of Grey and Town of The Blue Mountains Official Plans are provided in Section 5.4 and Section 5.5 of this report, respectively.
- d) The subject lands are designated for residential development in the Municipal Official Plan. The submitted technical studies further demonstrate the suitability of the lands for a residential plan of condominium. No affordable housing units are proposed to be provided within the plan of condominium, as is discussed in further detail under Section 5.4 of this Report.



- e) As demonstrated in the submitted Traffic Impact Brief, the existing and proposed road networks are adequate to accommodate the addition of the proposed twenty-two single detached dwelling units.
- f) The proposed residential lots comply with, or exceed, the minimum lot size provisions of the *Residential One (R1-1)* zone, per the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65. Further, the lots are generally regular in shape and building envelopes are easily established with respect to determining front and rear lot lines for the purpose of applying required building setbacks.
- g) No restrictions are proposed to be applied on the Subject Lands, buildings, or adjoining properties.
- h) No natural resources have been identified on the Lands. It is further noted that an Environmental Impact Study and Functional Servicing Report have been submitted in support of the proposed development. Detailed engineering drawings will be submitted for approval as a Draft Plan Condition prior to final approval.
- i) Public infrastructure, including telecommunications, hydro, and natural gas, are available in the immediate area. As outlined in the submitted FSR, there is adequate capacity in the Municipal Water Treatment Plant to accommodate the development. The FSR also demonstrates that there is adequate capacity in the Thornbury Wastewater Treatment Plant to reserve allocation for the proposed development, subject to confirmation through detailed design if the Phase 1A plant upgrades are required to be completed prior to the future dwelling units being connected to the municipal system.
- j) There is no indication that the addition of twenty-two single detached dwelling units will have an adverse impact on local school capacities. Further comment from the Bluewater District School Board and/or Bruce-Grey Catholic District School Board are anticipated through the draft plan approval process.
- k) Block 2 is proposed to be conveyed as a road widening to the Municipality. Cash-in-lieu of parkland dedication will otherwise be provided, in accordance with the provisions of the *Planning Act*.
- l) Arrangements for the supply of energy will be coordinated in consultation with the appropriate public authority through detailed engineering design for the development.



- m) The development of the blocks within the proposed Plan of Condominium are not subject to site plan control. A Development Agreement will be entered into prior to registration of the plan of condominium to govern the development of the common road and associated service infrastructure.

It is submitted that the proposed applications comply with the purpose and requirements of the *Planning Act* and that the matters outlined under Section 51(24) are appropriately addressed in the proposed Draft Plan of Condominium.

6.2 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020, (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of natural interest, public health and safety, and the quality of the natural and built environment. Land use decisions must be consistent with the policies of the PPS, and municipal Official Plans are the critical implementation tools for the protection of the identified provincial interests (PPS, Part 1). Part 5 of the PPS provides policy guidance on decision making related to land use planning in the province. The policies of the PPS have been reviewed in the context of the submitted application and those that are most pertinent to the subject applications are discussed below:

Section 1.0, entitled “Building Strong Healthy Communities”, 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. For the purpose of the PPS, the Subject Lands are located within a *Settlement Area*.

Section 1.1.3 directs growth and intensification to designated settlement areas and promotes land use patterns which efficiently use land, resources, and infrastructure, and a range of uses and opportunities for intensification. Municipal services are the preferred form of servicing within settlement areas (PPS Section 1.6). Further, Section 1.5 and 1.6 of the PPS promote healthy active communities by facilitating active transportation, providing a range of built and natural recreational amenities, and providing opportunities for public access to shorelines.



The proposed development represents efficient use of land and existing municipal service infrastructure and maintains compatibility with the open landscape character of the overall golf course residential community. Notwithstanding the existing recreational facility (i.e. golf course), the Lands are in close proximity to the Georgian Trail which provides regional active transportation connections to other amenities located in Thornbury, Blue Mountain Resort, and the Town of Collingwood. It is submitted that the proposed applications are consistent with the policy direction of Section 1.0 of the PPS.

Section 2.0 of the PPS, entitled “Wise Use and Management of Resources”, promotes Ontario’s long-term prosperity, environmental health, and social well-being, through conservation and protection of natural heritage features and resources, and archaeological resources. Site alteration is not permitted within areas that contain habitat for endangered or threatened species, unless it is demonstrated that there will be no negative impacts on the natural heritage feature or its function.

The potential for natural and cultural heritage resources were evaluated through completion of an Environmental Impact Study and Archaeological Assessment (Phase 1 and 2) for the site. The Archaeological Assessment concluded that there are no cultural heritage resources requiring further protection or assessment within the site limits. The report was entered into the *Ontario Public Register of Archaeological Reports* and was circulated to the Saugeen Ojibway and Huronne-Wendat Nations for on-going consultation in advance of submission of the Draft Plan and Zoning By-law Amendment applications.

The completed EIS identified three butternut trees on the southerly abutting property, which are listed as a species-at-risk. Accordingly, butternut health assessments were completed in accordance with Ontario Regulation 830/21. As outlined in the EIS, the required 25.0m buffer area for two of the identified trees do not overlap the site boundary. The third identified tree was assessed by a qualified expert to determine an appropriate root protection zone. As a result of this assessment, a 23.0m buffer area from the tree was determined to be appropriate. As shown in the EIS, the draft plan design has accommodated the required buffer through the open space block, and the root protection zone does not overlap the proposed lot line of Lot 5 or Lot 6. As



such, the conclusions of the EIS confirm that no negative impacts or harm is anticipated to the identified species-at-risk as a result of the proposed development.

Section 3.0 of the PPS strives to protect public health and safety by directing development away from areas containing natural or manmade hazards. In this regard no natural or manmade hazards have been identified on the site, as further confirmed through the submitted technical studies.

As detailed above, it is submitted that the proposed Draft Plan and Zoning By-law Amendment are consistent with the direction of the policies of the Provincial Policy Statement, 2020.

6.3 Niagara Escarpment Plan (2017)

The Niagara Escarpment Plan, 2017, (“NEP”) serves as a framework for the protection of the natural function of the Escarpment while facilitating development that is compatible with the natural environment. Map 6 to the NEP designates the subject lands as *Escarpment Recreation Area* (Figure 4). The *Escarpment Recreation Area* designation applies to areas of existing or potential recreational development, including associated seasonal or permanent residences. Per Section 1.8.3 of the NEP, permitted uses include single detached dwellings and golf courses (subsections 2 and 6). Permitted uses also include uses provided for in the Town of The Blue Mountains Official Plan (subsection 17).

New development in the ERA designation is subject to the Development Objectives under Section 1.8.5 which promote low-impact development, the protection of the natural and hydrologic function of the Escarpment, preserving cultural heritage, and ensuring that appropriate sewer and water services are provided. The proposed development is consistent with these objectives, as it does not impact the natural or hydrologic function of the Escarpment, as demonstrated by the submitted EIS, and no items of cultural significance were found through the completed Phase 1 and 2 Archaeological studies. Further, full municipal services are proposed for the future dwelling units.



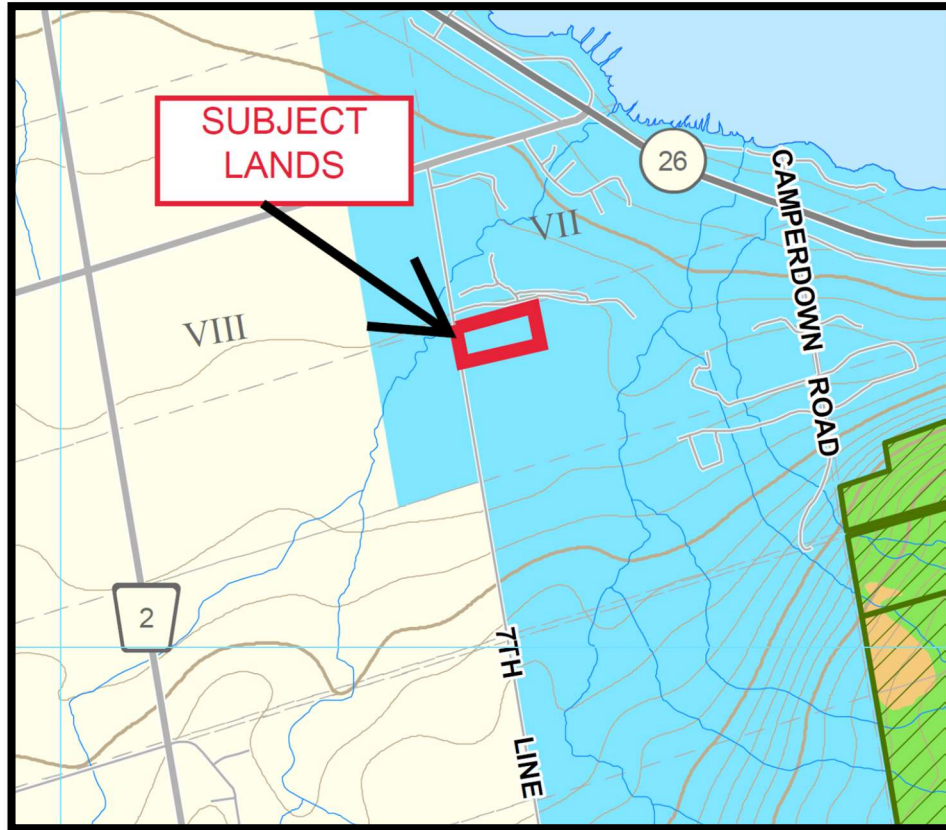


Figure 4: NEP Map 6 Excerpt Showing Subject Lands

General development criteria under Part 2 of the NEP applies to all development within the NEP plan area. As noted in Section 2.1, the criteria deal with a variety of situations, and all criteria do not apply to every development. It is submitted that the proposed development does not conflict with the criteria of Section 2.1, as the site does not include any natural hazards, maintains the ecological and natural function of the Escarpment, and does not encroach into naturally sensitive areas.

The overall objective of the Lot Creation policies under Section 2.4 of the NEP is to direct new lot creation to locations that are the least environmentally sensitive and otherwise generally defers to local Official Plans for specific lot creation policies. It is submitted that the proposed development does not conflict with the Lot Creation policies of the NEP as it includes a density that maintains the Escarpment's overall open space landscape character and does not pose adverse impact to significant natural heritage features.

As detailed above, it is submitted that the proposed Draft Plan and Zoning By-law Amendment are consistent with the direction of the policies of the Niagara Escarpment Plan, 2017.

6.4 County of Grey Official Plan (2019)

Schedule A to the County of Grey Official Plan designates the Lands as *Recreation Resort Settlement Area (RRA)*. Appendix 'B' identifies significant woodlands on most of the Lands. The RRA designation represents settlement areas with a defined development area, specific recreational amenities, and residential development that is provided full services. The Plan recognizes that these areas do not contain the same range of uses as a traditional urban centre or primary settlement area and are instead focused on recreational components as the basis for development (Section 3.3).

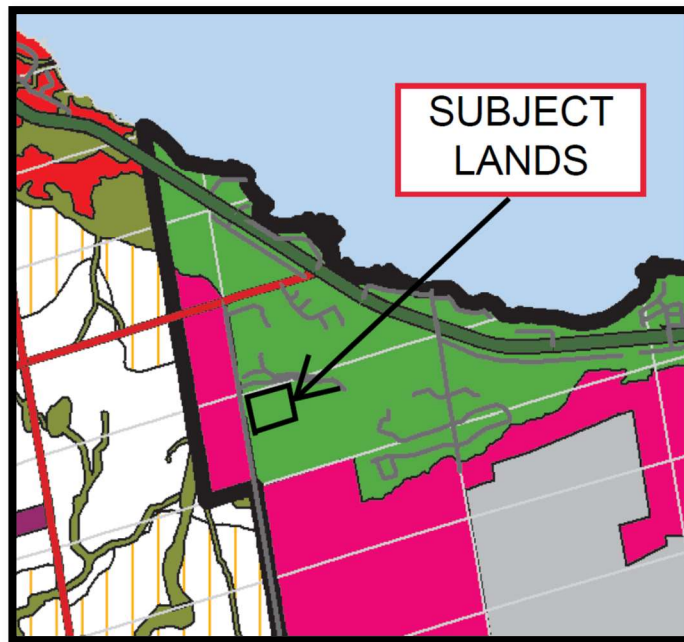


Figure 5: COG OP Land Use Map 2 Excerpt

New development is to serve the public interest by contributing to the provision of community recreational amenities and facilitate municipal service infrastructure. Per Section 3.8(5), recreational and tourism related activities are supported through encouraging expansion of associated facilities and by encouraging new land uses that promote existing recreation/tourism facilities.

New plans of subdivision/condominium are to also consider general criteria under Section 9.13 of the Plan pertaining to design, housing and employment densities, housing types including assisted living facilities, and the provision of affordable housing.



Figure 6: COG OP Constraints Appendix Map 2B

Section 7 of the Official Plan promotes the conservation and protection of natural heritage features within the County. Development and site alteration is generally not permitted within significant woodlands unless it has been demonstrated through an EIS that there will be no negative impacts on the feature or its natural functions.

The proposed development conforms to the County of Grey Official Plan as it represents the progression of an existing golf course community that is focused on the primary golf course use. Ultimately, the growth of the existing GBC community through the proposed applications will help to continue to enhance and support the existing recreational facility.

Further, the Block Plan is designed to utilize the existing internal road network for access to the lands and provides for consistent design throughout the area. Single detached dwellings are

compatible with the approved and/or constructed semi-detached units within the preceding phase of development and will be provided full municipal sewer and water services. Affordable housing is not proposed as the RRA designation does not contain the same range and density of uses as a traditional urban centre, or primary settlement area, as recognized in the County Official Plan, to which proximity is critical in the consideration for the siting of affordable housing units. The EIS further confirms that the development does not negatively impact the natural or ecological function of the larger significant woodland network.

As detailed above, it is submitted that the applications for Draft Plan of Condominium and Zoning By-law Amendment conform to the policies of the Grey County Official Plan, 2018.

6.5 Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan, 2016, provides the basis for land use planning and long-term management of growth and development of the community. The Official Plan has been reviewed in its entirety and commentary on the policies most pertinent to the subject applications are provided below.

Community Vision and Guiding Principles

Section A.1 of the Official Plan outlines the community vision and guiding principles for managing growth in the Town. The prevailing vision for the community is to create a complete community by providing for effective land use planning and providing a range and mix of uses in appropriate locations within the Town, and to create healthy communities where residents and employees are able to live a healthier lifestyle. The guiding principles of the plan provide a general basis for decision-making in order to implement the vision. These principles generally recognize the diverse neighbourhoods within the overall four-season recreational resort community of the Town, aim to continually improve public health, to reinforce the natural landscape character of the community, and to provide elements needed to create a complete community.

It is submitted that the proposed development is appropriate for its location within the existing GBC Community, and that it is consistent with the guiding principles and vision of the Official Plan.



Community Structure

The Community Structure Plan ('CSP') illustrates major structural elements of the Town, including settlement areas, resort areas, and key corridors and connections. The CSP is intended to assist in making land use and infrastructure decisions to support development that most efficiently uses infrastructure and minimizes the consumption of land. Per the CSP plan, the lands are located within the *Recreational Resort Area*. This area extends along the shore of Georgian Bay and provides a resort-related residential and recreational function.

The proposed development conforms with the CSP as it relates to residential development associated with an existing golf course recreational facility and efficiently utilizes existing services within the Camperdown Service Area.

Goals and Strategic Objectives

The Goals and Strategic Objectives outlined under Section A3 are intended to be broad, long-term objectives to assist in implementing the vision for the community. In consideration of the proposed development, it is submitted that the following goals and objectives are directly supported:

- A3.3 Growth and Settlement which aims to *"direct most forms of development to areas where full municipal wastewater and water services are available to support the efficient use of land in these areas"*. Full municipal wastewater and water services are available to the subject lands.
- 3.5 Rural and Open Space Character which aims *"to preserve and enhance landscape amenities wherever possible to maintain the visual quality and open space character of the Town"*. The proposed development is compatible with and does not negatively impact the visual quality or open space character of the Camperdown Area or the Niagara Escarpment.
- A3.8 Tourism and Recreation which aims *"to enhance opportunities for tourism and recreational uses and related development"*. The proposed residential development is associated with an existing recreational facility, being the Georgian Bay Golf Course.



- A3.9 Infrastructure which aims *“to ensure that all infrastructure, including sanitary sewers, water distribution, and stormwater facilities, roads, and municipal facilities, meet the needs of present and future residential and business”*. As described in the submitted Functional Servicing Report and Traffic Impact Brief, the existing infrastructure in the area is adequate to service the proposed development.
- A3.10 Housing which aims *“to provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents”*. The proposed development introduces an alternative dwelling type to the Georgian Bay Club community, which in the direct vicinity of the subject lands currently consists of pre-dominantly semi-detached dwelling units.

Based on the above, it is submitted that the proposed development conforms to the goals and strategic objectives outlined under Section A3 of the Official Plan.

Land Use Designation

Schedule A-3 to the Town of The Blue Mountains Official Plan designates the subject lands *Residential Recreational Area (RRA)*. It is the intent of the RRA designation to identify areas within the municipality where there are a mix of seasonal and permanent residential and recreational uses, and to recognize areas where some residential uses are located to support and provide access to resort or recreational amenities. Permitted uses in the RRA include single detached dwellings and golf courses.



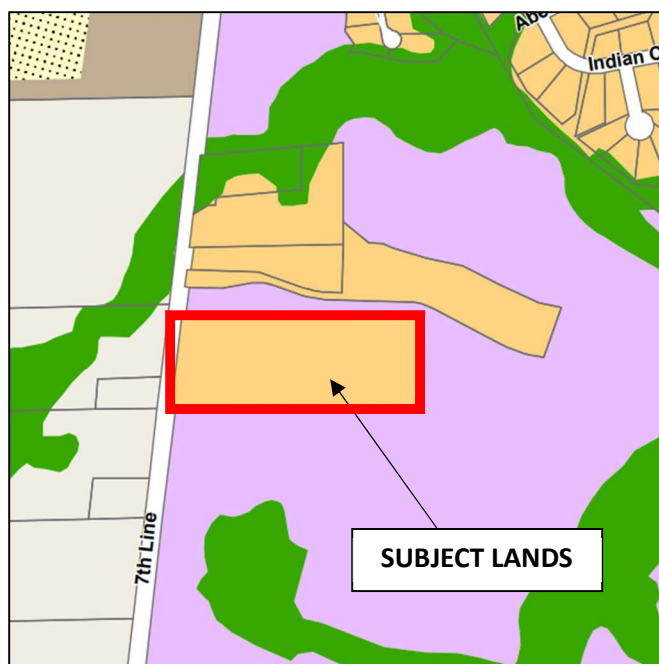


Figure 7: TBM OP Land Use Map Schedule 'A-3'

In order to maintain the resort/open landscape character of the area, new development within the RRA is intended to have a maximum density of 10 units per gross hectare, and a minimum open space component of 40% to facilitate recreational opportunities (Section B3.7.4.1). Per Section B3.7.4.4, it is the intent of the Official Plan that the open space component serves a functional role in the design of new subdivisions. This could include the provision of a park block, walkways/trails, or a recreational facility, such as a golf course. Where major facilities are provided, they are not intended to be held in common ownership and may be privately owned, subject to assurance of access for unit owners within the development, such as in the form of open space walkway access. An exception to the open space component is provided in Section B3.7.4.5(a), wherein it may not be required for new residential development associated with established golf courses, provided that adequate recreational lands and facilities exist to serve the development, and that the open space resort character of the area will be maintained.

It is respectfully submitted that the subject applications conform to the policies of the RRA designation, as they relate to the development of single detached dwellings related to an established recreational facility (golf course). Furthermore, the intent of the open space

requirement is addressed by the existing golf course, and the proposed dwelling units represent modest amount of growth of the original planned golf course community at a density of 4.7 units per gross hectare. As such, the exception under Section B3.7.4.5(a) applies, and no additional open space component is required.

Significant Woodlands

Appendix 1 of the Official Plan identifies *Significant Woodlands* on the subject lands. Section B5.5.2 of the Plan outlines the criteria for woodlands to be considered significant and requires development and site alteration within or adjacent to significant woodlands to be in accordance with Section B5.2.1.

Section B5.2.1 generally does not permit development or site alteration within identified significant woodlands, or within 120m thereof, unless it has been demonstrated through an Environmental Impact Study, that there will be no negative impact on natural features or their ecological function.

As demonstrated in the submitted EIS, the woodlands on the site exhibit signs of regular disturbance, including an extensive trail system throughout the feature. Further, vegetative diversity within the woodland is relatively low, and no uncommon characteristics were observed within the forest community. As noted in the EIS, the woodlands do not act as a significant wildlife corridor or linkage area and the proposed development will not negatively impact the ecological function of the overall woodland feature, which extends to the west of the site beyond the 7th Line right-of-way.

General Development Policies

Part D of the Official Plan provides general policies to manage growth and development in the Town. These policies are to be considered as part of the land use planning process, where appropriate, and include policies regarding subdivision of land, transportation, and servicing and infrastructure. Commentary on the pertinent policies is provided below.



- Section D.1.2 states that the preferred means of servicing in settlement areas is by full municipal water and sewage services. It is noted that full municipal water and sewage services are available to the subject property.
- Section D1.4 outlines Service Staging Categories which provide a ranking of order for the commitment of available plant capacity based on development approvals for lands in the Town. Based on these policies, the subject lands are currently within Stage 4, which applies to lands that are designated under the Official Plan, but currently have no development approvals. The development would advance to Stage 2 following approval of the submitted Draft Plan of Condominium and Zoning Amendment applications, which would commit the reserve design capacity for the lands. Advancement to Stage 1, wherein committal of existing built service capacity would be allocated to the development, would occur at the time of execution of a Development Agreement and the removal of the holding 'h' symbol.
- Section D.2 provides guidance on Transportation within the Town. Per Schedule 'B-1' of the Plan, the 7th Line is identified as a fully opened and year-round local road. Schedule 'B-1' also identifies a trail along the 7th Line which provides an active transportation connection from the subject lands to the broader municipal and regional trail network, including the Georgian Trail. A road widening dedication is proposed to be completed through the Plan of Condominium which would contribute to the widening of the 7th Line right-of-way to approximately 26m, whereas the Official Plan identifies a right-of-way width of 23m for local rural cross-sections.
- Section D4.3 provides general policies related to Plans of Subdivision within the Town:
 - a) Approval is not premature and is in the public interest.
Comment: The lands are designated for development and are provided full municipal services. There is nothing to suggest that approval of the plan of condominium is premature.
 - b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required.

Comment: The lands are provided full municipal water and wastewater services, as well as existing open space and private community facilities within the existing golf course development.

- c) The density of the development is appropriate for the area.

Comment: the proposed development is proposed at a density of 4.7 units per gross hectare, which conforms with the maximum density limits for the RRA designation. The proposed density is also appropriate and compatible with the existing residential uses, which provide a density of approximately 10.7 units per gross hectare.

- d) The subdivision, when developed, will be easily integrated with other development in the area.

Comment: The proposed development will be easily integrated with existing development.

- e) All development by plan of subdivision shall be consistent with Section D5 of the Plan.

Comment: The proposed development is consistent with Section D5, Community Design, of the Plan as outlined in the proceeding section of this report.

- f) The subdivision conforms with the environmental protection and management policies of this Plan; and

Comment: The development conforms with the environmental protection and management policies of the Plan, as outlined in this report. It is noted that for the purposes of Part C of the Plan, no natural water courses, environmental protection areas, or hazards have been identified on the subject lands.

- g) The proposal conforms to Section 51(24) of the Planning Act, as amended.

Comment: The proposal conforms to Section 51(24) of the Planning Act, as outlined in Section 5.1 of this Report.

Community Design

Section D5 of the Official Plan provides general objectives and guidelines regarding Community Design. These policies speak to improving aesthetic quality of the Town's built form, enhancing community character, and exercising municipal development control in order to achieve a



consistently high quality of site, building, and landscape design. In this regard, the Town's Community Design Guidelines ('CDG') provides further guidance for development that implements the objectives of Section D5 of the Official Plan. Per the CDG, the proposed development has considered the following objectives outlined under Part 4 for Greenfield Design:

- Considering provision of comfortable pedestrian and cycling environment and attractive streetscapes.
- Connected and accessible systems of parks and greenspaces.
- Establishing a strong sense of place.
- Provision of a variety of housing options for a range of different household types.
- High quality architecture to provide a high level of visual interest.

Further consideration for design, including streetscape and landscaping, will be undertaken through the detailed design stage following draft plan approval.

Conclusion

The proposed development conforms to the policies of the Official Plan and implements the objectives and strategic goals outlined for the Town. The applications provide for appropriate built form and density within the existing golf course community and appropriately accounts for identified significant natural heritage features and species at risk.

6.6 Comprehensive Zoning By-law 2018-65

The submitted Zoning By-law Amendment proposes to re-zone the subject lands from the *Development (D)* zone to the *Residential One (R1-1)* and *Open Space (OS)* zones, as shown in the Draft Amending By-law attached as Attachment 2. Single detached dwelling units, including accessory uses and buildings thereto, are permitted uses in the R1 zone. No buildings or site alteration is permitted in the OS zone. The proposed lots comply with the minimum lot requirements of Table 6.2.1 of the Zoning By-law, as demonstrated in Table 1 of this report. It is noted that compliance with the remaining performance standards, such as minimum yard requirements and maximum lot coverage, will be confirmed at the time that building permits are



applied for the individual lots. Notwithstanding, it is noted that adequate building envelopes are provided following application of required yard setbacks for each lot.

Table 1: Residential One (R1-1) Zone Review (Part 6.2 of Zoning By-law 2018-65)

<u>Zone Standard</u>	<u>Required</u>	<u>Provided</u>
Minimum Lot Area (sq.m.)	550	1,272 to 2,652
Minimum Lot Frontage (m)*	18.0	Min. 18.7m
*Subject to measurement of <i>Lot Frontage</i> , per definition contained in Part 3.0 of Zoning By-law 2018-65.		

7.0 Supporting Studies

7.1 Functional Servicing Report and Stormwater Management Report (“FSR”)

A Functional Servicing and Stormwater Management Report has been prepared by Tatham Engineering in support of the proposed development. The FSR addresses preliminary servicing requirements for the proposed residential plan of condominium, including water, sanitary sewage, stormwater management, and utility services.

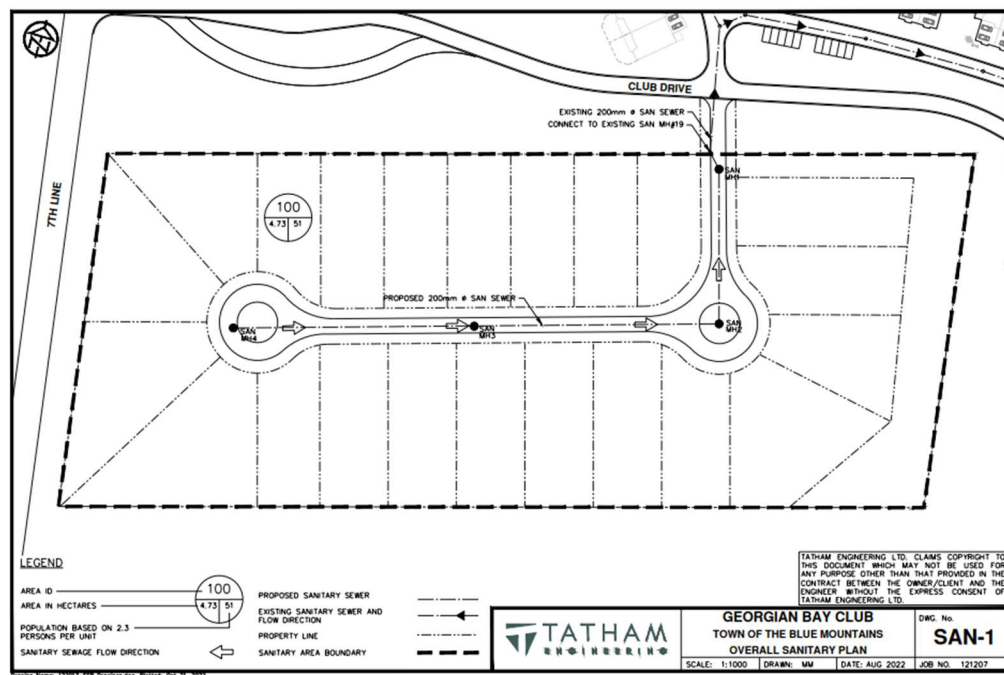
The report concludes that adequate services, including the provision of utility services such as telecommunications, gas, and hydro, are available to service the twenty-two (22) proposed single detached dwelling units.

The FSR identifies an existing 200mm diameter sewer system connection at the northerly property limit that was included in the servicing plan for the Private Residences development. The existing connection has been determined to be adequate to convey sanitary sewage through the existing system located within Club Drive. With respect to capacity, the report recognizes that the Thornbury Wastewater Treatment Plant, in its current state, is nearing its built capacity limit. The Report further recognizes that the Town has also received



Environmental Compliance Approval (ECA) to expand the capacity of the plant, with construction of Phase 1A of the expansion expected to be completed in the final quarter of 2024. Based on the current ECA approval, additional design capacity reservation remains available for future developments. Ultimately, the FSR concludes that the development can be adequately serviced, subject to confirming the timing for formal connection of the future development to the municipal sanitary system through detailed engineering design prior to final approval.

Figure 8: Overall Sanitary Plan



The FSR also identifies an existing 250mm diameter watermain located at the northerly limit of the property that was included in the servicing plan for the adjacent Private Residences development. The FSR concludes that the existing service connection is adequate to provide potable water to the future dwelling units, and that adequate capacity exists at the Town of The Blue Mountains Water Treatment Plant.

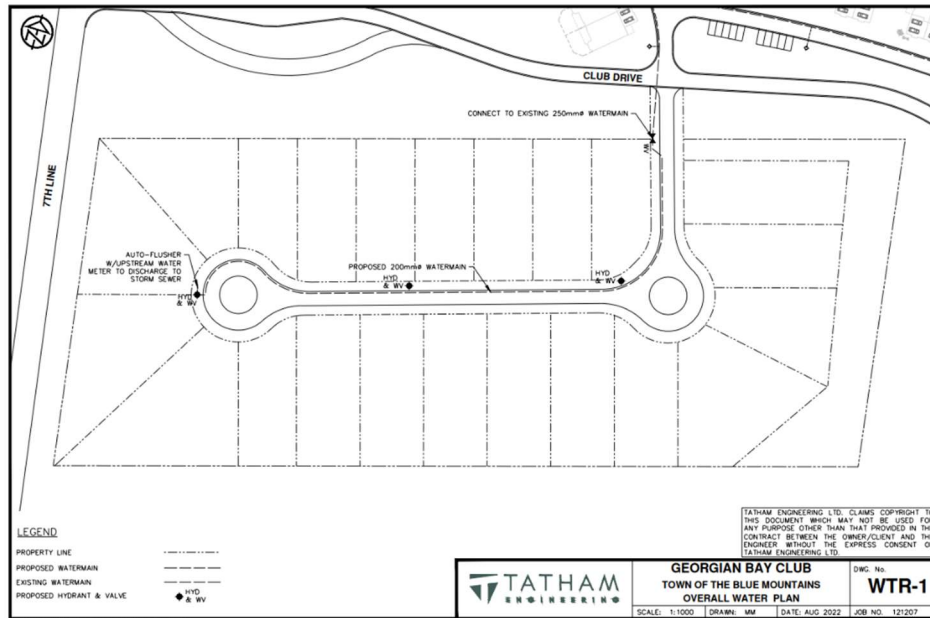


Figure 9: Overall Water Plan

The FSR recognizes pertinent provincial and municipal guidelines for stormwater management and considers previously accepted stormwater management reports that encompassed the proposed site. The report concludes that the proposed stormwater sewers internal to the site will be sized to convey a 10-year storm event to existing stormwater infrastructure in the immediate area. Overland flow will continue to be conveyed through the approved flow route for the Private Residences development to the north, ultimately flowing to the existing stormwater management pond 2, which was constructed to receive flows from the subject site.

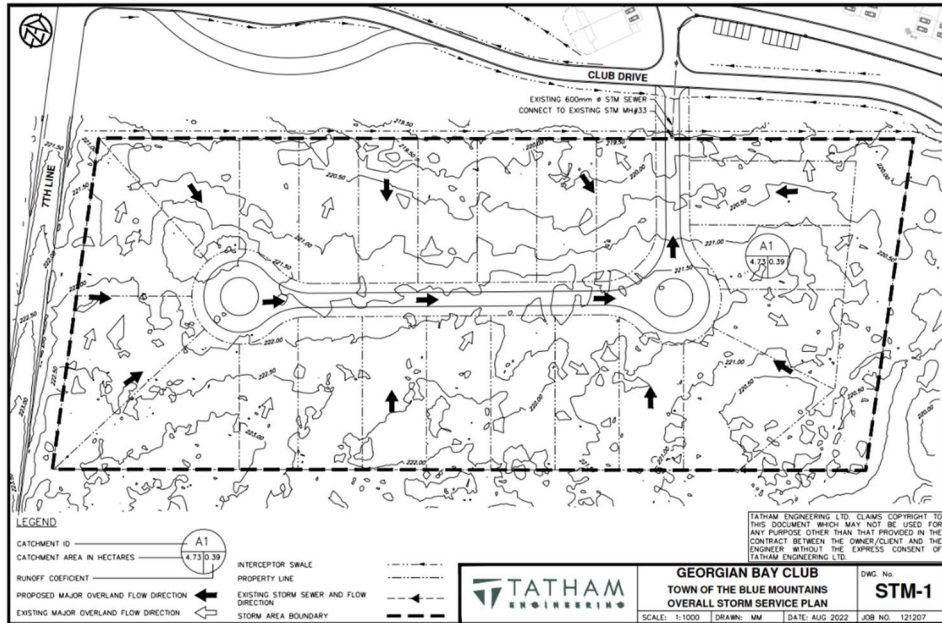


Figure 10: Overall Storm Service Plan

7.2 Archaeological Assessment (Phase 1 and 2)

A Stage 1 and 2 Archaeological Study was completed for the subject lands in 2022 by Earthworks Archaeological Services Inc. Based on the Stage 1 investigation, and the subsequent Stage 2 test pit survey, the Assessment concludes that the site may be considered to be free of archaeological material. No further investigations or assessments have been recommended. The Assessment Report was submitted and entered into the Ontario Public Register of Archaeological Reports in September of 2022.

7.3 Environmental Impact Study (“EIS”)

An Environment Impact Study (“EIS”) was completed in 2023 by Cambium Inc. The report includes an assessment of the site to investigate the presence of natural heritage features and the ecological function thereof, including breeding bird surveys, amphibian breeding surveys, bat maternity roost habitat surveys, habitat-based wildlife surveys, species at risk assessments, and the delineation of an unevaluated wetland feature. An assessment of the

ecological function of the identified significant woodlands on the subject property was also completed.

Through the completed field work, three butternut trees were identified on the golf course parcel to the south of the subject property. In accordance with provincial requirements under the *Endangered Species Act, 2007*, a Butternut Health Assessment is required where any activities within 25m may affect the health of the specimen. As noted in the EIS, the 25m setback associated with two of the specimens do not overlap with the site boundary, and as such, no impacts are anticipated. A Butternut Health Assessment was undertaken by a qualified individual in order to understand the appropriate root protection zone required for the third identified tree, per Ontario Regulation 830/21. Based on the assessment, it was determined that a 23m root protection zone is needed to protect the health of the Butternut Tree. The proposed development has been designed to accommodate the necessary protection zone to ensure that the entirety of the 23m setback is included within the proposed *Open Space* block (see Figure 9).

As a result of the investigation, it was determined that the proposed development can be completed without adverse impact on the function of natural heritage and hydrologic features identified on or adjacent to the site, subject to ten recommendations to be implemented through construction. It is submitted that the recommendations of the EIS be included in the future Development Agreement to ensure that they are appropriately implemented on-site.



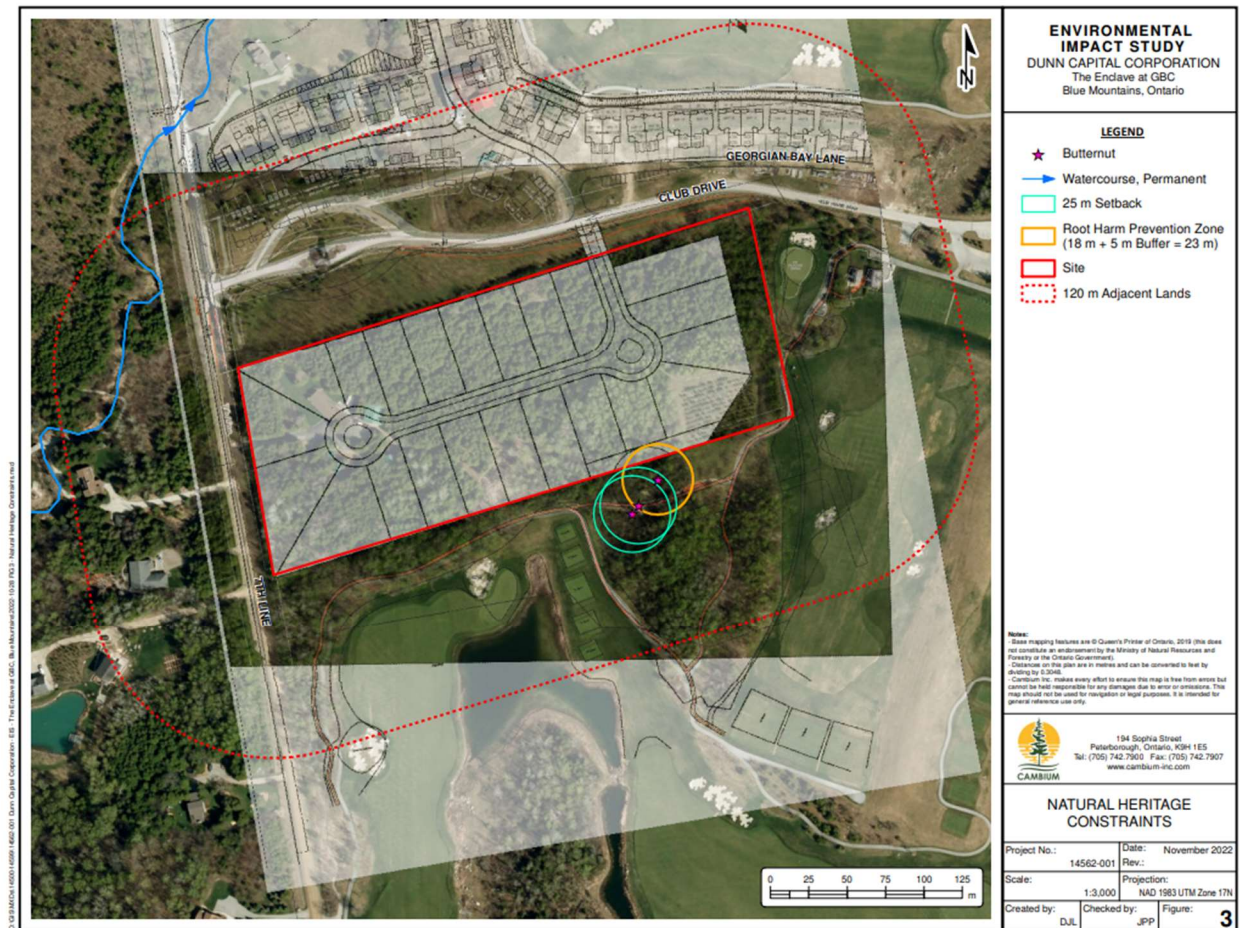


Figure 11: Natural Heritage Constraints, Appended Figure 3 of the EIS

7.4 Traffic Impact Brief

A Traffic Impact Brief was prepared by Tatham Engineering to evaluate the existing and proposed road network in consideration of the development of the subject lands. The Traffic Impact Brief examined existing conditions in the area, including at the intersections of Club Drive and the 7th Line, and Grey Road 40 and the 7th Line, to assess the potential need for upgrades to the roadways. The Report concludes that no improvements to the external road network are required to facilitate the development, and that adequate site lines are provided for safe vehicle movements.

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The Traffic Impact Brief further evaluated the proposed 6.0m wide internal private condominium road in terms of vehicle movements and circulation. As demonstrated in the Report, the proposed internal road is sufficient for appropriate vehicle turning including for fire apparatuses.

7.5 Geotechnical Report

A Geotechnical Report was prepared by JLP Services Inc. The Report generally confirms that subsurface conditions are satisfactory to support building foundations and site services, subject to cut/fill solutions to accomplish appropriate site grading. Additional recommendations are also included with respect to future inspections by geotechnical personnel at the time of excavation, and recommendations for where the use of engineered fill may be needed for grading and building foundations.

7.6 Scoped Golf Spray Analysis

A Golf Safety Analysis was completed by Fry Straka Global Golf Course Design. The analysis provides an evaluation of the proposed development design and the potential for negative impacts resulting from errant golf balls from the abutting golf course lands. The report concludes that existing forest cover on the golf course lands to the south, as well as forest cover to be maintained in the proposed *Open Space* block, are adequate to reasonably protect buildings.

7.7 Tree Preservation Plan

A preliminary tree preservation plan has been submitted indicating areas to be protected and/or further investigated for significant trees that may warrant protection. The area for preservation includes the proposed *Open Space* block, with a 3.0m buffer surrounding the perimeter of the remainder of the development lands to be further investigated as a condition of draft plan approval.



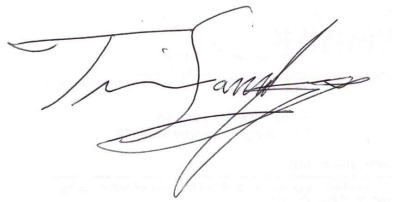
8.0 Conclusion and Planning Opinion

The subject lands are designated for residential and/or recreational development by the County of Grey Official Plan and the Town of The Blue Mountains Official Plan. The proposed development includes a total of twenty-two (22) single detached dwelling units on full municipal services at a density of 4.7 units per gross hectare and is associated with and supports an established golf course recreational facility. The proposed dwelling type, density, and condominium tenure are compatible and consistent with the existing golf course residential community.

Following detailed review, it is submitted that the proposed applications for Draft Plan Approval of a Vacant Land Condominium and the related Zoning By-law Amendment are consistent with and comply with applicable land use planning policies, including the Ontario Planning Act, the Provincial Policy Statement, the Niagara Escarpment Plan, the County of Grey Official Plan, and the Town of The Blue Mountains Official Plan.

Based on the location, context and nature of the proposed development in relation to applicable planning policy directions, the subject proposal represents good planning and merits support.

Respectfully Submitted:



Travis Sandberg

Manager, Land Development and Planning

Dunn Capital Corporation



Colin Travis, MCIP RPP

Travis & Associates

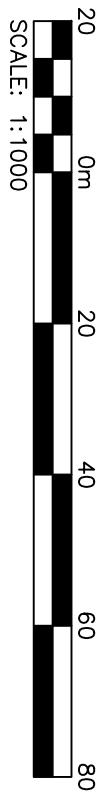
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DRAFT PLAN OF VACANT LAND CONDOMINIUM

PART LOT 26, CONCESSION 7, PART 1,
PLAN 16R-3261
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY
AUGUST 1, 2023



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51
(17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
- (e) AS SHOWN
- (f) AS SHOWN
- (g) AS SHOWN AND INCLUDED IN SUBMITTED TECHNICAL REPORTS.
- (h) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE
- (i) SOIL IS SANDY SILT TO SILTY SAND
- (j) STORMWATER MANAGEMENT & FUNCTIONAL SERVING REPORT: TATHAM ENGINEERING
- (k) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE
- (l) NONE

SCHEDULE OF LAND USE		
UNITS	LAND USE	AREA (ha)
1-22	RESIDENTIAL	3.71ha
COMMON ELEMENTS	LAND USE	AREA (ha)
STREET 'A'	ROAD(S)	0.60ha
COMMON ELEMENT	OPEN SPACE	0.51ha
LANDS NOT SUBJECT TO DRAFT PLAN OF CONDOMINIUM		
TO BE DESCRIBED BY REFERENCE PLAN AND CONVEYED TO TOWN OF THE BLUE MOUNTAINS PRIOR TO REGISTRATION		0.08ha

SURVEYOR'S CERTIFICATE

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

PAUL B. THOMSEN B.Sc., O.L.S.
ZUBER, EMO, PATTEL & THOMSEN LTD
ONTARIO LAND SURVEYORS

OWNER'S AUTHORIZATION

WE, THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE DUINN CAPITAL CORPORATION TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM TO THE COUNTY OF GREY FOR APPROVAL.

LARRY DUINN _____ Date _____

The Corporation of the Town of The Blue Mountains
By-law Number 2023 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as “The Town of The Blue Mountains Zoning By-law”;

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. 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 Map 12 of Schedule ‘A’ of Zoning By-law 2018-65, as amended, is hereby further amended by re-zoning the subject lands into the Residential One Holding (R1-1-h7) and Open Space (OS) zones, as indicated on Schedule A-1;
2. In accordance with the provisions of Section 36 of the Planning Act, the Holding ‘h7’ symbol shall not be removed from the lands until such a time as the following has been completed:
 - i. Execution of a Development Agreement; and
 - ii. Granting of Site Plan Approval or the Registration of a Plan of Condominium.
3. 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 _____, 2023.

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

Town of The Blue Mountains
Schedule ‘A-1’

By-law No. _____

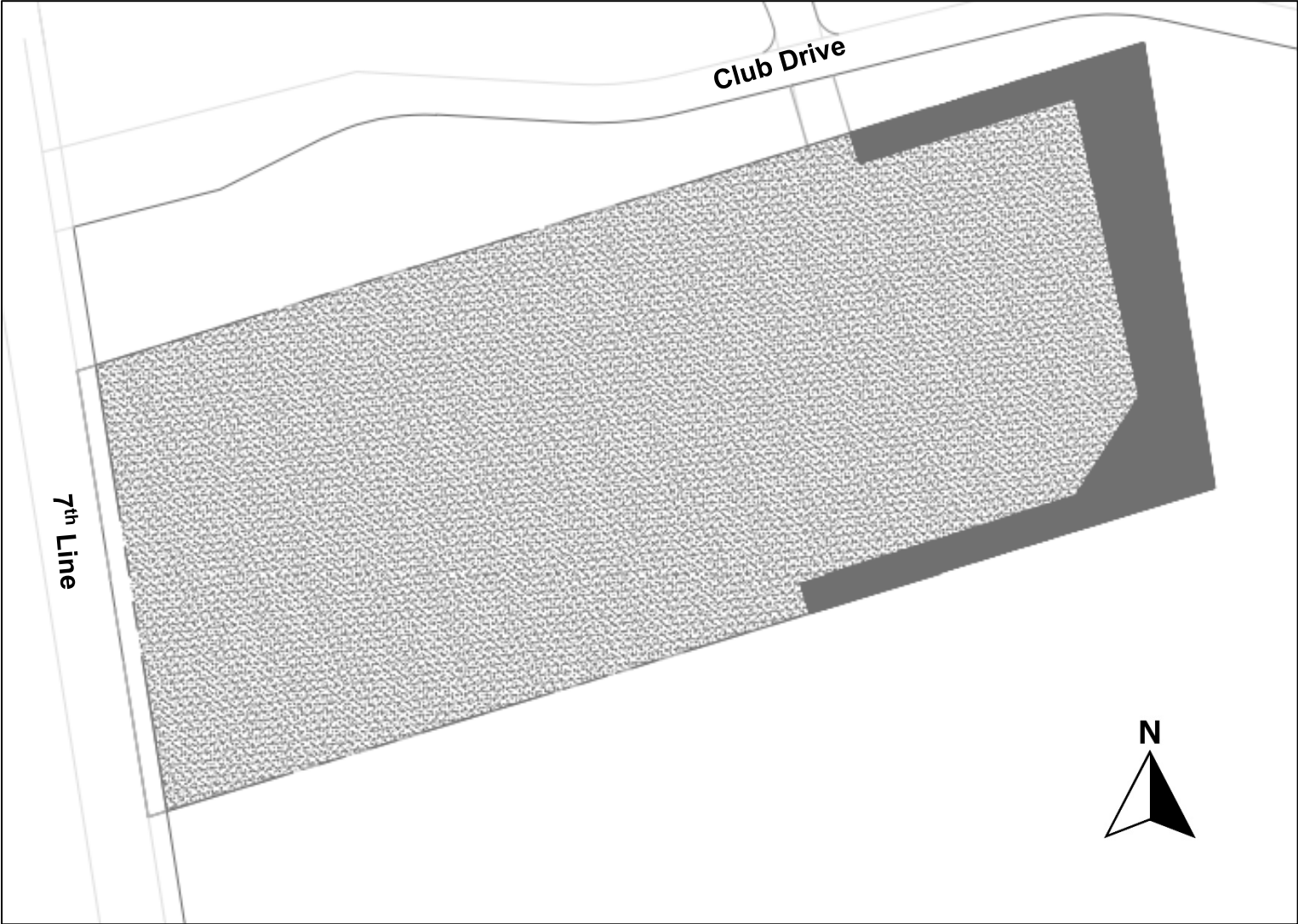
Legend



Area to be rezoned from ‘D’ to ‘R1-1-h7’



Area to be rezoned from ‘D’ to ‘OS’



TOWN OF THE BLUE MOUNTAINS: GEORGIAN BAY CLUB ENCLAVE (516681 7TH LINE)			
PRE-CONSULTATION COMMENT RESPONSE MATRIX			
COMMENT #	COMMENT	RESPONSIBILITY	RESPONSE
TOWN OF THE BLUE MOUNTAINS PLANNING DEPARTMENT (APRIL 7, 2022)			
1.1	Majority of property is identified as Significant Woodlands. An Environmental Impact Study will be required.	DCC	EIS has been prepared and submitted with the application.
1.2	Planning Justification Report shall address Section 1, 2, and 3 of the Provincial Policy Statement.	DCC	The submitted Planning Justification Report addresses the relevant policies of the PPS.
1.3	Planning Justification Report shall address the Niagara Escarpment Plan, including Part 1.8 and Part 2.	DCC	The submitted Planning Justification Report addresses the policies of the Niagara Escarpment Plan.
1.4	Per the Town Official Plan, 40% of the land shall be reserved for open space (1.89ha).	DCC	As outlined in the Planning Justification Report, Section B3.7.4.5(a) of the Official Plan provides an exception to the Open Space requirement for new residential development associated with established golf courses. See the PJR for more information.
1.5	A Landscape Analysis, per Section B3.7.4.3 of the Official Plan to be completed.	DCC	It is proposed that this analysis be required at the time that a landscape plan is prepared, following Draft Plan Approval.
1.6	An Archaeological Impact Study shall be provided. The applicant shall consult with Aboriginal Communities in advance of the application submission.	DCC	An Archaeological Phase 1/2 Assessment has been completed and entered into the Ontario Public Register of Archaeological Reports. The applicant has engaged the Saugeen Ojibway Nation and the Huronne-Wendat Nation in advance of making submissions to the Town and County.
1.7	The lands appear to be within Stage 4 of the Servicing Staging Categories outlined by the Official Plan. Allocation shall only be committed at the time that a Development Agreement is entered into. Capacity shall be confirmed prior to final approval.	DCC	Comment received.
1.8	The Town will be seeking the addition of a Holding 'h7' symbol through the Zoning Amendment.	DCC	It is respectfully submitted that a Holding Symbol is not required, as the Zoning Amendment Application is submitted concurrently with a Draft Plan approval application. Service capacity will be confirmed prior to execution of a Development Agreement through the Draft Plan review process.
1.9	Section 4 of the Community Design Guidelines shall be consulted in the design of the proposed development, including Section 4.5.1.	DCC	The Community Design Guidelines have been considered in the design of the development. See Section 5.5 of the submitted Planning Justification Report.
1.10	Adequate turnarounds to be provided at the end of dead-end streets.	DCC	A cul-de-sac has been incorporated into the proposed Draft Plan. The submitted Traffic Impact Brief confirms that turning radii are adequate for vehicle movements, including fire apparatuses.
1.11	Address the need for a golf spray analysis for the lots abutting the golf course lands.	DCC	A scoped golf spray analysis has been submitted with the application.
1.12	County of Grey to confirm if Condominium Exemption may be pursued for this development.	DCC	The lands are proposed to be developed as a Vacant Land Condominium. It is our understanding that this condominium tenure is not eligible for exemptions.
1.13	Please confirm any existing easements, etc., that may be in favour of the Subject Lands over Club Drive.	DCC	Required easements to be confirmed through Draft Plan Review and established at the time of registration.
COUNTY OF GREY PLANNING AND DEVELOPMENT (APRIL 4, 2022)			
2.1	Staff are generally curious about the requirement/need for the laneway with frontage along lot 16 and the rear of lots 14 and 15. Snow clearing and winter road maintenance should also be considered through this design.	DCC	The Draft Plan design has eliminated the referenced laneway in favour of a cul-de-sac to more easily accommodate snow clearing and winter road maintenance.
TOWN OF THE BLUE MOUNTAINS DEVELOPMENT ENGINEERING			

TOWN OF THE BLUE MOUNTAINS: GEORGIAN BAY CLUB ENCLAVE (516681 7TH LINE)			
PRE-CONSULTATION COMMENT RESPONSE MATRIX			
COMMENT #	COMMENT	RESPONSIBILITY	RESPONSE
3.1	Infrastructure Ownership - Vacant Land Condominium: water and sanitary systems and stormwater ponds to become public infrastructure designed to Town standards, located within private road. Public systems will require an easement in favour of the Town for access and maintenance.	TE	Acknowledged, easements will be provided.
3.2	Town GIS identifies a 250mm diameter PVC watermain on Georgian Bay Lane and a 200mm diameter PVC sanitary on Georgian Bay Lane	TE	Acknowledged. A connection to the existing 250 mm diameter watermain from Club House drive is proposed.
3.3	For servicing capacity, the engineering consultant is advised to review the 2020 Town Water/Wastewater Capacity Report	TE	Acknowledged. There is sufficient capacity in the Town's water distribution system and the Town is expanding the Thornbury WWTP to increase capacity which is expected to be completed by the 4th quarter of 2024. The Town may grant servicing reservations based on the planned plant expansion.
3.4	The Town is undertaking a Class EA to evaluate water supply and storage in the east side of Town. The Developer may wish to partake in that study. Details will be posted on the Town's website once available.	TE	Acknowledged.
3.5	A condition of Draft Plan Approval will be required to capture the uncertainty in water and wastewater in servicing at this time, and confirmation would be required prior to the execution of a development agreement. The Town has formed a servicing task force to address the impacts that rapid growth has had on the Town's ability to service new developments. It is anticipated that additional information and greater clarity on alternatives and timing will be generated through this effort.	TE	Acknowledged.
3.6	Hydraulic boundary conditions from Town's water model can be purchased for water system analysis. A quote can be provided upon request from the engineering consultant.	TE	Acknowledged.
3.7	Any existing sanitary and water services to the site shall be decommissioned and removed and new services installed, unless their sizing and condition for reuse can be demonstrated to be adequate, to the Town's satisfaction (through CCTV or such means as the Town may require).	TE	Acknowledged. Existing services to the site are adequate to service the proposed development.
3.8	An autoflusher may be required if internal watermain network is not looped, depending on age/chlorine residuals of water in main for anticipated water demands.	TE	Acknowledged. Details to be determined as part of final engineering in support of a development agreement.
3.9	The Town is undertaking a Town-Wide Master Drainage Plan Environmental Assessment. See link for details and to subscribe for project updates.	TE	Acknowledged.
3.10	SWM Report to identify stormwater outlets and how downstream conditions will be improved/not exacerbated.	TE	Acknowledged. Flows from the site are directed through existing storm sewers to an existing pond. This infrastructure has capacity for flows from the proposed development.
3.11	Basement floor slabs to be a minimum of 0.3m above seasonal high ground water table. If sump pumps are required for the basements, discharge from them, as well as foundation drains/roof leaders, should be conveyed to backyards (and not flow over pathways/sidewalks, if any).	TE	Acknowledged. Information on groundwater elevation throughout the site is being collected and will be considered as part of final engineering in support of a development agreement.
3.12	Groundwater elevation may be high in this area and should be confirmed in the geotechnical and/or hydrogeological reports, along with any dewatering provisions.	TE	See response to 3.11. Dewatering is not expected to be required.
3.13	Road to be designed to Town Standards at minimum, and geometric road design will need to accommodate EMS/garbage Trucks.	TE	The proposed development will be a condominium and roads will not be assumed by the Town. A site circulation analysis was completed using a pumper fire truck (which is more conservative than using a garbage truck) and found to be acceptable. Figure 8 in the Traffic Impact Study demonstrates the results of the analysis.

TOWN OF THE BLUE MOUNTAINS: GEORGIAN BAY CLUB ENCLAVE (516681 7TH LINE)			
PRE-CONSULTATION COMMENT RESPONSE MATRIX			
COMMENT #	COMMENT	RESPONSIBILITY	RESPONSE
3.14	Road to become a designated fire route to By-law 2001-88 if road platform width is less than Town Standard and/or deemed necessary to meet Ontario Building Code, per the Building Services Division. Parking is not permitted on designated fire routes.	TE	Acknowledged. Road will not meet Town standards and therefore will need to be designated as a fire route.
3.15	Provide cross-section showing asphalt platform, granular base, property lines, utilities (gas, hydro, hydro transformer, bell, rogers, etc.), sidewalk (if any), streetlights, etc.	TE	A 14.0 m Service Corridor Typical Road Standard is being proposed for this development. The road cross-section is the same as was approved and constructed at The Private Residences at The Georgian Bay Club directly north of Clubhouse Drive.
3.16	Submission of garbage and fire truck turning movement analysis will be required to support detailed engineering design for any road cul-de-sacs, temporary turning circles, roundabouts, etc.	TE	See response to 3.13.
3.17	Solid waste collection must adhere to Town Engineering Standards and the Solid Waste Collection By-law 2003-16 and amending By-law 2004-24.	TE	Acknowledged.
3.18	Asphalt cuts for any external servicing connections to be shown on detailed engineering drawings and to be full width of road. Reinstatement to include lap joints and frost tapers to Geotech recommendations, to existing or better condition to Town Engineering Standards at minimum.	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.
3.19	Community mailbox location to be shown on detailed engineering drawings (if applicable), with consideration to where vehicles could park/stand while obtaining mail.	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.
3.20	Driveway details (location, asphalt & granular specifications, culvert and treatment, etc) are required on detailed engineering drawings.	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.
3.21	Parking stall quantity requirements to be determined in consultation with Planning Department and incorporated into the engineering site design.	TE	Acknowledged. Refer to Section 3.4 of the Traffic Impact Study.
3.22	Snow storage areas to be shown on engineering drawings with commentary/analysis in FSR demonstrating sufficient footprint of storage space has been provided.	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.
3.23	Streetlight illumination to be designed to Town Engineering Standard lux levels and to dark sky policy per Official Plan (zero lux at property lines). Crime prevention through environmental design (CPTED) principles are recommended to be included in the design.	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.
3.24	Pathways to be AODA compliant	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.
3.25	A site Alteration/Fill Permit Application must be completed and approved for any site alterations. No person shall place or dump fill, or alter the existing grade of any land, except in accordance with the provisions of By-law 2002-78, as amended.	TE	Acknowledged. To be addressed as part of detailed engineering in support of a development agreement.