



# LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

September 12, 2023

Mr. Shawn Postma  
Manager of Community Planning  
Town of the Blue Mountains  
32 Mill Street  
Thornbury, Ontario  
N0H 2P0

Dear Mr. Postma:

**RE: Planning Justification Letter – Proposed Consents  
372 Grey Road 21, Town of The Blue Mountains  
Legal Description: PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE  
MOUNTAINS and PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829,  
R301646; THE BLUE MOUNTAINS  
LPI File: RYG-46420-113 (RHEMM PROPERTIES)**

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## 1.0 INTRODUCTION

We have been retained by Rhemm Properties LTD., to act as planners related to three consent applications on lands known as 372 Grey Road 21 in the Town of The Blue Mountains. We had previously submitted an application for four proposed consents, however following the statutory public meeting for the zoning by-law amendment and further technical studies related to responses to the agency comments a revised consent proposal is now being submitted.

By way of this correspondence, we request the withdrawal of the application for four proposed consents.

A formal pre-consultation process took place August, 2021 which reviewed the proposal for the development of four lots within the east block of developable lands. Development within the west end of the lands is also contemplated for development, through a future development proposal. In addition to this planning report, an Environmental Impact Study was prepared by Birks Environmental and a Servicing Memo was prepared by Tatham Engineering. Envision Tatham prepared the consent sketch.

## 2.0 LOCATION

The subject lands are described legally as:

PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUEMOUNTAINS  
PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE  
MOUNTAINS.



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The site is located on the west side of Grey Road 21 south of Highway 26 and north of the intersection of Monterra Road and Grey Road 21 (Figure 1 – Subject Lands). The lands have a total lot area of 20.28 hectares. There is a total lot frontage of 149.4 metres onto Grey Road 21. The west end lands will have access to the west through the proposed Eden Oak development. It is our understanding that the Town is currently processing development approvals for this site. The site is long and narrow and is bisected by the Georgian Trail. There is also an existing servicing easement that crosses the lands in the west end.

### 3.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands are a rectangular-shaped property that measures 20.58 hectares in lot area. The lands to the east of the servicing easement are 13.5 ha in area and lands to the west of the servicing easement are 6.96 ha in area (Figure 2 – Location). The property contains both maintained and naturalized conditions, including the presence of an existing residential dwelling (demolished December 2021) and associated maintained area, woodland, and wetland habitats. Portions of the wetland habitat on the property are part of the Silver Creek Provincially Significant Wetland (PSW) Complex. Drainage features are present along the northern and eastern property limits, which converge at Highway 26 where it flows through a culvert under the road to adjacent lands to the north.

The property is situated within a settlement/recreational area in the Town of the Blue Mountains, approximately 0.5 kilometers south of Georgian Bay shoreline. The property fronts Grey County Road 21 to the east. Components of Silver Creek PSW Complex are present on the property and adjacent lands; natural woodlands and wetlands are to the south and west. Further south and west are developed lands with residential developments, recreational facilities such as ski clubs, resorts, and tourism destinations (ie Scandine Spa), Highway 26, to the north, is built up with residential properties. Georgian Trail runs along the western property line.

#### *Road Widening and Trail Conveyance*

As part of the pre-consultation and early discussions with the Town we understand that there is a 5 m road widening that will be required by the County of Grey. Further, we understand the Town will require the conveyance of a 6 m wide trail block along the front lot line. The proposed consent sketch identifies the road allowance and the trail conveyance

### 4.0 DESCRIPTION OF PROPOSAL

The following is the consent proposal for proposed three residential lots (Figure 3 – Consent Sketch, Envision Tatham):

CONSENT	LOT AREA	LOT FRONTAGE	ZONING CONFORMITY
CONSENT 1	1169 sqm	27.6 m	Met
CONSENT 2	939 sqm	22.2 m	Met
CONSENT 3	939 sqm	22.2 m	Met
RETAINED	20.28 ha	77.20 m	Met



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### 5.0 PLANNING ANALYSIS

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A review of planning documents must be undertaken to determine the compliance of the Consent application to the Planning Act as well as the relevant provincial and municipal planning documents. A review of the proposed Consents based on the applicable planning documents made the following conclusions:

1. **The Applications have Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990) and are in the Public Interest** Section 2 of the Planning Act requires authorities to have regard for matters of provincial interest. The proposed applications would permit consents on the east portion of the lands, while the remainder of the lands to the west will be developed by way of draft plan of subdivision.
2. **The proposed applications are consistent with the Provincial Policy Statement 2020.** The Provincial Policy Statement permits severances for residential purposes within Settlement Areas.
3. **The proposed applications conform to the County of Grey and Town of The Blue Mountains Official Plans.** The applications conform to the consent policies in the relevant County and Local planning documents.
4. **The proposed applications meet the intent of the Town of the Blue Mountains Zoning By-law.** The proposed consents would meet the intent of the Bylaw and each lot would maintain the proposed zone provisions

A detailed review of the applicable planning documents is provided in the following sections.

### 5.1 PLANNING ACT

The Planning Act must be considered when reviewing development applications.

- **Section 2 – Matters of Provincial Interest**

The Planning Act guides land use decisions in Ontario and must be considered in the review of the proposed applications. Sections 2 (Provincial Interest), Section 3 (Provincial Plan) and Section 53 (Consents) of the Planning Act apply to the applications.

Section 2 requires that regard be given to matters of “Provincial Interest” two of which are the protection of natural heritage systems and the supply of municipal services. Technical reports have been provided to support the proposal with regard to natural heritage and municipal services.

Section 3 (5) (a) of the Planning Act requires that decisions affecting planning matters be consistent with policy statements and conform to provincial plans and Section 53 permits land division by consent provided a plan of subdivision is not necessary. The Provincial Policy Statement (PPS) 2020 applies and is addressed in the following



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section. The proposal is for three residential lots that have frontage on a County road. They are not in close proximity and do not share access or service connections with the west end lands. Given these points, consent applications are the appropriate planning instrument.

***Conclusion: The proposed applications meet the requirements of the Planning Act***

### 5.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2020 recognizes that Ontario's long-term prosperity, environmental health and social well-being rely on wisely managing change and promoting efficient land use and development patterns. Relevant policies that guide growth and development within settlement areas are included in Section 1.1 and policies that guide growth and development within natural hazard areas are included in Section 3.1.

- **Section 1.0 – Settlements**

Section 1.1 provides policies that guide growth and development in Settlement Areas in a manner which supports the efficient use of land and resources, the appropriate and efficient use of infrastructure and services, and minimizing the impacts on climate change and air quality. The PPS provides that settlement areas should be the focus of growth and development. The proposed consents will permit the creation of three new lots within a recreational (settlement) area. The subject lands are proposed to be serviced by full municipal services and will have frontage on the County Road. A road widening is provided for.

- **Section 3.0 – Natural Hazards**

Section 3.1 provides policies that guide the growth and development within Natural hazard areas. Generally, the PPS directs development away from these areas, unless it can be shown that impact of development will be minimized through mitigation and adaptation techniques.

An Environmental Impact Study (EIS) was completed by Birks Natural Heritage Consultants. It is our understanding that the EIS is required due to the presence of wetlands, woodlands and watercourses within, and/or adjacent to the proposed severance area. The intent of the EIS was to identify the presence of KNHFs and KHFIs and functions within the Study Area that have the potential to be impacted by the proposed development.

The mitigation measures recommended in this report have been developed to avoid and mitigate any potential negative ecological impacts associated with the proposed development. Overall, potential ecological impacts are minimal and mitigable provided the listed mitigation measures are applied accordingly. At this time, it is the position of Birks NHC that this EIS supports the application for the proposed severance and future residential development.

This EIS was originally prepared for a four-lot development. Through consultation with Birks Natural Heritage Consultants, the proposal was reduced to three lots. The proposed ZBA that would implement the consents, while a development agreement to implement the recommendations of the EIS will be required.



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- **Municipal Services**

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Tatham Engineering have been retained to review the servicing of the site both for the consents on the east side and a west end more comprehensive development. Tatham have consulted with the County and Town with regard to municipal water and sewer. The Town of The Blue Mountains 2021 Year End Water and Wastewater Capacity Assessment confirms there is sufficient capacity in both the waste water treatment plant and the Craighleith Waste Water Pumping Station to accommodate the three new sewer and water connections. In addition, the Town completed a capacity assessment of the “Jumper Pine” along Highway 26 and concluded that under current conditions there is sufficient capacity to accommodate flows from three new sewer and water connections.

***Conclusion: Consistency with the Provincial Policy Statement has been demonstrated.***

### 5.3 COUNTY OF GREY OFFICIAL PLAN

The subject lands are designated Recreational Resort Area and Wetlands on Schedule A within the Official Plan. New development within Recreational Resort Area is permitted on full municipal services in accordance with any County and Town Official Plan policies. New development is not permitted within Wetlands.

Appendix B to the County Plan maps Significant Woodlands, Other Wetlands, and waterbodies on the subject lands. Development is generally not permitted in these natural features or their adjacent lands without the completion of an Environmental Impact Study demonstrating no negative impacts to the natural feature or their ecological function

#### Environmental Impact Study

An Environmental Impact Study (Birks) and an Addendum has been prepared related to the natural heritage features and comments received as part of the public meeting process with respect to the proposed Zoning By-law Amendment. The EIS identified and delineated the wetland habitat, which is identified in Figure 4. Since the completion of the EIS, the site plan has been adjusted to contemplate three severances, as well as a drainage swale in the rear yards. The proposed application does not encroach into the wetland habitat, and includes a buffer area of 2034.74 sqm and an enhancement area of 2708.87 sqm. Several mitigation measures were provided to ensure proposed development does not impact identified KNHFs and KHF and functions during construction. The EIS supports the application for the consents and future residential development.

#### County Road and MTO Corridor

The lands do front on County Road 21. A road widening is required and has been identified on the consent sketch. The lands are within the MTO corridor and as such MTO has provided written correspondence that they have reviewed the application and are supportive of the development. Upon approval of the consent, the owner will be required to obtain permits from the MTO.

#### Servicing



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Tatham Engineering has consulted with County and Town staff on municipal water and sewer connections. It has been determined that there is sufficient capacity in both the Waste Water Treatment Plan and Waste Water Pumping Station to accommodate three new water and sewer connections.

***Conclusion: Conformity to the County of Grey Official Plan has been demonstrated.***

### 5.4 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The subject lands are designated as Residential Recreational Area, Wetland and Hazard (Figure 5 – Town of The Blue Mountains Official Plan). The Residential Recreational Area designation permits a variety of residential and accessory uses as outlined in section B3.7.3.

#### Density

Development policies are outlined in Section B3.7.4, which include density and open space requirements. The maximum permitted density in the Residential Recreational Area designation is 10 units per gross hectare. Wetlands and Hazard Lands are to be excluded from density calculations. The lands have a total area of 20.58 hectares (including both the west and east blocks); however, it appears there is 0.3 hectares of developable lands in the east block and approximately 3.67 ha of developable lands in the west block, generating a total of approximately 3.97 ha of developable lands on the site.

While a future draft plan is contemplated for the west block, there are no planning applications before the Town at this time. The following are the density calculations for the proposed consents:

	PROPOSED UNITS	DEVELOPABLE LAND	DENSITY
EAST BLOCK ONLY – DEVELOPABLE LANDS	3 units	0.3 ha	10 UPH
TOTAL DEVELOPABLE LANDS	3 units	3.97 ha	1 UPH

A minimum open space component of 40% is required in the Residential Recreational Area designation. The Official Plan provides that the open space component may include lands designated Wetland and Hazard Lands. The lands have a total lot area of 20.58 ha, with 3.97 ha of developable lands in both the east and west blocks. Removing the developable lands from the open space calculation leaves the site with 16.61 ha of open space, generating an open space component of 81%. The proposed development meets the required open space component.

#### Servicing

The Residential Recreational Area designation is planned for full municipal water and sewer services and development is to proceed on full municipal services. As mentioned above, through consultation with County and Town staff, it has been determined that there is sufficient water and wastewater capacity for the three proposed lots.



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### Trails

In terms of open space and trail linkages, the majority of the land will remain within the Wetland and Hazard Lands designation. The Georgian Trail does traverse the site. The Town has requested the conveyance of a trail block along the front lot line as part of the consents. This has been identified on the consent sketch. Additionally, road widening was identified through the Zoning By-law Amendment process, which is identified on the proposed consent sketch. In terms of parkland, it would be anticipated that parkland dedication would be paid as cash-in-lieu for these three consents.

### Natural Heritage

An Environmental Impact Study was completed by Birks Environmental and outlines the Natural Heritage considerations. As part of second submission, to the implementing Zoning By-Law Amendment application, Birks has provided a response letter to Grey Sauble Conservation Authority, SON and various ratepayer comments. Grey Sauble Conservation provided correspondence on March 2, 2023 has no objection to the severances subject to conditions.

***Conclusion: Conformity to the Town of The Blue Mountains Official Plan has been demonstrated.***

## 5.5 TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65

The Subject Lands are zoned Development (D), Hazard (H), and Wetland (WL) zones (Figure 6 – Town of The Blue Mountains Zoning By-law). An implementing Zoning By-law Amendment (P3165) is in the process, a statutory public meeting was held on June 13, 2022.

The Zoning By-law Amendment proposes to rezone a portion of the lands to the Residential (R1-1), Hazard (H) and Wetland (WL) to implement the consents. The proposal would also Lift the Hold ((h1) as follows,

*“The holding (h1) may be lifted if a Development Permit or exemption has been obtained from the Grey Sauble Conservation Authority and provided the proposed development will not have a negative impact on the wetland and its associated ecological functions.”*

An EIS has been completed and submitted to the GSCA in support of lifting the holding symbol in part to allow for the development of the proposed lots.

The proposed lots meet the minimum standard zoning provisions of the R1-1 Zone:

Residential (R1-1)	Required	Provided	Compliance
Minimum Lot Area	550 sqm	Lot 1: 1169 sqm Lot 2: 939 sqm Lot 3: 939 sqm	Met
Minimum Lot Frontage	18 m	Lot 1: 27.6 m	Met





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		Lot 2: 22.2 m Lot 3: 22.2 m	
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### 6.0 CONCLUSION

This planning letter has been prepared in support of applications for three Consent Applications. The Applications are in keeping with the Planning Act RSO 1990, are consistent with the Provincial Policy Statement, 2020, and conform to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan. The Applications comply with the intent of the Town of The Blue Mountains Zoning By-law 2018-65, as amended. It is our opinion that the applications represent good land use planning.

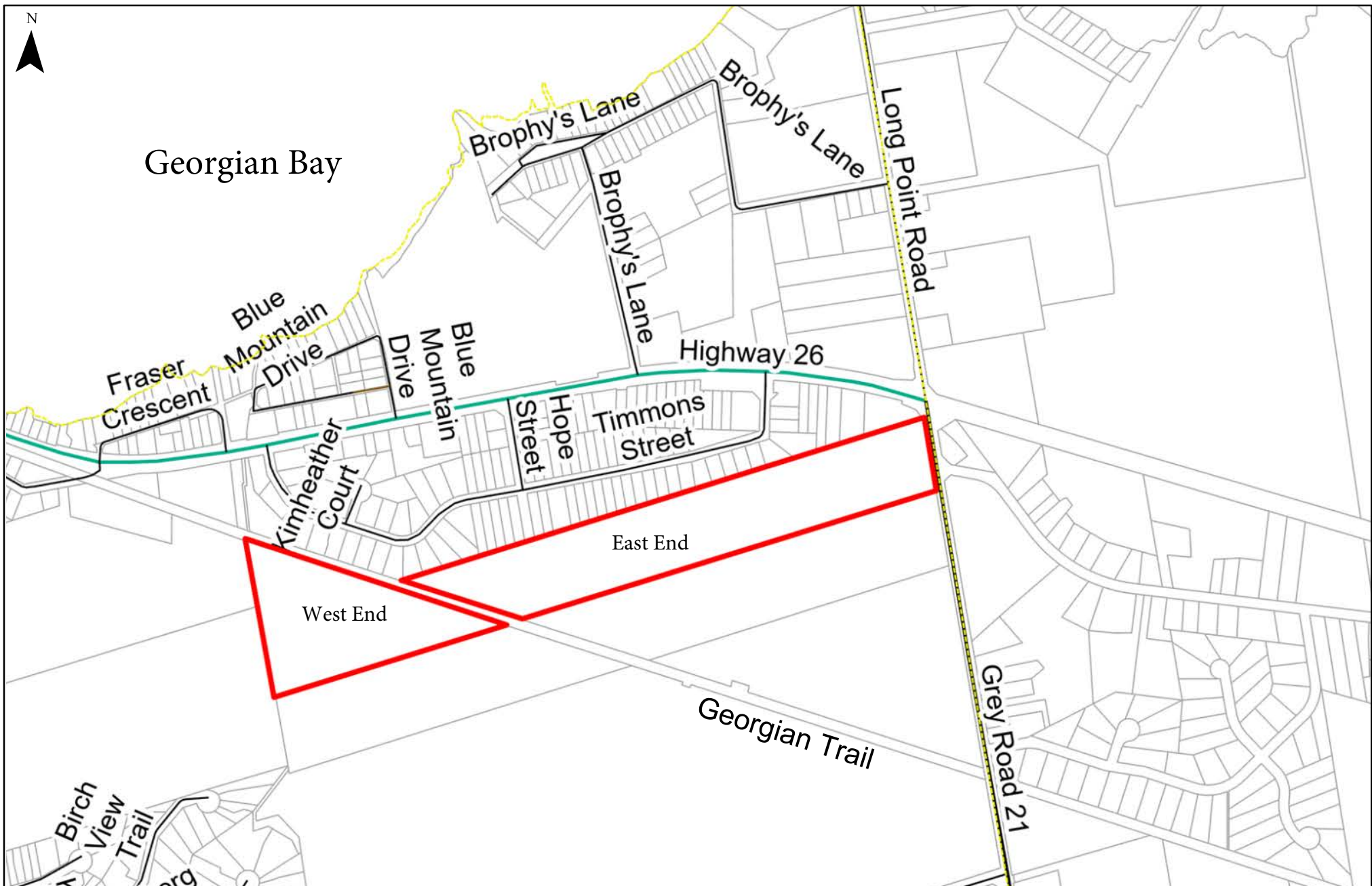
Respectfully Submitted,

**LOFT PLANNING INC.**


Kristine A. Loft, MCIP RPP  
Principal

- Figure 1 – Subject Lands
- Figure 2 – Location
- Figure 3 – Consent Sketch – Envision Tatham
- Figure 4 – Town of The Blue Mountains Official Plan
- Figure 5 – Town of The Blue Mountains Zoning By-law



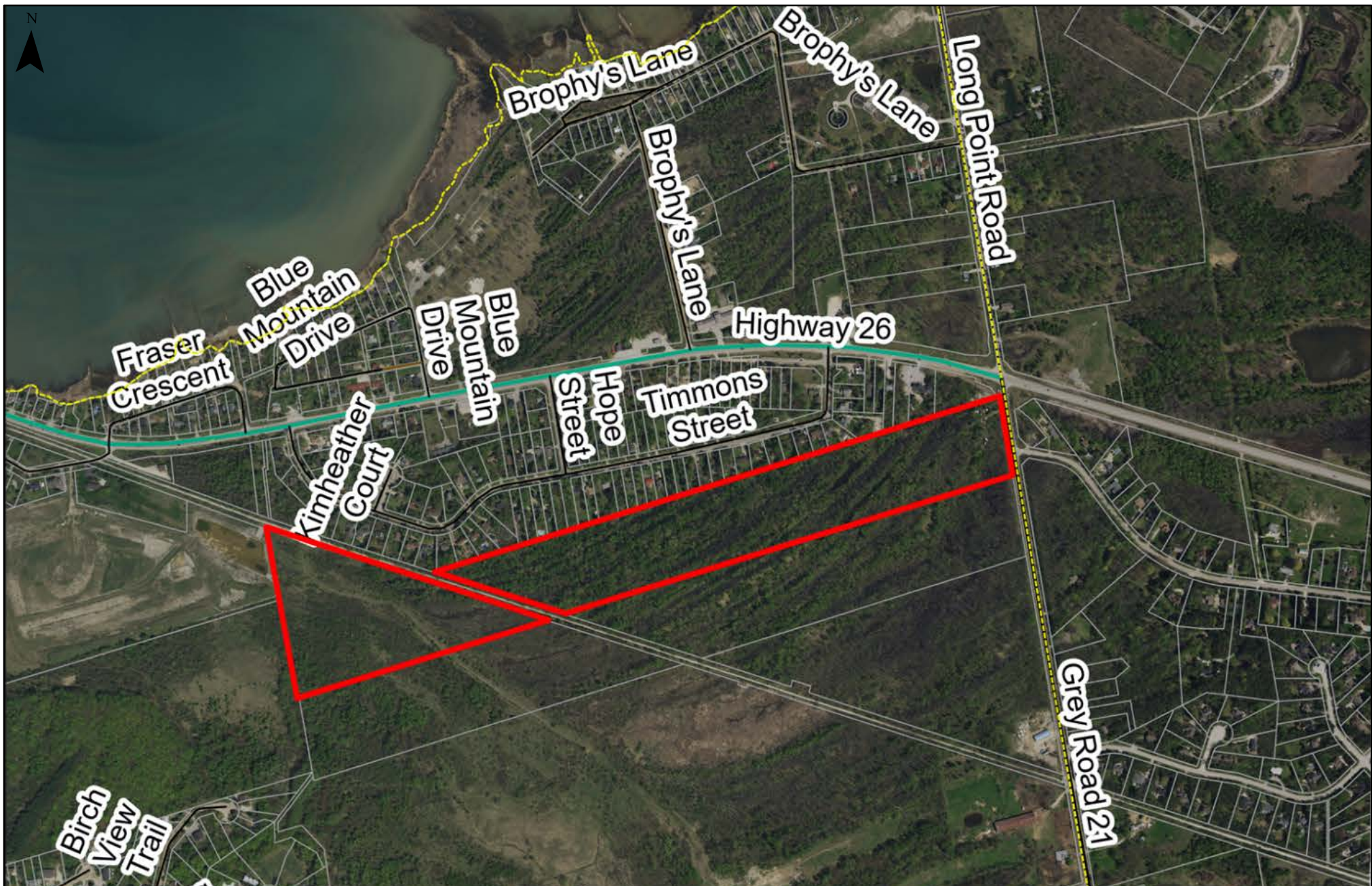


**Figure 1**  
**Subject Lands**  
**372 Grey Road 21**  
**Town of The Blue Mountains**


 Subject Lands







**Figure 2**  
**Location**  
**372 Grey Road 21**  
**Town of The Blue Mountains**

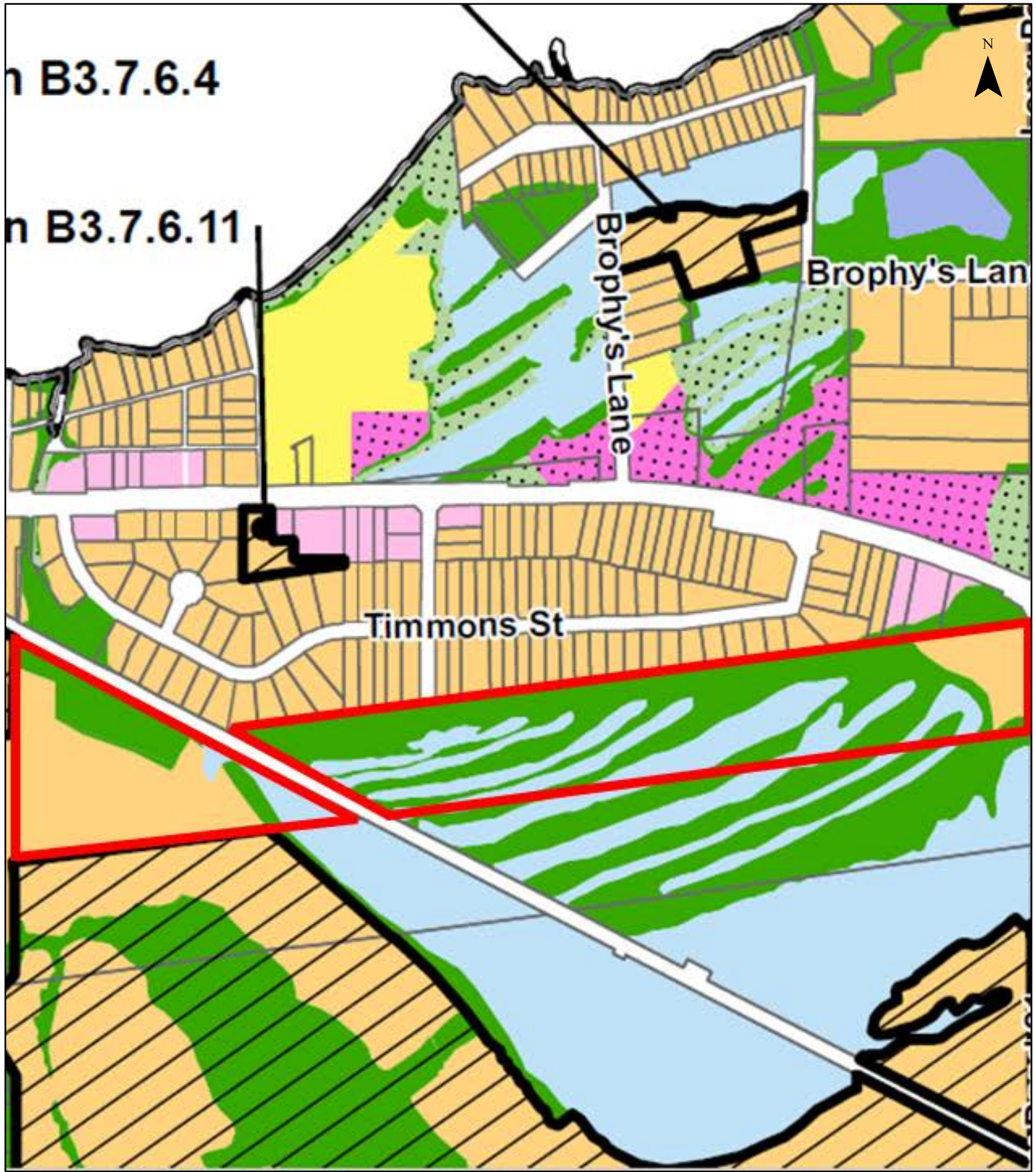
 Subject Lands



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**Figure 4**  
**Town of The Blue Mountains Official Plan**  
**372 Grey Road 21**  
**Town of The Blue Mountains**

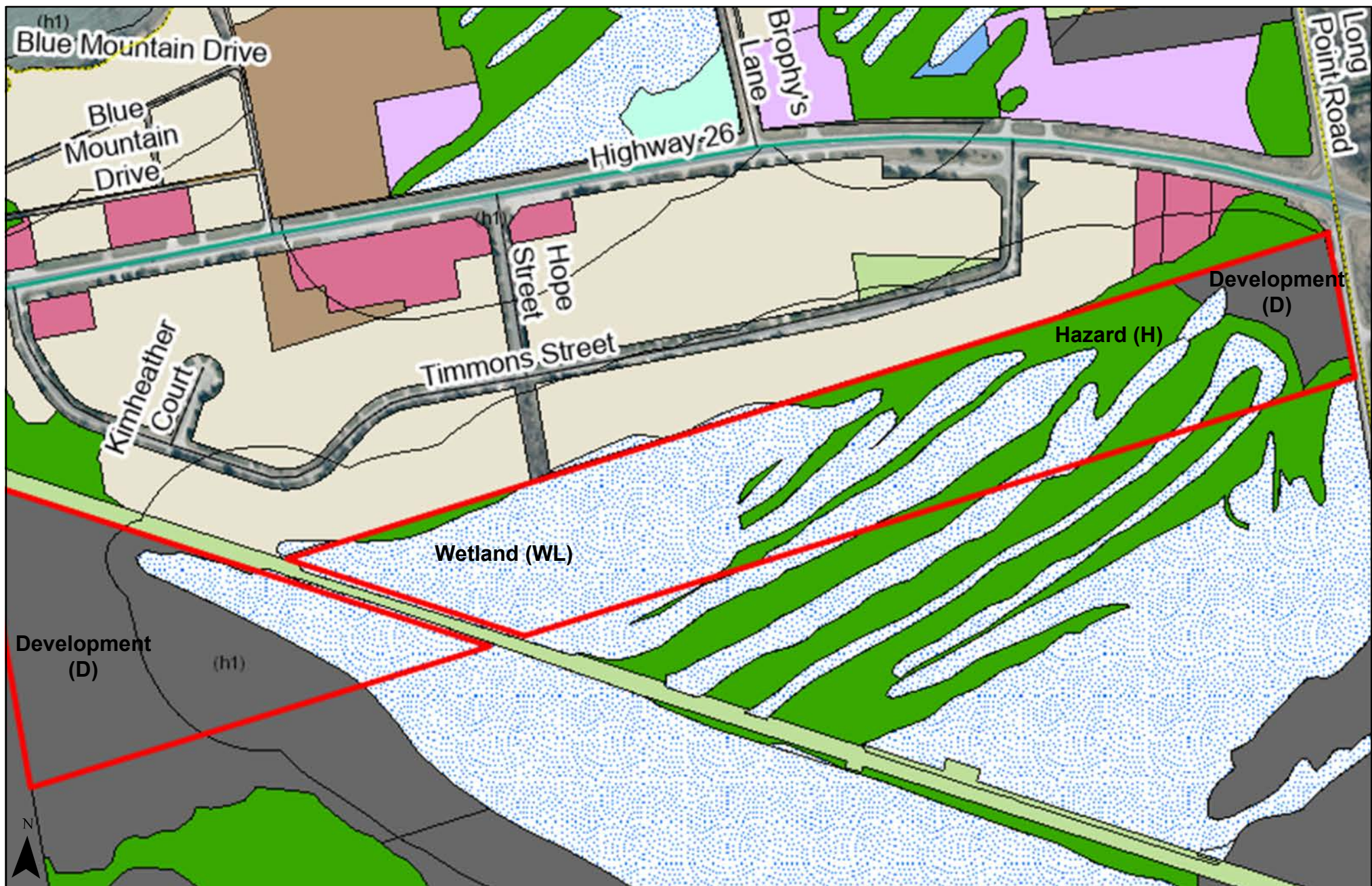
- Subject Lands**
- Hazard Lands**
- Residential Recreational Area**
- Wetlands**




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**Figure 5**  
**Location**  
 372 Grey Road 21  
 Town of The Blue Mountains

 Subject Lands



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