

No.	Town of The Blue Mountains Compiled Comments: 02/12/25	Responder	Response
1.	<p><b>Comments</b></p> <p>These pre-application review comments are provided in response to a request for a pre-review of a draft submission supplied by the applicant. In addition to requested studies and study updates comments are provided on studies that formed part of the pre-application review submission (on file and available for reference).</p>	--	--
	<p><b>Follow-up meeting requested</b></p> <p>Due to the complexity of the proposed realignment of the trunk sewer and additional questions regarding the water, wastewater and stormwater servicing approach the Town's Operations and Development Engineering Divisions have requested a meeting prior to formal submission.</p>	Tatham	The Town and Developer met to discuss servicing options. The Functional Servicing Report reflects the proposed servicing approach.
	<p><b>Adjacent Lands</b></p> <p>Please note that the OLT decisions with respect to the adjacent Eden Oak subdivision include Tribunal approved draft plan of subdivision and zoning by-laws. The proposed road network relies on a road connection over the Eden Oak lands that is currently Zoned Open Space and demarcated as an open space block on the draft plan. While the Zoning By-law 2018-65 permits public uses including, among other things, public streets within any zone, a redline revision by Eden Oak to the draft plan of subdivision Open Space block would be required. Please see attached OLT decision.</p> <p>Note also Development Engineering comment:</p> <p style="text-align: center;"><i>"unless provision is made in the subdivision agreement with Eden Oak, it will be at least 2028/2029 before Eden Oak's Infrastructure is Assumed and Rhemm would be able to connect"</i></p>	Loft	Understood. The subject lands are proposed to gain access via Eden Oak as contemplated. Access will rely on Eden Oak proceeding.
	<p><b>Official Plan policies</b></p> <p>A full review of the proposal relative to the Official Plan is required. Some noteworthy Official Plan policies are contained within the following sections and provide a policy basis for requests:</p> <p style="margin-left: 40px;">A1.1 Guiding Principles A3.3 Growth and Settlement A3.4 Community Character</p>	Loft	Noted. Planning Justification Report provided.

	<p>A 3.9 Infrastructure</p> <p>A3.10 Housing</p> <p>B3.7 Residential Recreation Area</p> <p>B3.7.4.1 Density and Open Space Requirements</p> <p>B3.7.4.3 Landscape Analysis</p> <p>B3.7.4.4 Open Space-Other Policies</p> <p>D5.2 Design Policies b)f) and general provisions</p> <p>D6.3.1 Parkland siting and design</p> <p>D8.2 Tree Canopy</p> <p>D8.4 Energy Conservation and Efficiency Measures</p> <p>E1.7 Engineering Standards</p> <p>E2 Phasing</p> <p>E7 Amendments to the Plan</p> <p>E10 Complete Application Requirements</p>		
	<p><b>Resources</b></p> <p>Eden Oak OLT decision</p> <p><a href="https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-developmentprojects/eden-oak-trailshad">https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-developmentprojects/eden-oak-trailshad</a></p> <p>Community Design Guidelines</p> <p><a href="https://www.thebluemountains.ca/sites/default/files/2021-09/Approved%20Community%20Design%20Guidelines%20-%20June%2020121.pdf">https://www.thebluemountains.ca/sites/default/files/2021-09/Approved%20Community%20Design%20Guidelines%20-%20June%2020121.pdf</a></p> <p>Housing Needs Assessment Nov, 2023</p> <p><a href="https://www.thebluemountains.ca/sites/default/files/2023-11/%282023-1117%29%20Housing%20Needs%20Assessment.pdf">https://www.thebluemountains.ca/sites/default/files/2023-11/%282023-1117%29%20Housing%20Needs%20Assessment.pdf</a></p>	Loft	Noted.
2.	<p><b>Agency comments:</b></p> <p><b>Please see the following comments attached separately</b></p> <ul style="list-style-type: none"> <li>County of Grey – please note that County of Grey ecologist conducts natural heritage reviews for the Town</li> </ul>	<p>Loft</p> <p>Birks NHC</p>	<p>Noted.</p> <p>Response to natural heritage matters from the County of</p>

	<ul style="list-style-type: none"> <li>Saugeen Metis</li> <li>Hydro One</li> <li><b>Other comments to be confirmed</b></li> <li>GSCA</li> <li>MTO – please engage MTO directly and advise Town of MTO comments</li> </ul>		<p>Grey are provided in the appropriate sections of this comment matrix.</p> <p>Birks NHC has completed a Tree Inventory and Protection Plan (Birks NHC, 2025) as a requirement of the Town. An EIS Update has also been completed, which identifies a preliminary compensation plan for the loss of significant woodland.</p> <p>Tatham are engaged with MTO.</p>
	<p><b>Additional studies requested:</b></p> <ul style="list-style-type: none"> <li><b>Tree Inventory Preservation Plan</b> including compensation and restoration plan*</li> <li><b>Hydrogeological Study*</b> (Geotech advises that this will be provided under separate cover but is not included in the package).</li> <li><b>Water balance study*</b></li> <li><b>Thermal regime analysis*</b></li> <li><b>Urban Design Report**</b> Including: <ul style="list-style-type: none"> <li>Landscape concept</li> <li>Trails/connectivity plan Park concept</li> <li>Architectural Control Guidelines</li> <li>Streetscape Design</li> <li>Review against Community Design Guidelines</li> <li>Fencing</li> <li>See attached TOR</li> </ul> </li> <li><b>Housing Needs Report**</b></li> </ul>	ETi	<p>As noted the following reports have been provided as part of this submission:</p> <p>Tree Inventory Preservation Plan (Compensation Plan in concert with County of Grey staff)</p> <p>Hydrogeological Study</p> <p>Water Balance/Thermal regime analysis</p> <p>Urban Design Report</p> <p>Landscape Analysis Report</p> <p>Architectural Guidelines</p>

	<div>o See attached TOR</div> <div><ul style="list-style-type: none"><li>• <b>Updates</b> required to studies and dwgs as applicable in notes below.</li></ul></div> <div><div>* denotes - confirm detailed requirements with County ecologist</div><div>**denotes – see attached suggested study contents</div></div> <div>Please also provide:</div> <div><ul style="list-style-type: none"><li>• a Zoning By-law matrix</li><li>• Comment/response matrix</li></ul></div> <div>Note Peer reviews as applicable.</div>		<div>A Landscape Concept has been provided as a part of the Landscape Analysis to demonstrate trail connections throughout the development and a general concept for the park block. Bench seating and a shade structure have been proposed along a 3.0m granular trail that connects the development to the Georgian Trail.</div> <div>A Landscape Concept has been provided as a part of the Landscape Analysis to demonstrate trail connections throughout the development and a general concept for the park block. Bench seating and a shade structure have been proposed along a 3.0m granular trail that connects the development to the Georgian Trail.</div> <div>Housing Needs Study</div> <div>Zoning review within PJR.</div> <div>Comment Matrix</div>
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3.	<p><b>Community design</b></p> <ul style="list-style-type: none"> <li>• Please see requested study contents above and additional proposed TOR attached</li> <li>• Draft plan should also be reviewed against community design guidelines</li> <li>• Confirm lot layout and development design based on urban design concept</li> <li>• Configuration of lots 18-26 (in the centre island) should be reviewed.</li> <li>• Consideration should be given to additional built forms (semis, towns, multi units)</li> <li>• Proposal will be subject to urban design peer review</li> <li>• Architectural control required</li> <li>• Note that the proposed R1-3 zone allows for increased site coverage, reduced lot width and reduced rear yards to 6 m. <ul style="list-style-type: none"> <li>○ Please consider related guidelines and how the streetscape will be impacted by building facades of this massing</li> <li>○ Landscape buffering to screen rear yards from adjacent lands o Some oversized lots may result in more massive structures</li> </ul> </li> <li>• Numerous lots are over 15 m – confirm that R1-3 is appropriate on those lots. Those will be larger lots where the 40% coverage provision applies under R1-3 which will mean a larger more massive unit. Is this is what is intended? Perhaps ADUs could form a part of the design strategy for those lots? Alternately consider R1-2</li> <li>• Note that the proposed units along street A Lots 31-53 should receive special design attention to avoid repetitive designs and dominant garage doors along that streetscape. Please apply design techniques to address i.e. limit percentage of front façade dedicated to garage, apply built form techniques to reduce prominence etc.</li> <li>• Additional attention to parkland design relative to associated OP direction – consider increasing visibility and frontage</li> <li>• Note additional comments below re: parkland, trail design, landscape analysis, road network</li> <li>• Please provide a landscape concept</li> </ul>	ETI	<p>See response above regarding the parkland, trail design, and landscape concept.</p>
4.	<p><b>Landscape Analysis</b></p> <ul style="list-style-type: none"> <li>• Does not correctly address the Official Plan Residential Recreation designation and related policies with respect to the landscape analysis requirement and the open space, parkland requirements (see cited sections of B3.7.4 above).</li> <li>• Review of RRA policies should be undertaken.</li> </ul>	Eti	<ol style="list-style-type: none"> <li>1. Policies were reviewed and the landscape analysis was updated accordingly.</li> <li>2. RRA policies were reviewed.</li> <li>3. Content of the Tree Inventory &amp; Protection Plan</li> </ol>

	<ul style="list-style-type: none"><li>EIS recommendations should be included specifically for mitigating impact on specimen trees and remaining adjacent stands of trees. Note also requested TIPP, compensation and restoration plan. Note also requested revisions to the EIS and the implications for landscape analysis. Please also coordinate the content of the Landscape Analysis with the content of the Tree Inventory and Protection Plan.</li><li>Documentation references a 30 m hazard/watercourse setback whereas the 30 m setback appears to be a watercourse setback. Confirm the implications for landscape analysis opportunities</li><li>Flood assessment identifies significant portion of open space as flood hazard. Does this have any impact on the landscape analysis? Landscape analysis points out that the site can be viewed through the Georgian Trail. This was not identified as a planting opportunity. We suggest on and off-site plantings to establish and enhance the trail buffer on town lands to preserve the trail user experience. This could also include consideration of plantings in concert with any trail linkage design.</li><li>Town standards also require inventory of trees 6.0m onto adjacent properties to undertake required tree removals. The intent is to avoid property damage due to deadfall originating on adjacent lands.</li><li>Note proposed relocation of trunk sewer main into Hazard and over proposed open space lands. Work with Ecologists to review restoration planting and management</li></ul>	<p>has been coordinated with the Landscape Analysis.</p> <ol style="list-style-type: none"><li>References to the 30m hazard setback have been revised to 30m Watercourse Setback for consistency across documents.</li><li>No impact. The landscape concept demonstrates the floodplain boundary.</li><li>As demonstrated in Figure 3: Site Plan (Birks NHC) invasive species management and compensation planting is proposed along a portion of the Georgian Trail. The planting will help establish a enhanced vegetated buffer between the development and the Georgian Trail.</li><li>See Tree Inventory &amp; Protection Plan by Birks NHC.</li></ol> <p>Restoration planting is not proposed within the relocated easement for the trunk sewer main. Compensation planting and invasive species management is proposed for</p>
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		Birks NHC	<p>lands east of the easement (Birks NHC, 2025).</p> <p>The EIS Update completed for this application addresses both the sanitary sewer works and woodland compensation (<i>i.e.</i>, plantings).</p> <p>Tree planting is proposed in the retained natural areas associated with floodplain and setback areas. Tree planting in these areas will further provide a buffer to the Georgian Trail. No additional plantings are proposed along the Georgian Trail, due to the poor soil conditions.</p> <p>Birks NHC has completed a Tree Inventory and Protection Plan (Birks NHC, 2025), which has been completed based on approved Terms of Reference with the County of Grey Ecologist Michael Cook, which does involve an inventory of tree within 6m onto adjacent lands. Additional information</p>
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			can be found directly within the report.
5.	<b>Hazard lands identification</b>  All applicable studies, dwgs, proposed approval documents <ul style="list-style-type: none"> <li>The draft plan and studies referring to the 30m Hazard lands setback appear to have incorrectly referenced the setback as a hazard land setback whereas it is cited in the EIS as a 30 m watercourse setback.</li> <li>It appears from the Floodplain assessment and SWM report that a significant portion of the proposed open space and park block lands outside of the currently designated hazard and wetlands is hazard within the Regional (Timmins) Flood Hazard and the lands may need to carry the Hazard OP designation and Hazard Zoning.</li> </ul>	Loft	Updated made to Draft Plan and Zoning.  Floodplain Areas are identified as Hazard separate from Open Space within Zoning Schedule. Draft Plan includes these areas as one block, as proposed to be conveyed to Town.
6.	<b>Environmental Impact Study &amp; relationships between EIS and other studies</b>  Please see the separately appended February 4 2025 comments of the County and provide a response. Please note that the County ecologist provides expert review with regard to natural heritage matters for the Town. Note that some comments below address relationships between content of the EIS and other submission documents such as landscape analysis, natural hazards/flood report, urban design, PJR, OPA, ZBA, Draft Plan etc. Additional commentary throughout these notes cross reference or provide additional comment.  Note in particular that: <ul style="list-style-type: none"> <li>the significant woodland mapping is not based on the County's significant woodland mapping and requires further assessment;</li> <li>required tree inventory and protection plan including compensation as part of the complete application;</li> <li>required water balance assessment, thermal regime analysis on the receiving watercourse as part of complete application.</li> </ul>	Birks NHC	Response to natural heritage matters from the County of Grey are provided in the appropriate sections of this comment matrix.  Birks NHC has completed a Tree Inventory and Protection Plan (Birks NHC 2025) in accordance with the Town and County requirements. An approved Terms of Reference with the County was established.



<p>Please note the following comments provided by Town planning staff:</p> <ul style="list-style-type: none"><li>Excerpt from EIS: <i>The MECP is currently working towards a recovery and protection plan for Black Ash and has temporarily suspended ESA protections for a period of two years from the time this species was listed under O.Reg. 230/08. Protections for the species will be enforced starting on January 26, 2024.</i></li></ul> <p>Study deferred Black Ash review pending beginning of enforcement. Please advise on any updates.</p> <ul style="list-style-type: none"><li>EIS is recommending fencing lots to limit impact from residential development on the wetland and buffer but the proposed Open Space block includes an area between the lots and those lands. It's not clear what is happening in there but the design seems to contemplate some sort of through access by virtue of what appears to be an access at the south end of Street A and that approx. 3 metre space between lots and the buffer and the access at the north west.</li><li>Fencing of rear yards as recommended by Ecologist may conflict with some of the content of the RRA designation regarding open space access. Please review and confirm.</li><li>Please consider whether a prohibition on gates into the Open Space/Hazard Land areas may be or may not be required in concert with the RRA policies and the EIS recommendations regarding access restrictions.</li><li>Drawings throughout the submission other than the EIS include a note that states "30 m setback from hazard lands", this doesn't appear to be what was intended. Birks treats it differently and refers to it as: "A 30 m setback to the watercourse, which provides permanent fish habitat has also been integrated into the Site Plan." Please confirm the status of the setback and make corresponding corrections to the submission documents throughout</li><li>Please confirm any recommended plantings within the watercourse and/or wetland setbacks</li><li>The EIS doesn't appear to contemplate the installation and routing of services through the wetland buffer lands and the need for any restoration plantings. Please review and consider related updates.</li></ul> <p>Please contact Michael Cook at the County - <a href="mailto:michael.cook@grey.ca">michael.cook@grey.ca</a></p>	<p>Water Balance assessment provided.</p> <p>Black Ash species and habitat protection came into effect on January 25, 2024, and thus this application shall demonstrate compliance with the ESA for Black Ash. Birks NHC completed additional site work to further identify the presence of this species. No live Black Ash were detected within 30m of the proposed site alteration (including proposed sanitary sewer works). Thus, no additional consideration for the species is required as discussed within the EIS Update (Birks NHC 2025).</p> <p>The Draft Plan has been updated to incorporate both a 30m wetland setback and 30m watercourse setback which incorporates the EIS recommendations.</p> <p>An EIS Update has been undertaken by Birks NHC which considers the 2025 site plan and outlines a preliminary compensation plan for the loss</p>
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		Tatham	<p>of 0.67 ha of Significant Woodland Habitat.</p> <p>Furthermore, a Tree Inventory and Protection Plan (Birks NHC 2025) has been completed which outlines compensation requirements. Currently, both invasive species management and tree planting is proposed within the retained lands of the property, outside of the sanitary sewer easement. Plantings are proposed within both the 30m watercourse setback and 30m wetland setback outside of the sanitary sewer easement.</p> <p>Grey County was contacted to confirm requirements for a Feature Based Water Balance Assessment. A report is enclosed - by Tatham Engineering.</p> <p>Grey County was contacted to confirm requirements for a Thermal Regime Analysis. Commentary is provided in the enclosed SWM report – by Tatham Engineering.</p>
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	<b>Street network/Transportation/Fire</b> <ul style="list-style-type: none"> <li>Confirm that the egress at Lakeshore to HWY 26 can accommodate the additional growth presented by this proposal and future development on the lands immediately to the south or if a second access is required</li> <li>Review the proposed street network to confirm if an additional road connecting to development lands to the west is required.</li> <li>Provide a turning radius analysis to demonstrate that the proposed street network can accommodate large vehicle movements (snowplows, fire trucks, garbage trucks etc.)</li> <li>Cul de sac required at the southern terminus of Street A or revision to lots zoning and lot layout to reflect land requirements</li> <li>Lands to be held in tenure satisfactory to the Town for turn around until such time as development continues to the south.</li> <li>Parking should be only on one side of the street for fire access</li> </ul>	Tatham	<p>1. Highway 26 can accommodate the additional growth as a result of the proposed development. Refer to Traffic Impact Study (TIS) – by Tatham Engineering. Town standards, table 4.8.9-1 confirms a single access point for developments with less than 100 units is permitted. The proposed development has 53. The Trailshedd development has one access point plus a dedicated emergency only access. If the lands to the south are developed, a third access will become available.</p> <p>2. A road connection to the development lands is not required as a connection can be made via the Open Space block on the Eden Oak lands.</p> <p>3. Turning analysis provided in TIS.</p> <p>4. A temporary hammer head turn-around facility is proposed at the south limit of Street A</p>

			<p>and on Lot 30, and will remain in place until such time as the road is extended further south in the future.</p> <p>5. Acknowledged.</p> <p>6. Roads are proposed to be constructed in accordance with Town standard for Local Urban 20 m R.O.W. with Parking (Std. 4.8.2.A).</p>
	<p><b>Vacant land adjacent to Lot 31</b></p> <ul style="list-style-type: none"> <li>Please clarify the intent of the lands adjacent to lot 31 – they show as R1-3 in the draft zoning by-law, RRA in the draft OPA and show as open space block in the Draft Plan of Subdivision</li> </ul>	Loft	<p>This is a servicing block and is now incorporated into the larger block to be conveyed to Town.</p>
	<p><b>Explanation of drawing detail</b></p> <ul style="list-style-type: none"> <li>Please clarify intent of thin strip of open space between rear yards and 30 m buffer to wetland relative to recommended fencing to limit access into buffer and wetland areas                             <ul style="list-style-type: none"> <li>Additional details from EIS and Design submission may clarify this issue</li> </ul> </li> </ul>	Loft	<p>Open Space – To be conveyed to Town.</p>
	<p><b>Georgian Trail</b></p> <ul style="list-style-type: none"> <li>Provide enhancement planting within and adjacent to the Georgian Trail lands to increase the visual buffer and preserve and enhance the trail user experience.</li> <li>The gap in screening was identified in the Landscape Analysis but not pursued as an opportunity • Confirm additional naturalization plantings                             <ul style="list-style-type: none"> <li>Show proposed trail design and blocks</li> </ul> </li> </ul>	Envision-Tatham	<p>As demonstrated in Figure 3: Site Plan (Birks NHC) invasive species management and compensation planting is proposed along a portion of the Georgian Trail within the development site.</p> <p>Compensation planting is also demonstrated in the Landscape Concept.</p>

			A Landscape Concept has been provided to demonstrate trail connections throughout the development and a general concept for the park block.
	<b>SWM</b> <ul style="list-style-type: none"> <li>Confirm stormwater works are adequate for the site</li> <li>Confirm that adequate capacity has been built into SWM conveyance to accommodate expected development in lands to the south including future stormwater pond and to convey Stormwater to the bay</li> <li>Confirm if storm laterals will be part of design.</li> </ul>	Tatham	<ul style="list-style-type: none"> <li>Per the Stormwater Management Report, the Eden Oak Regional SWMF is confirmed to have adequate capacity to service the subject site.</li> <li>Lands to the south were not provisioned for in the design of the Eden Oak Regional SWMF. Therefore, SWM controls will need to be provided on-site for lands to the south and conveyance though the subject site is not required.</li> <li>Storm service laterals will be provided to all units within the proposed development.</li> </ul>
	<b>Master Drainage Plan</b> <ul style="list-style-type: none"> <li>Confirm that the proposed works comply with the Master Drainage Plan. Note that this includes the watercourse within the Georgian Trail</li> </ul>	Tatham	<ul style="list-style-type: none"> <li>The Draft Drainage Master Plan has been reviewed. The design of the requested trail connection to the Georgian Trail has included a large size culvert to allow for flows to spill</li> </ul>

			<p>from Watercourse 6 as identified in the DMP. The exact sizing of this culvert can be refined at detailed design with consideration for DMP project 79. Otherwise, there are no recommendations specific to this development which is proceeding in accordance with the Regional SWM Plan described in the <i>Eden Oak Servicing &amp; Stormwater Management Implementation Report</i> prepared by Crozier (2020). This report included a watershed assessment of Watercourse 6 which confirmed the ‘beat the peak’ approach taken by the Eden Oak Regional SWMF. The DMP recommends using such a watershed based approach to SWM.</p>
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	<p><b>Water and Sewer works &amp; capacity + fire flow</b></p> <ul style="list-style-type: none"><li>• Project contemplates relocation of the main trunk sewer and lifting and relocation of the related easement in favour of the Town. Further discussion on how this undertaking is proposed is required.</li><li>• Craigleith wastewater treatment plant with upgrades is nearing or at capacity.</li><li>• Confirmation of timing and availability of capacity required.</li><li>• Fire flow pressure needs to be confirmed – Eden Oak work is demonstrating some challenges and concerns these could impact water supply for this property</li></ul>	Tatham	<p>1. Meetings with the Town’s Manager of Development Engineering and Manager or Water and Wastewater were held in April and May of 2025, followed by email correspondence on May 2, 2025 confirming the proposed sanitary servicing strategy for the development. The existing sanitary sewer is proposed to be realigned in the Open Space block behind the lots. A new easement may not be required since the Town will receive the Open Space lands upon registration of the Plan of Subdivision.</p> <p>2. A review of available capacity at the Craigleith Sewage Pumping Station is included in the Functional Servicing Report. The Town is currently upgrading the SPS, with improvements expected to be online in the first quarter of 2027. There is currently capacity available to service the proposed development. There are no capacity issues at the Craigleith WWTP.</p>
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			3. The fire flow requirements were calculated for the single-detached and semi-detached units in accordance with FUS and OFM guidelines. The existing water system can supply the required flows. Refer to FSR.
	<b>Park Design</b> <ul style="list-style-type: none"> <li>• Please consider removing lots 52 &amp; 53 to create a more accessible park entrance</li> <li>• Please provide a park design including landscaping, trail connections and have appropriate consideration for related Parkland siting and design policies in the Official Plan</li> <li>• Parkland calculation needs to be updated based on extent of hazard lands identified in Natural Hazards Assessment <ul style="list-style-type: none"> <li>• Include trail design concept, planting, programming details etc.</li> </ul> </li> </ul>	Envision-Tatham	<p>A Landscape Concept has been provided to demonstrate trail connections throughout the development and a general concept for the park block. Bench seating and a shade structure have been proposed along a 3.0m granular trail that connects the development to the Georgian Trail.</p> <p>Details and proposed planting to be provided during the detailed design phase.</p>
	<b>OPA, ZBA and SUB</b> <ul style="list-style-type: none"> <li>• Please review the OPA, ZBA and SUB to ensure consistency and accuracy in the requested approvals across these documents and relative to the supporting studies.</li> <li>• The documents are not currently matching</li> <li>• Hazard lands to be reviewed and detailed</li> <li>• Public park/Open space to be reviewed and detailed</li> <li>• Revise density calculations and development areas</li> </ul>	Loft, Birks, Tatham	<p>Schedules have been updated to define Wetland, Hazard and Open Space.</p> <p>Open Space is defined in Zoning Schedule.</p> <p>Density calculations assigned as per updated mapping and</p>



	<b>High water table &amp; Bedrock conditions</b> <ul style="list-style-type: none"><li>• The Geotech advises of high water table conditions. The town requires that the basements be at least 1 m above highest groundwater level or no basements at all. It is observed also that there are bedrock conditions. Please confirm the implications of these conditions on other parts of this applications and address any issues or implications through related engineering studies and also on urban design, relative to increased height perception, environmental impacts etc.</li><li>• Dewatering may be required which may have impacts on the adjacent wetland and natural features and functions and requires more study.</li><li>• Perpetual pumping of water through sump pumps is energy intensive and not supported by the Town</li><li>• A hydrogeology study was identified as required by the Geotechnical study but not provided.</li></ul>	Tatham	calculations identified in planning report.  Hazard Lands have been confirmed by the Flood Hazard Assessment
		Tatham	The presence of groundwater and bedrock conditions throughout the site are acknowledged. The site will be elevated by importing fill to allow for basements to be situated above groundwater, in accordance with Town standards. Rock excavation is expected for construction of site servicing.  Construction dewatering will be in accordance with the findings and recommendations presented in the hydrogeological report, and applicable regulations.  Perpetual pumping of groundwater through sump pumps is not proposed or expected based on basements being elevated above the

			<p>estimate seasonal high groundwater elevation in accordance with Town standards.</p> <p>The Hydrogeological study by Soil Engineers is enclosed.</p>
7.	<p><b>PJR</b></p> <ul style="list-style-type: none"> <li>Needs to be updated throughout based on comments. Please see suggested content updates below and also please cross reference with content above</li> <li>OPA, ZBA and SUB need to be made consistent between the documents and also revised to address additional application content</li> <li>Confirm extent of Hazard lands and status and implications of watercourse setback</li> <li>Planning Act Section 2 - Sustainability and conservation commentary is not responsive to that directive – consider measures like addressing high water table conditions with avoidance of perpetual pumping, solar orientation, and profiling other measures more aligned with that criterion</li> <li>Please correct references that are suggestive of a condo approach to development of these lands</li> <li>Address housing mix, supply and need by referencing the Town’s Housing Needs Assessment</li> <li>Note dependency on Eden Oak and related draft plan revision requirement to establish access to public road and also with respect to timing</li> <li>Reference trail connection information as requested above</li> <li>Provide additional development context including lands to the south and indicate implications on development planning i.e. SWM servicing, sanitary capacities, water flows, street network, cul de sac</li> <li>Reference urban design analysis/brief and community design review as noted above to inform development design and streetscape (public/private interface)</li> </ul> <p>Confirm parkland status (amount) and design – block location, size, programming, trail connections</p>	Loft	<p>PJR updated.</p> <p>OPA and ZBA updated.</p> <p>Schedules updated.</p> <p>Housing Needs Report provided.</p> <p>Eden Oak referenced and dependency for access confirmed.</p> <p>Trail connection identified in Landscape Analysis.</p> <p>See Engineering for references to lands to the south.</p> <p>Urban Design and Architectural Guidelines provided by Terra Brook – who are the builders.</p> <p>Parkland block area identified in planning report. Landscape</p>

			Analysis and Landscape Plan provides for trail connection.
	<p><b>Suggested Study contents</b></p> <p><b>Urban Design Submission</b></p> <p>Note Urban design report contents, community design guideline checklist and architectural control component is requested.</p> <p>An urban design report should contain, but not be limited to:</p> <p><b>Design Vision, Guiding Principles, and Objectives</b></p> <p>Provide an overview of the urban design vision, objectives and principles for the proposed development. Describe how the development will integrate with the existing and planned surrounding context and how it will contribute to creating a unique sense of place through the proposed public realm and built form. Provide a description of how the proposed development addresses the surrounding area generally including but not limited to:</p> <ul style="list-style-type: none"> <li>• green space/natural environment;</li> <li>• adjacent existing and proposed development;</li> <li>• pedestrian circulation including connections to adjacent and nearby trails and sidewalks;</li> <li>• relationship to vehicular circulation, access/egress and associated provisions</li> <li>• accessibility</li> <li>• future or potential development on adjacent and surrounding parcels</li> </ul> <p><b>Context Analysis</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Provide a description and detailed analysis of the site and surrounding existing and planned context noting the attributes and considerations including, but not limited to:</li> <li><input type="checkbox"/> Coloured elevation drawings</li> <li><input type="checkbox"/> Existing natural features, topography and vegetation</li> <li><input type="checkbox"/> Lot fabric (including frontage and depth)</li> </ul>	<p>Terra Brook</p> <p>ETi</p>	<p>Terra Brook are the builders on record for the site. Terra Brook has been involved in all team meetings, had had input into unit lotting, and unit types. TB has prepared the Urban Design Report and Architectural Guidelines. They are in early stages of designing homes and marketing packages.</p> <p>ETi has prepared a Landscape Analysis, has prepared a coloured concept plan and has been involved in all team design meetings dealing with road design and lotting. ETi has also placed early building footprints on all lots to ensure lots meet zoning while maximizing the house designs that will be available to each lot at the time of marketing.</p>

	<ul style="list-style-type: none"> <li><input type="checkbox"/> General street/block pattern (including block lengths)</li> <li><input type="checkbox"/> Built form character of surrounding area</li> <li><input type="checkbox"/> Surrounding land uses</li> <li><input type="checkbox"/> Views and vistas to and from the site</li> <li><input type="checkbox"/> Landmarks or gateways</li> <li><input type="checkbox"/> Transportation networks (vehicular, cycling, pedestrian, transit, etc.)</li> <li><input type="checkbox"/> Relationships and linkages to public open spaces</li> </ul> <p>Description and analysis should incorporate context mapping and photographs depicting the subject site and relationship to its surrounding context.</p> <p><b>Policy Context Analysis</b> Provide a comprehensive analysis of all relevant policies and direction within applicable Town documents.</p> <p><b>Development Plan</b> Provide a detailed description and illustration(s) outlining the overall character and configuration of the proposed development site. The plan should illustrate how the proposal fits within and interfaces with the surrounding context.</p> <p><b>Detailed Design Direction</b> Provide detailed design direction that describes how the development plan will be realized. The design direction should be clearly expressed through text, detailed sketches representing proposed development and precedent images illustrating intended features and attributes of the proposal. The design direction should address, but not be limited to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site Design <ul style="list-style-type: none"> <li>o master planning (for large sites)</li> <li>o positioning of the building(s) in relation to the site, abutting streets and surroundings</li> <li>o vehicular and pedestrian access and circulation</li> <li>o streetscape</li> <li>o public open spaces</li> <li>o landscaping and amenity areas</li> <li>o parking, loading and service areas</li> <li>o lighting</li> </ul> </li> <li><input type="checkbox"/> Built Form</li> </ul>		<p>Planning Report reviews policy framework.</p> <p>Colour Concept Plan provided.</p> <p>Urban Design Report provided.</p>
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	<ul style="list-style-type: none"><li>o height and massing</li><li>o setbacks</li><li>o building to street ratio</li><li>o transition to adjacent uses and built form</li><li>o streetwall and building treatment at grade (the pedestrian experience)</li><li>o façade treatments, architectural elements and materials</li><li>o corner and/or landmark/gateway building treatment</li></ul> <p><b>Crime Prevention through Environmental Design</b> CPTED provides a lens through which public safety is considered in project design.</p> <p><b>Heritage resources</b> Where heritage properties and buildings exist as part of a development site, describe how the heritage resource will be protected, conserved, enhanced and integrated as part of the development.</p> <p><b>Sustainability features</b> Describe the low impact development, stormwater facilities, energy efficiency measures and green building technologies that will be incorporated. The urban design report that is prepared in support of the proposal will be reviewed, and if application is recommended for approval, may be modified and approved or form the basis of related conditions by staff and will form part of the approvals package for the proposal. The following language hierarchy shall be applied to urban design documents, in particular with regard to Urban Design and Architectural Control Guidelines, but also with regard to Urban Design Reports as appropriate, in order to differentiate between the range of commitments and actions contained within: Shall &amp; Will The use of the words “Shall” and “Will” denote requirements that must be met. Should The use of the word “Should” denotes design requirements that typically must be met but where site specific conditions or the specific merits of a specific design solution may merit flexibility. May and Encouraged The uses of the words “May” and “Encouraged” represent guidelines that are encouraged practices and not rigid requirements.</p> <p><b>Community Design Guidelines</b></p>		<p>Landscape Analysis provided.</p> <p>Not Applicable.</p> <p>We are working with the builder on sustainability feature opportunities.</p>
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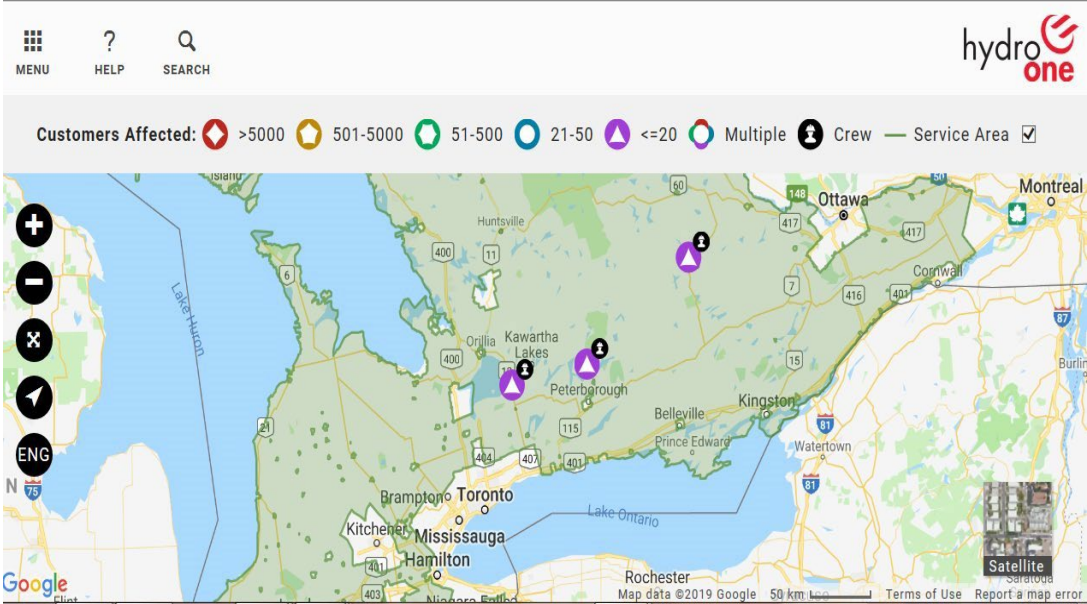
	<p>Consult community design guidelines <a href="https://www.thebluemountains.ca/sites/default/files/2021-09/Approved%20Community%20Design%20Guidelines%20-%20June%2020121.pdf">https://www.thebluemountains.ca/sites/default/files/2021-09/Approved%20Community%20Design%20Guidelines%20-%20June%2020121.pdf</a> Please provide a checklist and response to the applicable guideline content.</p> <p>Please note that: Community Design Guidelines express the design expectations for development review and are intended to facilitate high quality design within the Town.</p> <p>Please note Greenfield sections and applicability to this proposal.</p> <p>Note that Architectural control is required by the Official Plan and it is requested that Architectural Control Guidelines form part of the submission.</p> <p><b>Housing Needs Report</b> Please review the Housing needs report and demonstrate and/or discuss how this project responds to targeted housing needs in the community. Additionally, please consider commentary on matters such as but not limited to:</p> <ul style="list-style-type: none"><li>• How is the proposed built form responsive to housing needs in the community and to what extent does it make home ownership more available to targeted income ranges?</li><li>• Can additional revenue from ADUs make home ownership viable to a wider range of targeted income types?</li><li>• Are there ways of increasing the number of ADU opportunities in the proposed development and the actualization of those opportunities? Examples: internal spatial planning to allow creation or convertibility to ADUs, marketing i.e. demonstrated financial?</li><li>• Are there opportunities to diversify the housing options and increase accessibility of housing to a wider range of targeted income types through additional built form opportunities?</li></ul>		<p>Architectural Guidelines provided. As the project progresses the builder will have greater detail on units types. A Final Architectural Guideline set will be provided a draft condition.</p> <p>Housing Needs Report provided.</p>
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8.	<p><b>Historic Saugeen Métis</b> Neala MacLeod Farley Coordinator, Lands, Waters &amp; Consultation <b>RE: P3475: 372 Grey Road 21 - February 3, 2025</b></p> <p>The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and offers the following comments for consideration:</p> <p>Biodiversity loss is a huge issue in Canada and globally and decision makers on all levels must work to protect healthy habitat, not only to protect species that are currently at risk but also to prevent more species from becoming species at risk. “Loss of habitat is the biggest threat to Ontario’s biodiversity” and the construction of new homes is one of the main causes (<a href="https://www.ontario.ca/page/conserving-biodiversity">https://www.ontario.ca/page/conserving-biodiversity</a>). HSM supports the protection of the wetland on site through the use of a 30m setback and vegetation. However, HSM maintains that the significant woodland on site should also be protected.</p> <p>The Environmental Impact Study stated that “Given the location of the development area (forest edge) and that the area of removal is minimal relative to the overall feature, there is no expectation that the loss of edge woodland habitat would result in a negative ecological impact to the woodland or its ecological function”. HSM does not agree with this conclusion. All healthy trees, and in particular healthy mature trees, provide important habitat and ecological functions that cannot be easily replaced.</p> <p>In addition, the edges between one ecosystem and another are actually very important transitional zones that are high in biodiversity. Often, greater numbers of species will be found within edges than within either bordering ecosystem, as demonstrated in the graphic below.</p> <p>Source: <a href="#">Ecotones and Edges: Explaining abrupt changes in ecosystems – Eco-intelligent™</a></p>	Birks NHC	<p>Thank you for your comments. Birks NHC has completed an EIS Update as part of this application, which identifies a preliminary woodland compensation plan to further mitigate the loss of 0.67 of significant woodland. The proposed enhancements to the retained lands, through invasive species management and tree planting activities will overall improve the ecological health of the natural features on the property. Furthermore, a Tree Inventory and Protection Plan (Birks NHC 2025) has been completed as part of this application that provides mitigation measures to further reduce potential indirect impacts to the retained woodland habitats on adjacent lands, through construction activities. This report also identifies additional tree compensation requirements in accordance with the Town’s tree cutting zoning by-law, to maintain canopy cover.</p>
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<div data-bbox="205 232 751 646"><p>A</p><p>B</p><p>3 species</p><p>9 species</p><p>3 species</p></div> <p>Inherent edges are naturally occurring edges, where the features of one ecosystem mix with the features of another, creating a natural gradient between the two. Induced edges, or abrupt changes between ecosystems caused by human disturbance, destroy this natural gradient and region of high biodiversity and introduce risks to both ecosystems (<a href="#">Edge Effects: Habitat Biodiversity and Human Interference</a>).</p> <p>HSM understands the need for housing and supports development that meets the needs of the present without compromising the ability of future generations to meet their needs. Therefore, HSM is not opposed to this development but urges the applicant and the reviewers to balance the need for development with the dire need to protect the environment that all of us rely on. By changing plots 9-13 to a Significant Woodland protection zone, the impacts on the forest could be greatly reduced. HSM also encourages the applicant to consider planting native species rather than grass wherever possible, using sustainable building materials, and using low impact design stormwater management features.</p> <p>Thank you for the opportunity to review this matter.</p>	<p>Thus, through the proposed compensation works, and tree protection measures, the proposed development has provided additional means to mitigate the loss of 0.67 ha of significant woodland habitat, thus demonstrating no negative impacts to significant woodland in accordance with the PPS (2024).</p> <p>Thus, through the proposed compensation works, and tree protection measures, the proposed development has provided additional means to mitigate the loss of 0.67 ha of significant woodland habitat, thus demonstrating no negative impacts to significant woodland in accordance with the PPS (2024).</p>
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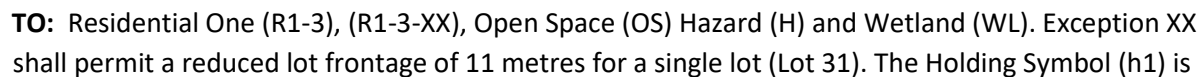
<div>9.</div> <div>AMIN Pranav &lt;Pranav.Amin1@HydroOne.com&gt; <b>Subject:</b> The Blue Mountains - 372 Grey Road 21 (PIN 373130139) - P3475 February 3, 2025</div> <div>We are in receipt of your Application for Subdivision, P3475 dated 2025-01-23. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One’s 'High Voltage Facilities and Corridor Lands' only.</div> <div>For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at <a href="mailto:subdivision@Hydroone.com">subdivision@Hydroone.com</a> or 1-866-272-3330.</div> <div>To confirm if Hydro One is your local distributor please follow the following link: <a href="https://stormcentre.hydroone.com">Stormcentre (hydroone.com)</a></div> <div>Please select “Search” and locate the address in question by entering the address or by zooming in and out of the map.</div> <div></div>	Tatham	Hydro One will be engaged to design the electrical distribution system during the detailed engineering design stage as part of the requirement to secure a Development Agreement.
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	<p>If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail <a href="mailto:CustomerCommunications@HydroOne.com">CustomerCommunications@HydroOne.com</a> to be connected to your Local Operations Centre</p> <p>If you have any questions please feel free to contact myself.</p> <p>Thank you, Dennis De Rango</p> <p>Specialized Services Team Lead, Real Estate Department Hydro One Networks Inc. Tel: (905)946-6237</p> <p>Email: <a href="mailto:Dennis.DeRango@HydroOne.com">Dennis.DeRango@HydroOne.com</a></p>		

10.	<p><b>Pegelo, Jessica (MTO)</b> Development Review Committee - February 13, 2025 – Pre-Consultation Application 2 of 3 - 372 Grey Road</p> <p>Good morning,</p> <p>Thank you for contacting the Ministry of Transportation (MTO) to review the subject proposal.</p> <p>MTO require that all land development review requests be submitted to MTO through our Highway Corridor Management System (HCMS) online portal at: <a href="https://www.hcms.mto.gov.on.ca/">https://www.hcms.mto.gov.on.ca/</a></p> <p>MTO launched the Land Development Review (LDR) module within MTO's HCMS in February 2024. The LDR module is designed to streamline MTO review of all <i>Planning Act</i> applications (Official Plan, Zoning By-law, Site Plan, Consent, Minor Variance, etc.), along with General Inquiries or Pre-Consultation requests.</p> <p><b><u>MTO will no longer accept Land Development Review requests though its email system.</u></b></p> <p>To avoid delays in processing a review, all LDR requests are required to be submitted electronically through the HCMS portal.</p> <p>When submitting a review request, please ensure that the correct type of review is selected, i.e., Official Plan, Zoning By-law, Site Plan, Consent, Minor Variance, General Inquiry or PreConsultation. Additionally, please identify if the review request is Site Specific or not.</p> <p>Please ensure that all supporting documentation has been submitted with the request, including but not limited to:</p> <ul style="list-style-type: none"><li>• Site Plan or Conceptual Plan,</li><li>• Maps,</li><li>• Proposal details,</li><li>• Technical Reports,</li></ul>	Tatham	<p>The Traffic Impact Study was submitted to the MTO on April 14, 2025 for review and comments (Pre-consultation number: 2025-31L-000788), assigned to Jessica Pegelo. Comments have not yet been received.</p>
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	<ul style="list-style-type: none"><li>Any other relevant information.</li></ul> <p>If you have any questions and/or concerns, please feel free to contact me.</p> <p>Kind Regards,</p> <p><b>Jessica Pegelo</b> Corridor Management Planner   Corridor Management/Operations Division Ministry of Transportation   Ontario Public Service 519-379-4397   <a href="mailto:jessica.pegelo@ontario.ca">jessica.pegelo@ontario.ca</a></p>		
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11.	<p><b>Karen Long</b> Development Review Committee - February 13, 2025 - Pre-Consultation Application 2 of 3 - 372 Grey Road 21 <b>Municipal File No: P3475 372 Grey Rd 21 (Rhemm)</b></p> <p><b>PRE-CONSULTATION:</b> This is a pre-consultation for a revised development plan for this property. A previous concept came to the Town in 2021 under file P3017 372 Grey Rd for which precon notes were issued (see attached/link)</p> <p><b>PLEASE NOTE:</b> This preconsultation appears as a fully formed application (<b>SEE SUBMISSION CONTENTS BELOW</b>). The applicant has requested a pre-application review to identify any issues/ changes.</p> <p><b>RECOMMENDED REVIEW</b> – list of studies/report, tables of contents, any preliminary issues that can be addressed and revised for formal submission.</p> <p><b>IRC - Thurs Feb 6 2025 – Comments requested by Tues Jan 7 2025 or sooner</b> <b>DRC – Thurs Feb 13 2025 – Comments requested by Mon Jan 13 2024 or sooner</b> Kindly forward your written comments to <a href="mailto:planning@thebluemountains.ca">planning@thebluemountains.ca</a></p> <p><b>Proposal: 53</b> unit residential subdivision – OPA, ZBA SUB <b>Concept Plan (see circulating plan for more detail)</b></p>		
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<p>proposed to be removed related to the Wetland. A holding provision confirmation of municipal servicing capacity allocation and execution of a Subdivision Agreement is proposed.</p> <p>The <b>Draft Plan of Subdivision</b> is to permit a residential subdivision which consists of 53 single detached lots, open space block, wetland block, streets (A &amp; B) and a reserve. The development includes a wetland block, open space block and street blocks. The development will be servicing by an internal municipal road and full municipal services.</p> <p><b>Context – note access is proposed through Eden Oak Trailhead (site to the west)</b></p>  <p><b>Documents for review</b> Please find list of documents below which can be found via the respective attachments:</p> <ul style="list-style-type: none"><li>• Previous Plan &amp; 2021 Preconsultation comments (Town Planning, Town Devpt Engineering , County, GSCA)</li><li>• Note the table of 2024 submission contents below</li></ul>		
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P3475 372 Grey Road 21 Pre-Application Review Comments

Date: February 12, 2025 (First Submission July 23 2025)

Municipality: Town of The Blue Mountains

Client: Rhemm Properties

Dwg/ Plan #	Title	Prepared By	Drawing/Report Date	Rev Date		
N/A	Draft Plan	J.D. Barnes	Dec 5 2024			
N/A	Lots & Frontages	J.D. Barnes	Dec 5 2024			
N/A	Geotechnical	Soil Engineers Ltd	Oct 23 2024			
N/A	Environmental Impact Study	Birks	Oct 18 2024			
N/A	Traffic Impact Study	Tatham	July 26 2024			
N/A	Archaeological Report	Amick	Oct 10, 2022			
N/A	Flood Assessment	Tatham	July 29 2024			
N/A	Functional Servicing Report	Tatham	Nov 5 2024			
N/A	Stormwater Management Report	Tatham	Sept 6 2024			
N/A	Topographical Survey	N/A	N/A			
N/A	Landscape Analysis Report	Envision Tatham	July 26, 2024			
N/A	Planning Justification Report	Loft Planning	Oct 29, 2024			
N/A	Draft OPA & Schedule A	N/A	N/A			
N/A	Draft ZBA & Schedule A	N/A	N/A			

	<p>At this time, I trust you find this in order,</p> <p><b>Karen Long</b>  Administrative Assistant for Planning Services  Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  Tel: 519-599-3131 ext. 263   Fax: 519-599-7723  Email: <a href="mailto:klong@thebluemountains.ca">klong@thebluemountains.ca</a>   Website: <a href="http://www.thebluemountains.ca">www.thebluemountains.ca</a></p>		
12.	<p><b>Cassondra Dillman</b>  Intermediate Planner  548 877 0853 <a href="mailto:Cassondra.dillman@grey.ca">Cassondra.dillman@grey.ca</a> <a href="http://www.grey.ca">www.grey.ca</a>  <b>Pre-submission Consultation application for Draft Plan of Subdivision,  Local Official Plan Amendment and Zoning By-law Amendment – P3475 372  Grey Road 21 (Rhemm / West End) 372 Grey Road 21  PT LT 149 PL 529 COLLINGWOOD PT 1 &amp; 2 16R801; S/T R226078</b></p> <p>This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.</p> <p><u>Proposal</u>  The Draft Plan of Subdivision is to permit a residential subdivision which consists of 53 single detached lots, open space block, wetland block, streets (A &amp; B) and a reserve. The development includes a wetland block, open space block and street blocks. The development will be serviced by an internal municipal road and full municipal services. 23 of the houses (Lots 31-53) designed to include separate basement access, allowing future owners the option to rent them out as Accessory Dwelling Units (ADUs).</p> <p>The Official Plan Amendment proposes to amend the Official Plan to redesignate the lands from Residential Recreational Area, Wetland and Hazard to Residential Recreational Area – Site Specific,</p>	Birks NHC	<p>Response to County Comments:</p> <p>7. Noted</p> <p>8. 1)-5). Noted.</p> <p>8. 6) Birks NHC has prepared a Tree Inventory and Protection Plan which has been submitted as part of this application. This report has been completed through an approved Terms of Reference with the County and outlines additional mitigation measures to protect trees within retained lands. The report also identifies compensation requirements for the loss of woodland and tree resources.</p> <p>9. Birks NHC has completed an EIS Update as part of this application which provides</p>

<p>Wetland and Hazard. The site-specific amendment will recognize and permit a density of 11 units per hectare.</p> <p>The subject lands are identified as the following in the County Official Plan:</p> <ul style="list-style-type: none"><li>- Schedule A – Land Use Types - Recreational Resort Settlement Area and Provincially Significant Wetland</li><li>- Appendix B – Constraint Mapping – Significant Woodlands and Other Wetlands</li></ul> <p>The lands are located within the Niagara Escarpment Plan area and are designated Escarpment Recreation Area. As such, the policies of Section 6.1 in the County Official Plan also apply.</p> <p><u>Comments</u></p> <p>Schedule A of the County Official Plan designates the subject lands as Recreational Resort Area and Wetlands. Recreational Resort Settlement Areas consist of a defined development area, specific recreational amenities, and residential development, all serviced by full municipal services. This designation strives to enhance recreational and tourism related activities by encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities. Section 3.8(6) states that:</p> <p><i>6) The County does not support residential zones within the Recreational Resort Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit Additional residential units and other forms of housing such as semi-detached, townhouses, rowhouses, etc. When updating municipal zoning by-laws municipalities shall provide residential zones that provide a mix of residential unit types.</i></p> <p><b>1.</b> An adequate range and supply of housing options is promoted by provincial planning policy and the County Official Plan. Per the above noted policy, the County Plan does not support residential zones within the Recreational Resort Settlement Area which only allows single detached dwellings - other forms of housing such as additional residential units, semi-detached, and/or townhouses, etc. shall be permitted. Staff understand that 23 of the proposed 53 units will include basement rough-ins and home designs to allow for the future construction of additional residential units (ARU).</p>	<p>additional clarification on the significant woodland assessment and mapping. Please refer to the EIS Update for additional information pertaining to significant woodland.</p> <p>10. It is our understanding that Tatham has prepared a thermal regime impact analysis. Please refer to this report for additional information.</p> <p>11. Noted.</p> <p>A Housing Need Study is provided.</p> <p>Draft Plan and Planning Report are updated in response to comments received.</p>
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	<p><b>2.</b> While the County Recreational Resort policies do not specifically include density requirements, the intent of the policies are to ensure that development serves the public interest by contributing to the provision of community recreational amenities and by facilitating municipal service infrastructure, and to provide a mix of housing types. Staff understand that the Town’s Official Plan includes a maximum density of 10 units per gross hectare, whereas the proposal is seeking a density of 11.3 units/hectare. ARUs are not typically included in density calculations. Staff note that the proposed R1-3 zoning would permit one ARU as-of-right in all dwellings. Staff appreciate the consideration of design features to make the inclusion of an ARU easier in over 40% of the proposed units. Nevertheless, there have been several amendments to the <i>Planning Act</i> in recent years that require municipalities to make changes to their respective zoning by-laws and official plans to permit up to three units on a parcel of land and the County policies specifically references ‘ARUs <i>and</i> other forms of housing.’ Staff would encourage the applicant to include a wider range of housing types in the proposal, such as townhouse or semi-detached units in the centre ‘island’ of the development.</p> <p><b>3.</b> Further to the above, there is a well-recognised and significant need for affordable and accessible family housing throughout the County. Staff would be supportive of any opportunity to provide a unit(s) for which the rent is at or below the average market rent in the area.</p> <p><b>4.</b> Staff note that the subject lands abut an existing recreational asset of the Town – the Georgian Trail. However, there does not appear to be a direct connection to the trail. Additional comments regarding a trail connection should be received from Town staff.</p> <p>Section 4.1 – Housing Policy – of the County OP identifies that a variety of housing types are required to satisfy the present and future social, health, safety, and well-being requirements of residents. The County’s <a href="#">Age Friendly Community Strategy</a> builds upon this to consider an age-friendly approach to development. Housing choices, such as smaller rental apartments, can allow people to live independently for as long as possible and remain part of their communities as they age.</p>		<p>Semi-Detached units included. Builder is ensuring ADU purchase packages are available and that standard rough ins for ADU’s are included as part of packages to allow ease of a future inclusion of an ADU.</p> <p>Understood and relayed to developer.</p> <p>A trail connection is proposed. An additional trail block is provided and to be conveyed to Town at their request along the westerly lot line running in a north south direction.</p>
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	<p><b>5.</b> The County in partnership with the Grey Bruce Health Unit has created a <a href="#">Healthy Development Checklist</a>, which highlights how to create healthy built environments. For example, optimizing opportunities for infill, intensification, and revitalization, including a variety of housing options, and prioritizing those available for low-income households. The <a href="#">Healthy Community &amp; Residential Subdivision Guidelines</a> provides more in-depth considerations. Staff suggest that the applicant review and consider these resource documents as part of the application process.</p> <p><b>6.</b> From an Age-Friendly Community perspective, staff would encourage the applicant to consider the following:</p> <ul style="list-style-type: none"><li>• Zero step entry to the main unit and/or ADU and zero step access to a patio or balcony, if any.</li><li>• A covered entrance that provides weather protection and limits the accumulation of water, mud, snow or ice.</li><li>• Accessible width doorways, hallways, and turning radii in main living areas. Please note that a universally designed, age-friendly home/unit is not the same as one that's outfitted with accessibility equipment and/or features, but rather a home that can suit an array of homeowners.</li></ul> <p>Ecology Staff have reviewed the proposal and offer the following comments:</p> <p><b>7.</b> Natural Heritage: The property contains and/or is adjacent to provincially significant wetland, significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is staffs understanding that the proposed development will be located within and/or adjacent to the features. Staff have reviewed the Environmental Impact Study (EIS) submitted by Birks (2022) and find the report generally acceptable.</p> <p><b>8.</b> To meet the test of no negative impacts to natural heritage features, the following recommendations derived from the EIS should be listed as conditions of approval:</p>	<p>Builder is taking into account Age Friendly initiatives.</p> <p>Builder is taking into account Age Friendly initiatives.</p> <p>8.1: Acknowledged. Details of proposed tree clearing for</p>
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	<p>1) Tree clearing shall not occur from April 1 to October 31, of any given year, to avoid the migratory bird and bat breeding, nesting, and roosting timelines.</p> <p>2) Development activities should be contained within the proposed development area. This area should be appropriately delineated prior to beginning grading and construction to ensure that no accidental deviation from the intended removals will occur.</p> <p>3) Equipment maintenance during and post construction should be undertaken in an appropriate area. Tool and vehicle maintenance and cleaning should be done away from the retained natural areas in a manner that does not encourage the movement of cleaning or maintenance products including cleaners, oils or fuel into the neighboring forested and wetland areas. Fuel and chemical storage should follow appropriate legislation to ensure that it is maintained and stored in a way that will not result in accidental release or spills to the neighbouring forested areas, wetland or watercourse.</p> <p>4) Control of potentially contaminated materials (i.e., fill, soil, gravel, excavated materials) moved by equipment during construction is recommended to prevent the spread of invasive plants. This would include inspection and cleaning of all equipment including vehicles, boots, clothing etc. prior to allowing access to the property and prior to leaving the site to prevent the spread of invasive plant species. Given the presence of invasive species on site, particularly populations of European Buckthorn, reutilizing the soils from the site for regrading is not recommended. Removal of the Buckthorn thicket community will serve as an overall benefit to the retained woodland and wetland habitats and significantly reduce introduction pressures within the retained habitats by removing a significant localized seed source.</p> <p>5) All development activities shall comply with minimizing erosion and sedimentation and be contained within the proposed development area. It is recommended that sediment and erosion controls along the limits of the development envelope be installed prior to all construction activities. A sediment fence along the development limits will aid in prevention of inadvertent encroachment into areas to be protected. This fence should be kept intact</p>	<p>construction will be completed in accordance with the requirements of the Migratory Birds Convention Act.</p> <p>8.2: Acknowledged. Details of proposed construction limits to be determined at the time of approvals in support of a Development Agreement; however, will respect the proposed development area.</p> <p>8.3: Acknowledged. A construction coordination to the satisfaction of the Town will be provided as part of detailed engineering in support of a Development Agreement.</p> <p>8.4: See response to 8.3 above.</p> <p>8.5: Acknowledged. Erosion and Sediment Control devices will be designed to the satisfaction of the Town at the time of</p>
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	<p>throughout the entire development and monitored to ensure that the barrier remains in good working condition. No development activities (i.e., material and equipment storage, grading, equipment activity) are permitted within the adjacent retained natural areas.</p> <p>6) Where there is the potential for a negative impact to important vegetation communities (i.e., woodlots, wetlands) or significant individual trees (i.e., heritage trees or rare species trees), special consideration should be given to preservation and mitigation measures of the tree specimens. A Tree Protection Plan shall be completed to ensure that appropriate measures are in place to mitigate or any potential impacts to adjacent woodland habitat and any compensation requirements needed. Staff recommend contacting this office to develop a terms of reference for this plan.</p> <p><b>9.</b> Further to the above comment, staff also understand that the Nottawasaga Valley Conservation Authority forest cover mapping was used to estimate the extent of significant woodland on the site. This mapping differs from what Grey County has designated as significant woodland, as such, we estimate the proposed 0.66 hectares of significant woodland removal may be underestimated. As such, staff will require further assessment through a tree inventory and protection plan as part of a complete application. Staff have reviewed the wetland delineation and find it acceptable. Staff also recommend an extension to the tree clearing timing windows.</p> <p><b>10.</b> Stormwater Management: It is staffs understanding that stormwater management infrastructure is needed for the proposal. Staff have reviewed the stormwater management reports for both 371 Grey Road 21 (Tatham, 2024) and the conjoined Eden Oak Development to the north (Crozier, 2020) and find the proposed mitigation measures acceptable. Staff require an addendum to the 2024 report (Tatham) that includes a water balance assessment due to the presence of an adjacent wetland complex, and thermal regime impact analysis on the receiving watercourse from the regional SWMF. Staff recommend the consultant contact this office to develop a term of reference for the required addendum.</p>	<p>detailed engineering in support of a Development Agreement.</p> <p>8.6: Acknowledged. A Tree Protection Plan will be prepared to the satisfaction of the Town at the time of detailed engineering in support of a Development Agreement.</p> <p>9. Acknowledged.</p> <p>10: A separate Hydrogeological Water Balance Assessment letter has been prepared to summarize the site water balance with respect to the adjacent wetland.</p> <p>A section has been added to the SWM Report (Section 3.7) which discusses the thermal</p>
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	<p><b>11.</b> Source Water Protection: It is staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.</p> <p>Transportation Services staff have reviewed the proposal and offer the following comments:</p> <p><b>12.</b> Staff understand that the subject lands formerly consisted of two parts – a larger eastern portion, fronting onto Grey Road 21 and a western portion, the subject lands, having access via the proposed Eden Oak development and a new municipal road. As such, previous Transportation comments in 2021 requested a road widening and reserve along the portion of the lands abutting Grey Road 21. However, the parcels now appear to be two legally conveyable lots. The lands subject to this proposed development do not front onto a County ROW and are approximately 875m from Grey Road 21. Staff have no concerns with the subdivision draft plan. The SWM plan indicates no development flows will impact County ROW.</p> <p>The following represents the materials required as part of the plan of the subdivision application process.</p> <ol style="list-style-type: none"> <li>1. Planning Justification Report addressing the <i>Planning Act</i>, Provincial Policy Statement, Niagara Escarpment Plan, County Official Plan, and the Town of The Blue Mountains Official Plan &amp; Zoning provisions,</li> <li>2. Storm Water Management Report,</li> <li>3. Functional Servicing Report,</li> <li>4. Environmental Impact Study,</li> <li>5. Archaeological Assessment (at a minimum a Stage 1 needs to be submitted and further stages if recommended by the Stage 1) – for areas that are not being disturbed/developed – archaeological field investigations will not be required (i.e. provincially significant wetlands, etc.).</li> <li>6. Tree inventory and protection plan</li> <li>7. Draft Plans, and</li> <li>8. Plan of Subdivision application to the County including all required application fees/deposits.</li> </ol>		<p>impacts of the Eden Oak Regional SWMF and the currently proposed mitigation measures.</p> <p>11: Noted 12: Noted.</p>
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	If you wish to discuss this matter further, please contact me.		
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