

PLANNING JUSTIFICATION REPORT

PT LT 149 PL 529 COLLINGWOOD PT 1 & 2,
16R801; S/T R226078; TOWN OF THE BLUE
MOUNTAINS

Prepared for:
1000925296 ONTARIO INC.

Prepared by:
Loft Planning Inc.

July 23, 2025



LOFT PLANNING

Table of Contents

1.0	INTRODUCTION.....	1
2.0	SITE DESCRIPTION AND SURROUNDING LANDS	1
3.0	PLANNING STATUS	2
4.0	PROPOSED DEVELOPMENT	3
4.1	PROPOSED DRAFT PLAN	3
5.0	POLICY ANALYSIS.....	6
5.1	PLANNING ACT.....	7
5.2	PROVINCIAL PLANNING STATEMENT (2024).....	10
5.3	NIAGARA ESCARPMENT PLAN.....	13
5.4	COUNTY OF GREY OFFICIAL PLAN	14
5.5	TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN (2016)	16
5.6	TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN (2025)	25
5.7	TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65	29
6.0	CONCLUSION	31

FIGURES

- Figure 1 – Location
- Figure 2 – Aerial
- Figure 3 – Town of The Blue Mountains Official Plan (2016)
- Figure 4 – Town of the Blue Mountains Official Plan (2025)
- Figure 5 – Town of The Blue Mountains Zoning By-law
- Figure 6 – Concept Plan (Envision Tatham)
- Figure 7 – Draft Plan (JD Barnes)

Appendix A: Draft Official Plan Amendment and Schedule ‘A’ (2016 % 2025)
Appendix B: Draft Zoning By-law Amendment and Schedule ‘A’

1.0 INTRODUCTION

Loft Planning Inc. has been retained by 1000925296 ONTARIO INC., to act as planners related to a residential draft plan of subdivision on lands identified as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2, 16R801; S/T R226078; TOWN OF THE BLUE MOUNTAINS. The proposed applications and amendments seek to permit a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.

The following is a summary of the landholdings that will be the subject of this technical planning submission as part of the development approvals:

Legal Description	PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS
PIN	37313-0139 LT
Area (ha)	6.96 ha

A pre-consultation submission was made by Loft Planning Inc., and Tatham Engineering and a meeting was held with the Town Departments (Development Review Committee) in August 2021. Representatives were present at this meeting from the Town of the Blue Mountains Internal Departments that included Planning Services and Development Services, as well as the Applicant, Agent and Engineers.

This Planning Report has been prepared for and provides justification for the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications specific to the Draft Plan (Figure 7 - Draft Plan (JD Barnes)), addressing relevant planning policy and regulations applicable to the proposal. To facilitate the proposed development including a residential draft plan of subdivision on a municipal road, a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is required to re-designate and re-zone the lands to allow for the proposed development.

2.0 SITE DESCRIPTION AND SURROUNDING LANDS

The subject lands are 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. The subject lands are legally described as: PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS. (Figure 1 - Location)

The site is a 6.96-hectare triangular parcel of land located west of the Georgian Trail. It is bordered by the Georgian Trail and an existing watercourse regulated by the Grey Sauble Conservation Authority (GSCA) to the east; future Eden Oaks Development (west); undeveloped lands (south). Key characteristics of the site include: the land slopes from the southwest to the northeast with an average gradient of 2.5%, draining into the watercourse along the Georgian Trail, the watercourse flows northwest, crossing under the Georgian Trail and eventually discharges into Georgian Bay, and the site is currently undeveloped and largely tree-covered, with natural drainage and environmental considerations due to the adjacent water features and regulation by the GSCA.

The property is located in a settlement/recreational area within the Town of The Blue Mountains, approximately 0.5 kilometers south of the Georgian Bay shoreline. It is adjacent to the Silver Creek Provincially Significant Wetland (PSW) Complex. (Figure 2 – Aerial) The surrounding areas include:

- South and west: Primarily residential developments, along with recreational facilities such as ski clubs, resorts, and tourism destinations, including Scandinave Spa.
- North: Highway 26 and nearby residential neighborhoods.
- East: The Georgian Trail, which runs along the boundary of the property.

This location offers a blend of residential and recreational amenities, with easy access to both natural features like the Georgian Trail, as well as popular leisure destinations.

3.0 PLANNING STATUS

This planning submission submits a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment related to the landholding.

The subject lands are designated Recreational Resort Settlement Area and Wetlands in the County of Grey Official Plan. The subject lands are designated Residential Recreational Area, Wetland and Hazard in both the 2016 and 2025 Town of The Blue Mountains Official Plans. The lands are zoned Development (D), Wetlands (W), Hazard (H) zone and a Holding symbol (h1) adjacent to the Wetlands zone in the Town of The Blue Mountains Zoning By-law 2018-65. The land is regulated by the Grey Sauble Conservation Authority.

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision have been submitted for the landholding:

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, Wetland, Hazard and Major Open space. The site-specific amendment will recognize and permit a density of 12.94 units per hectare.

The Zoning By-law Amendment proposes to rezone the lands from Development (D), Hazard (H), Wetland (W) and Holding (h1) to Residential One (R1-3-H), Residential (R2-H), Open Space (OS) Hazard (H-XX) and Wetland (WL). The

Holding Symbol (h1) is proposed to be removed related to the Wetland. A holding provision for confirmation of municipal servicing capacity allocation and execution of a Subdivision Agreement will be established.

The Draft Plan of Subdivision is to permit a residential subdivision which consists of 47 single detached lots, 6 semi-detached lots, open space and hazard block (including a park and walkway), wetland block, streets (A & B) and reserves. The development includes a wetland block, open space and hazard block and street blocks. The development will be serviced by an internal municipal road and full municipal services.

A Grey Sauble Conservation Authority (GSCA) permit is also required as part of the approval process. In addition to this planning report, several technical reports were completed for full submission including the following.

Required Technical Documents	Consultant
County of Grey Subdivision Application	Loft Planning Inc.
Town of the Blue Mountains Subdivision Application	Loft Planning Inc.
Official Plan Amendment Application	Loft Planning Inc.
Zoning Bylaw Amendment Application	Loft Planning Inc.
Planning Justification Report & Draft Amendments	Loft Planning Inc.
Draft Plan of Subdivision & Draft Reference Plan	JD Barnes Ltd.
Topographical Survey	Tatham Engineering
Environmental Impact Study	Birks Environmental
Archaeological Report – Stage 1-2	Amick Archaeology
Geotechnical Report	Soil Engineers Ltd.
Traffic Impact Study	Tatham Engineering
Floodplain Assessment	Tatham Engineering
Landscape Analysis Report	Envision Tatham
Functional Servicing Report	Tatham Engineering
Stormwater Management Report	Tatham Engineering
Concept Plan	Envision Tatham
Housing Needs Study	Parcel Economics
Urban Design Report	Terra Brook Homes
Architectural Guidelines	Terra Brook Homes

4.0 PROPOSED DEVELOPMENT

4.1 PROPOSED DRAFT PLAN

The proposed development includes forty-seven (47) single detached lots and six (6) semi-detached lots.

Road access to the site will come via the Eden Oaks Development, located west of the site which is in final design and registration stage.

Key details of the development include:

- Minimum lot frontage 12 metres for both single detached and semi-detached
- Opportunities for ADU's to be established
- Lot depths approximately 30 metres
- Appropriate setback to Wetland
- Servicing easement
- Proximity to the Georgian Trail, running diagonally along the northeast boundary
- Park and walkway (open space) blocks
- Each unit will have two parking spaces: one in the garage and one in the driveway

This design supports residential growth while incorporating future opportunities for ADUs, which can provide rental income for owners and contribute to the community's housing supply. The consideration of setbacks and environmental features ensures that development also respects the natural surroundings. (Figure 6 – Concept Plan)

Natural Heritage

Birks Natural Heritage Consultants were retained to undertake an Environmental Impact Study (EIS) in support of the proposed development. This EIS was prepared for the proposed development of residential lots on the property as part of a Draft Plan of Subdivision. The Plan includes an access road from an adjacent development that will cross through the property and a mix of single detached and semi-detached homes. An EIS is required due to the presence of natural heritage features within and adjacent to the property, as well as areas regulated by GSCA under O. Reg. 151/06.

The purpose of the EIS was to identify and characterize the KNHFS, KHF's and functions present within property and adjacent lands and to determine if impacts to those features and functions could arise from the proposed development. No development or site alteration is proposed within wetland limits.

Existing wetland communities within the Silver Creek PSW would remain with a 30 m setback to protect the wetland feature from the impacts of the proposed change. Further mitigation measures recommended in this report have been developed to avoid and mitigate any potential negative ecological impacts associated with the proposed development. Overall, it was determined that potential ecological impacts are mitigable provided the listed mitigation measures herein are applied accordingly.

- **Density and Open Space**

The proposed development includes six (6) semi-detached lots and 47 single detached lots as well as open space and hazard blocks. The following is a chart providing density and open space statistics:

OP POLICY – S B3.7.4.1	STATISTICS
LOT AREA	6.96 ha

WETLAND BLOCK	1.45 ha
HAZARD BLOCK	1.41ha
OPEN SPACE BLOCK	.49 ha
OPEN SPACE (PERCENTAGE)	48.13%
DEVELOPABLE LANDS	4.1ha
DENSITY (PERMITTED 10 UNITS/GROSS HA)	12.94 units per ha

The Official Plan requires an open space component of 40%, which is met. The draft plan provides for 48.13% open space. The Official Plan (2016) provides for a maximum density of 10 units per gross hectare, while the Official Plan (2025) provides for no minimum density and a maximum of 10 units/gross hectare. The draft plan provides for 12.94 units per gross hectare. (Figure 6 – Concept Plan)

- **Servicing**

There is an existing 200 mm diameter regional watermain that runs along an easement from Monterra Road and through the proposed development site, crosses under the Georgian Trail and continues to Timmons Road. The proposed development is in Pressure Zone 1 East of the Town of the Blue Mountains water distribution system. Water is supplied by the Thornbury Water Treatment Plan (WTP). The closest water storage tank is the Happy Valley Road reservoir. The development site will be serviced by connecting to the municipal water systems.

There is an existing 675 mm diameter regional sanitary sewer runs along an easement from Monterra Road, through the proposed development site, crosses under the Georgian Trail and continues to Timmons Street. On Timmons Street a 300 mm diameter sanitary sewer connects with the 675 mm diameter sewer and drains east on Highway 26 to the Craigleith Main Wastewater Pumping Station (WWPS). The Craigleith Main WWPS pumps sanitary flows west via a force main to the Craigleith Wastewater Treatment Plan (WWTP). The proposed development lot layout will require the reconfiguration of the regional sanitary sewer while maintaining the same entry and exit point to the site. The sanitary sewers on site will connect to the regional sanitary sewers.

- **Parks, Trails, and Connectivity**

The Georgian Trail traverses the eastern edge of the subject lands. A proposed open space block is provided with the Draft Plan that will abut the trail and allow pedestrian connectivity. A walkway block is also proposed along the western edge to enhance connectivity. A Landscape Analysis has been prepared by Envision Tatham and takes into account the open space block flankage along the Georgian Trail.

5.0 POLICY ANALYSIS

A review of planning documents is required to evaluate the compliance of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications to the Planning Act as well as the provincial and municipal planning documents. A review of the proposed development based on the applicable planning documents made the following conclusions:

1. **The Proposed Development has Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990).** Section 2 of the Planning Act requires planning authorities to have regard for matters of provincial interest. The applications will facilitate an efficient and well-designed residential subdivision at an appropriate location for growth and development and with appropriate consideration for the associated environmental features.
2. **The Proposed Development is in the Public Interest.** The applications will permit the development of a residential subdivision on the lands. The applications will recognize the environmental features on the property and include the protection of the Wetland feature. The development will create additional housing units.
3. **The Proposed Development is Consistent with the Provincial Planning Statement (2024).** The applications are consistent with the Provincial Policy Statement (PPS) 2024 which directs planning authorities to support the achievement of complete communities by providing housing options. The PPS also promotes densities for new housing which efficiently use land, resources and infrastructure. The PPS provides that Settlement Areas shall be the focus of growth and development. The PPS provides that Natural features and areas shall be protected for the long term.
4. **The Proposed Development Conforms to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan.** The County of Grey designates the lands as Recreational Resort Area and the Town of The Blue Mountains designates the lands Residential Recreational Area in addition to the Wetland and Hazard Lands in both relevant Official Plans. The proposed applications generally conform to the policies that guide land use and development on recreational and residential lands. A Local Official Plan Amendment is required to permit an increase in density. The Hazard and Wetland Areas have been defined based on technical studies and will be will be protected.
5. **The Proposed Applications generally comply with the Zoning By-law.** The proposed applications generally meet the intent of the Zoning By-law, as applied for. The current zoning identifies the developable area within a Development (D) Zone. The intent of the by-law is to implement the proposed draft plan accordingly. As such, the implementing zoning by-law will rezone the development envelopes to the appropriate residential zones while providing protection to the Wetlands and Hazard zones as identified in the Environmental Impact Study.

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

5.1 PLANNING ACT

Section 2 of the Planning Act sets out the matters of provincial interest which the Minister, the council of a municipality, a local board, a planning board, and the Tribunal shall have regard to when carrying out their responsibilities under the Act. The following subsections assess how the applications have regard to matters of provincial interest.

- (a) the protection of ecological systems, including natural areas, features and functions;

The Environmental Impact Study (EIS) prepared in support of the applications concludes the development will comply with all relevant federal, provincial, and local legislation. The appropriate mitigation measures will be utilized to avoid and mitigate any potential negative impacts.

- (b) the protection of the agricultural resources of the Province;

The subject lands and surrounding lands are located within the Town of the Blue Mountains and within a settlement area. The land does not contain any agricultural resources nor are the lands adjacent to agricultural lands.

- (c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified on the lands, and any impacts to natural heritage resources will be mitigated as outlined in point a) above.

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest;

Stage 1-2 Archaeological Assessment was undertaken for the subject lands. The report concluded no further archaeological study to be required.

- (e) the supply, efficient use, and conservation of energy and water;

The subject lands will be connected to full municipal services.

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development will be serviced with an internal road network that will have ingress and egress through the Eden Oak development to the west. This road connection was contemplated during approvals of the Eden Oak development. The lands will be connected to municipal services and will utilize municipal waste management services.

(g) the minimization of waste;

The development will utilize municipal waste collection.

(h) the orderly development of safe and healthy communities;

The development is proposed within an established settlement area. The proposal is for a draft plan of subdivision. The builder Terrabrooke has prepared early architectural plans for the proposed residential homes. An Urban Design Report and Architectural Guidelines have been included with the submission materials. A Landscape Analysis has been completed and does take into consideration Crime Prevention through Environmental Design principles, which promotes safe and healthy communities.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with the Ontario Provincial Standards (OPSD) occurs at the detailed design stage prior to construction. The accessibility conditions of the proposed development will be assessed by Town staff.

(i) the adequate provision and distribution of educational, health, social, cultural, and recreational facilities;

The development will include a trail connection to the Georgian Trail. The development will also include an open space block and trail/walkway block. The site is connected as part of a greater trail network which traverses northwest to southeast on the Georgian Trail. The subject lands are also located within close proximity to the village core, located centrally between Thornbury and Collingwood for commercial and institutional uses and will be in close proximity to commercial development within Craigleith as this area develops.

(j) the adequate provision of a full range of housing, including affordable housing;

The development will include six (6) semi-detached and forty-seven (47) single detached dwellings. All proposed single-detached units provide the opportunity for future ADU's. The additional dwelling units should the homeowner utilize – contribute to the range and supply of housing in the Town while also being consistent with the direction of the Town's housing directives. Purchase prices for the units have not yet been established – however it is expected that the semis will be approximately \$850,000 and singles \$1,050,000. The Housing Needs Study confirms that the development contributes to providing diverse and suitable housing types necessary to meet the community's projected needs.

(k) the adequate provision of employment opportunities;

The development is for a residential subdivision. It is anticipated that there will be live-work opportunities for homeowners. There is no commercial component.

(l) the protection of the financial and economic well-being of the Province and its municipalities;

The Town's financial and economic well-being will not be negatively impacted by the proposed development. The open space block including the hazard and wetland areas will be conveyed to Town at no cost. The existing easement which is in favour of the Town will no longer be required as the servicing easement will be located wholly within Town owned lands following registration of the Draft Plan.

(m) the co-ordination of planning activities of public bodies;

Circulation of the proposed applications will occur to all appropriate agencies and public bodies identified in the Planning Act. Upon circulation, they will have the opportunity to review and provide comments.

(n) the resolution of planning conflicts involving public and private interests;

The development will be considered at a Statutory Public Meeting, which will provide the public the opportunity to comment on the proposed development. The comments provided will be reviewed by the applicant and Town staff to identify if the application is acceptable, and if any revisions are required.

(o) the protection of public health and safety;

The development has been designed in consideration of principles that promote public health and safety. In addition, the Town departments and emergency services will receive a copy of the proposed applications for review and comment.

(p) the appropriate location of growth and development;

The applicant is seeking to develop the land for the purposes of a residential subdivision that will connect to the adjacent Eden Oak site. The Eden Oak approvals did contemplate a connection and provisions for access to the subject landholding. The development will provide for servicing and transportation efficiencies.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The compact development design will support active transportation and will result in the efficient use of land and infrastructure. Public transit is not available in the area.

(r) the promotion of built form that,

- (i) is well-designed,
- (ii) encourages a sense of place, and
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The applications propose a residential subdivision for semi-detached and single detached lots with minimum 12-metre-wide frontages on a municipal road. The detailed architectural house plans have not yet been finalized but early designs provide for compatibility with the area and character in the surrounding area and will be of high quality and attractive design. An Urban Design Report and Architectural Guidelines have been included with the submission materials. Further, the proposed development contains smaller building forms, compact footprints and will include trail connectivity to encourage safety and accessibility.

In our opinion, the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications have regard for matters of public interest under the Planning Act, RSO 1990.

5.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

The proposed applications shall be consistent with the policies set out in the 2024 PPS by:

- Accommodating an appropriate range and mix of land uses to meet long-term needs (Policy 2.1.6);
- Focusing growth and development to Settlement Areas (Policy 2.3.1.1);
- Preparing for the impacts of a changing climate by supporting the achievement of compact, transit-supportive, and complete communities (Policy 2.9.1);
- Protecting natural features and areas for the long term (Policy 4.1.1);
- Protecting and preventing development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (Policy 2.6.2); and,
- Direct development to areas outside of hazardous lands (Policy 5.2.2).

The applications represent an efficient use of land by proposing a residential subdivision with compact semi- and single detached dwelling lots. The site is located within a settlement area and abutting the future (in approvals) built environment to the west and north. The subject lands about the Georgian Trail and pedestrian connectivity as well as an open space block will be provided.

The proposed development will provide for six (6) semi-detached and 47 single detached homes. The proposed single detached homes will include opportunities for Accessory Dwelling Units via rough ins as well as marketing packages that include the construction of the ADU at the time of house construction. The homes will be market-based and anticipated home costs will be confirmed as the process moves forward. Early pricing shows \$850,000 for semis and \$1,050,000 for singles. The Housing Needs Study confirms that the development contributes to providing diverse and suitable housing types necessary to meet the community's projected needs.

The Environmental Impact Study completed for the proposed applications concludes that the proposal is consistent with the PPS. Specific to public health and safety, a Traffic Impact Study has been prepared for the development on the subject lands.

The proposed development will not prevent or hinder future expansions of a settlement area boundary. The development does connect to an adjacent residential development that is in final design stages. The adjacent development did contemplate connectivity to the subject lands as part of its planning approvals.

The proposed development will provide a residential development that will connect to Eden Oak - Trails head as planned. The site will utilize existing municipal infrastructure in an efficient and compact manner. The accessibility conditions of the proposed development will be assessed by Town staff, and the implementation of any specific accessibility measures (i.e. Tactile plates dropped curbs) will occur through the detailed engineering design review and approval process.

A Functional Servicing Report and Stormwater Management Report were prepared in support of the proposed applications. The proposed development will assist the Town in preparing for the local impacts of a changing climate by implementing a compact form which will be designed with direct street connections, trail connectivity and sidewalk connectivity to promote active transportation. The development will incorporate stormwater management and LIDs such as a stormceptor to separate contaminants, trees and native vegetation, efficient lighting, carbon monoxide monitors, energy efficient lighting, energy star appliances, and low emission paints. An open space block is provided for.

The proposed development efficiently uses land, resources, infrastructure, and public services within the Town. The development promotes active transportation through integrating the site with adjacent trail network and sidewalks and its proximity to existing and planned residential developments and great village core area. The site is well located adjacent to the Georgian Trail stretching along this Collingwood, Craighleith and Thornbury corridor. The proposed development proposes 53 residential units, proposed as compact semi-detached and single detached dwellings on a municipal road. This will provide additional housing options within the Town and includes the inclusion of ADU opportunities. The land will efficiently utilize municipal infrastructure and will facilitate a compact built form.

The development maintains the appropriate levels of public health and safety by creating a walkable neighbourhood that promotes active transportation. The site is an efficient use of land, infrastructure and public services while maintaining compact design. The lands represent orderly development of lands within a settlement area, are located adjacent to planned development that contemplates a road connection.

The Town, through the Adopted Official Plan, has designated the lands for development. The subject lands are an appropriate location for the proposed residential development. The lands are within what is considered a settlement area. The lands abut a trail. The land is serviced by municipal services.

The proposed density is 12.94 units per net hectare and 7.3 unit per gross hectare. The development is efficiently using the land, resources, infrastructure, and public service facilities. Further, the proposed development supports the use of active transportation through connection to trail network and proximity to village core. The requested zoning provisions for the proposed development maintain public health and safety by providing compact housing. The development is a closed road loop (opportunity for future development to connect) and would promote safe walkability within the development. A number of technical studies have been undertaken to ensure the protection of public health and safety. A holding provision for confirmation of municipal servicing capacity allocation and execution of a subdivision agreement will be established.

The proposed development has been designed to include internal pedestrian movements and trail connection. The lands directly abut a public trail that extends northwest and southeast adjacent to the east boundary of the site. A Functional Servicing Report has been prepared as part of this complete submission. The FSR takes into consideration the Town's Engineering Standards as well as any Master Plans related to water service, wastewater service and drainage.

The proposed development efficiently uses land and infrastructure because it represents development within a settlement area, adjacent to residential development that is the final planning/engineering design states and provides for road connection. The development is on full municipal services. The proposed subdivision also includes stormwater management.

New development must conform to the Town's Asset Management Plan (2021) which ensures the economic well-being of the Town. This is a residential development with no proposed commercial. The development will include 53 residential units and can provide live/work opportunities. The proposed 53 dwelling units will provide appropriate housing and respond to market-based needs for the Town, as discussed in the Housing Needs Study. These units would also allow new opportunities for live-work accommodation.

The proposed development will be serviced by municipal water, sanitary and stormwater infrastructure, and the residents will utilize the planned parkland and public service facilities in the surrounding area. A holding provision for confirmation of municipal servicing capacity allocation and execution of a subdivision agreement will be established.

The required Archaeological Assessments have been completed including Stages 1-2 Archaeological Assessment. The report concludes no built or cultural heritage resources will be impacted by the proposed development and has been filed with the Ministry. The open space block on site is planned to promote an active sense of place, located adjacent to Georgian Trail.

The development will not impact agricultural uses. Energy conservation is promoted through the proposed compact form, utilizing municipal infrastructure and by encouraging active transportation.

Based on our review and summary above, it is concluded that the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Planning Statement (2024).

5.3 NIAGARA ESCARPMENT PLAN

The lands are located within the Niagara Escarpment Plan area and are designated Escarpment Recreation Area. Permitted uses within the Escarpment Recreational Area include residential development. The plan provides that development shall be compatible with the protection of natural heritage and hydrologic features and functions, the conservation of cultural heritage resources and the sustainable use of water resources for ecological and servicing needs.

Section 1.8.5 contains Development Objectives; the applicable development criteria are as follows:

- *Development within the Escarpment Recreation Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas.*
 - The proposed development will not encroach into the Escarpment Natural, Protection, Rural or Resource Extraction Areas.
- *Development within Recreation Areas should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions (consistent with provincial reduction targets to 2030 and 2050) and working towards the long-term goals of low-carbon communities, net-zero communities, and increased resilience to climate change, through maximizing opportunities for the use of green infrastructure and appropriate low impact development.*
 - The level of building standards, sustainable building technologies and home design will be explored as the process progresses. Details noted above will be reviewed through architectural design and building permit stage.
- *Growth and development in Escarpment Recreation Areas shall be compatible with and provide for:*
 - a. *The protection of natural heritage features and functions;*
 - An EIS was completed by Birks Natural Heritage Consultants that assessed the potential impact of the proposed development on the natural heritage features. The EIS concluded that the potential impact is mitigable, provided the mitigation measures are followed and implemented.
 - b. *The protection of hydrologic features and functions;*
 - The subject lands contain the Silver Creek PSW and a water course. An EIS assessed the natural heritage features and their functions and determined that the impact of the

proposed development is mitigable, provided implementation of the recommended mitigation measures.

- c. *The protection of agricultural lands, including prime agricultural areas;*
 - No agricultural lands are effected.
- d. *The conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;*
 - A Stage 1-2 Archaeological Property Assessment was completed by AMICK Consultants Limited. No archaeological sites or resources were found during the Stage 2 survey of the study area. Subsequent consultation with Saugeen Ojibway Nation in November, 2022 determined that no further archaeological assessment is required.
- e. *Considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;*
 - To be considered at the time of building permit. Land is located in an appropriate area for residential development. Access to active transportation options via the Georgian Trail are provided adjacent to the site.
- f. *Sustainable use of water resources for ecological and servicing needs; and compliance with the targets, criteria and recommendations of available water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plans in land use planning.*

It is our opinion that the development applications conform to the Niagara Escarpment Plan and are not within Development Control.

5.4 COUNTY OF GREY OFFICIAL PLAN

The lands are designated Recreational Resort Settlement Area and Provincially Significant Wetlands in the County of Grey Official Plan. The Recreational Resort Area designation applies to areas that have been developed through site-specific amendments to the County Official Plan or local Official Plan and include defined development areas, recreational amenities, residential development and are serviced by municipal services (S.3.8).

- 1) The Recreational Resort Settlement Area land use type as shown on Schedule A of this Plan applies to settlement areas which have developed as a result of site specific amendments to the County of Grey Official Plan and/or local official plan consisting of a defined development area, specific recreational amenities, residential development (including additional residential units as per Section 4.2.5 and employee housing as per section 4.2.10) and serviced with full municipal services (sewer and water).
- 2) New development in the Recreational Resort Settlement Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.
- 3) As these areas form an integral part of our communities, complete community design elements described in Section 1.4.1 should be considered to enhance social and community cohesion.
- 4) Not Applicable.

- 5) The Recreational Resort Settlement Area land use type will strive to enhance recreational and tourism related activities by:
 - a. Encouraging the maintenance and expansion of existing recreation and tourism related facilities;
 - b. Encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation, in a manner consistent with the preservation of the natural environment as defined in Section 7 of this Plan;
 - c. Supporting the dedication/acquisition of land for long-term public benefits within the existing land use type or community area;
 - d. Supporting the creation of public-private partnerships;
 - e. Meeting the development criteria for resource based recreational uses as described in Section 5.4.2(9).
- 6) The County does not support residential zones within the Recreational Resort Settlement Area which only allows 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.

The proposed development is for a residential subdivision comprising six (6) semi-detached and 47 single detached units and of these dwellings there will be the opportunity for owners to establish Accessory Dwelling units. The proposed single-detached homes are designed to accommodate an ADU with exterior separate access. We are of the opinion that this ADU option provides a variety of housing units within the development, considering its size.

The development includes semi-detached dwellings as well as single detached units. County policies encourage a range of housing types with higher densities than traditional single-detached homes, the inclusion of semi-detached units supports this objective by providing a more compact, ground-oriented built form.

The land is located south of an existing residential development along Timmons Street. The Eden Oak – Trailshead and Home Farm Developments are planned residential subdivisions located directly to the west of the subject lands. Both developments have received planning approvals and are now in the detailed engineering review stage. Eden Oak Trailshead comprises 194 units, including a mix of semi-detached and townhouse dwelling units. Block 38 identified as Open Space on the Draft Plan, will be utilized to access the proposed development. The Home Farm Developments comprises 277 units, including a mix of single, demi-detached and townhouse dwelling units. (Section 3.8(2)(3))

The proposed development is compatible with the surrounding built form as outlined the *Urban Design Report and Architectural Guidelines*. The proposed development will be connected to municipal water and sanitary services, as outlined in the Functional Servicing Report prepared by Tatham Engineering. The land is located in close proximity to recreational amenities in the Town of The Blue Mountains. The lands are located in close proximity to Craigeith Provincial Park, Blue Mountain Ski Resort, Northwinds Beach and private ski clubs located along the base of the Escarpment The proposed development will enhance and support the residential and recreational sectors of the Town. (Section 3.8(5))

Section 7.3 contains policies related to Wetlands. The proposed development maintains a 30 m setback to the Wetland feature on the subject lands. Section 7.3.1(2) provides that development and site alteration adjacent to PSWs may not be supported, unless it can be demonstrated through an Environmental Impact Study (EIS) that no adverse impacts are anticipated. Birks Natural Heritage Consultants has prepared an EIS in support of the proposed development. The lands contain natural heritage features including wetlands associated with the Silver Creek PSW. The EIS assessed the potential impact of the proposed development on the natural heritage features and their functions, and determined that the potential impact is mitigable, provided the recommended mitigation measures are followed and implemented.

Section 6.1 has also been reviewed and is met. The site is within the Escarpment Recreation Area, where the land will generally be the focus of the growth within the County.

It is our opinion that the proposed development applications conform to the County of Grey Official Plan.

5.5 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN (2016)

The subject lands are designated as Residential Recreational Area, Wetlands and Hazard in the Town of The Blue Mountains Official Plan (2016) (Figure 3 – Town of The Blue Mountains Official Plan). Development policies and permitted uses within the Residential Recreational Area designation are provided in Section B3.7.

Section A1.1 provides the Guiding Principles which implements the vision of the Town. The following is a summary review of these principles:

- 1. The development is a residential development with proposed connection to Eden Oak, as contemplated. The development will have access to the Georgian Trail. Envision Tatham has prepared a concept plan which has informed the development concept. Envision Tatham has also prepared a Landscape Analysis Report with regard to desirability and safe community.*
- 2. The development is within the residential recreational area, provides the required open space, trail connectivity and a future trail block. The proximity of the site to recreational amenities lends itself to recreational based and rural lifestyle.*
- 3. The site abuts/flanks the Georgian Trail. Connection is provided as well as a walkway block for a future north south trail connection – as provided at the Town's request as part of consultation.*
- 4. The site is well designed and is compact. The site is bounded by future residential lands to the west and south, and by Georgian Trail to the north and a wetland to the east. As such, the development limits are established. A mix of semis and singles have been provided on a looped road network. While the site will be accessed through Eden Oak development to the west, future access will also likely continue through lands to the south, if development is proposed in the future. A future road connection is contemplated should this landowner develop.*
- 5. The development is by way of subdivision and therefore, municipal road. The development will be constructed by a single home builder, ensuring cohesive housing options and design, a variety of home types, and a well-planned built form.*

6. *The development is adjacent to a wetland and floodplain area. The required technical reports have been prepared, and peer reviewed and have been the basis of the concept plan and overall design.*
7. *The development will provide a parkland dedication block to the Town for open space and parkland available to the public. A trail connection block is also included, which will provide north south trail connectivity which we understand is part of a larger municipal initiative.*
8. *The development proposes modest homes in both single and semi-built form, ADU's will be an option available for all single detached and options for the semi-detached to have ADU's is being investigated.*
9. *The development is residential and does not negatively impact the industry and tourism recreation sectors.*
10. *The lands are outside of Thornbury and the Clarksburg downtowns.*
11. *The lands will be accessed via a municipal road, where access will commence from Eden Oak development to the west. It is acknowledged that coordination between developers will be required. We would also note that this access was contemplated as part of the approvals of the Eden Oak development and that the necessary access block is to be conveyed to the Town as part of the final approvals. With regard to walking and cycling – the site has access to the Georgian Trail as well as a future municipal trail along the west boundary of the site.*
12. *There is an existing easement on site in favour of the Town for the trunk water main. This is proposed to be relocated to within a block that is to be wholly conveyed to the Town.*
13. *Planning Act applications are required and therefore the review process is transparent and public.*
14. *The lands are not Prime Agricultural or Speciality Agricultural.*

Section A3.3 provides Growth and Settlement policies. The following is a summary review of the Strategic policies:

1. *The lands will be developed on full municipal services.*
2. *The lands are not within the Downtown core but do propose residential development in close proximity to both Thornbury and Craighleith.*
3. *The development would be considered greenfield development within a designated area. The development is compact based on the natural heritage features and defined development envelope based on lot lines, Georgian Trail, placed road connection to the west and floodplain and wetland boundaries.*
4. *The lands are not within a Hamlet.*
5. *The site is designated for residential development. The site is wholly residential with the required provisions for open space and trail connections along the Georgian Trail. A trail block is provided for a future municipal trail accessing through the site in a north south direction.*
6. *There is no proposed phasing. The site is proposed as a Subdivision; therefore, all necessary blocks will be conveyed to Town upon registration, lots will be created and developed in conjunction with the landowner and a partner home builder. All infrastructure requirements will be required as condition of Draft Approval and subject to a Subdivision Agreement and all required easements, securities and holdbacks.*

Section A3.4 provides Urban Community Character policies. The following is a summary review of the Urban Community Character policies:

1. *The lands are designated for urban development. Envision Tatham have been retained to prepare the initial concept plans following the preparation of the technical reports (ie. Floodplain, EIS). Envision Tatham have been involved throughout the development process with regard to the design of the development with the goal of creating a diverse, safe development environment.*
2. *The site is being development at an appropriate intensification/density. The building envelope is defined by lot lines to the west and south, to the Georgian Trail, Wetland and Floodplain along the north and the Georgian Trail in part along the east. The site received access from the Eden Oak development to the west and therefore, the road connection point was relatively set. Envision Tatham in conjunction with Tatham established the road pattern providing maximum road frontage for lotting as well as a future access point that lands to the south will benefit from. The County proposed additional unit types, and semi-detached units were added. The density is slightly above the required OP density policies – however in our opinion the development design is a function of the technical studies and comments received, and that the development does represent appropriate intensification.*
3. *The development is proposed to be developed and built by one builder and therefore the built form will be cohesive and well planned. The development is expected to maintain and enhance the character established within Eden Oak. The lands do not have direct access to the north – which would be within an existing neighbourhood and as such the development is not expected to interfere with any existing neighbourhoods adjacent to Highway 26 (Lakeshore Road East or Timmons Street).*
4. *The development will be a neighbourhood. The lands will have access to municipal park, trail access and overall proximity to recreational uses and Craigleith. The site does not propose any commercial uses; however, the site is in close proximity to Craigleith, Thornbury, Collingwood and the Village.*
5. *The development will provide for a municipal park block and trail connections which will be available to the broader community. The proposed north south trail connection is also expected to be an important trail corridor in the future based on our discussions with staff.*
6. *The site will foster a sense of civic identity:*
 - *The lands will include a public open space/park with trail connections as well as a future trail block for a municipal north south trail corridor initiative.*
 - *The developer has prepared initial architectural plans and has taken these into consideration as the built form has been designed. An Urban Design Report and Architectural Guidelines have been included with the submission materials.*
 - *Open Space is provided and will be municipal, with opportunities for a new connection to the Georgian Trail.*
 - *Standard energy efficiency within proposed built form. Further initiatives can be identified as the process moves forward.*
 - *The lands do not directly abut or have connection through an existing neighbourhood. We do recognize the existing neighbourhoods along Lakeshore Road East and Timmons Street; however, the development is separated from these neighbourhoods.*

- *The site will be pedestrian oriented with efficient access to trail systems for walking and biking, is in close proximity to Craighleith and easily accessible to Thornbury and Collingwood from the Georgian Trail network. A future north south trail corridor will also provide additional access from Georgian Bay area to the Village.*

Section A3.9 provides Infrastructure policies. The following is a summary review of the Infrastructure policies:

1. *This has been an important consideration of this site based on a pre-determined connection point to Eden Oak to the west, location of the Wetland, Floodplain and associated lands, location of Georgian Trail the bisects the overall landowners holdings, existence of an existing servicing trunk (and associated easement) and providing a future road connection to the lands to the south. Envision Tatham, Tatham and Birks have provided the technical reports that established the building envelope and an efficient road network that takes into account the above constraints were established.*
2. *Tatham have provided all required engineering reports which includes all infrastructure requirements. Any infrastructure requirements will be required as conditions of Draft Approval.*
3. *As noted, the site does provide great trail access both existing and future. The road network has been efficiently designed based on a fixed access point to Eden Oak, providing a looping road network and providing for future access to the development lands to the south.*
4. *Tatham have provided all required engineering reports which will be reviewed by the Town to ensure cost effectiveness and minimal social and environmental impact.*
5. *Tatham have provided the required technical reports regarding infrastructure requirements and these reports will be reviewed by the Town.*
6. *Any available cost sharing or public/private partnership discussions will be investigated.*

Section A3.10 provides Housing policies. The following is a summary review of the Housing policies:

1. *The development envelope is defined by lot lines, natural heritage features, trail systems and the set road access point to the west. The design is efficient, maximizes homes to be built and proposes to efficiently utilize the lands as it relates to municipal connections. The Town will review and consider the site for availability of water and wastewater capacity.*
2. *The site will assist in the achievement of residential intensification with proposed single detached and semi-detached residential units on a municipal road. All single-detached units will have the ability to include ADU's either at the time of initial construction or as a landowner in the future may wish to establish an ADU.*
3. *The site does include singles and semis and the ability for ADU's to be constructed.*
4. *The site does not include specific targeting for seniors housing – but will include ADU options which may provide senior housing opportunities.*
5. *The site is not proposed to be rental housing, but a landowner or purchaser may choose to rent the home which would provide additional rental housing.*
6. *We acknowledge potential housing programs. The landowner will continue to monitor housing programs and initiatives that may be available in timely manner as the development proceeds.*
7. *The residentials will meet OBC, will allow for future ADU's to be constructed with ease and will provide floorplan options that will support aging in home.*

Section B3. provides Residential Recreational Area policies. The following is a summary review of the Residential Recreational Area policies:

The main objectives of the Residential Recreational Area designation are as follows:

- *Recognize areas within Town where there is a mix of seasonal and permanent residential and creational uses; and,*
- *Recognize areas where some residential uses are located to support and provide access to resort and recreational amenities.*

Section B3.7.3 provides the permitted uses being,

- ***single detached dwellings;***
- ***semi-detached dwellings;***
- townhouse and low-rise multiple units;
- accessory apartments in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- bed and breakfast establishments subject to Sections B2.5.1;
- home occupations subject to Section B2.10;
- private home daycare;
- recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and
- golf courses subject to Section B3.7.4.6 and all other policies of this Plan.

Section B3.7.4 – Development Policies

Section B3.7.4.1 provides for Density and Open Space Requirements.

The open space component should constitute a major consideration of subdivision design. It is intended that all development shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. The majority of lots or units in any development should have direct access to the public or private open space. All lots shall have access to public open space pedestrian walkways, with linkages to sidewalks along roadways.

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 land has a total lot area of 6.96 ha. The site has an Open Space percentage of 48.13%. The proposed development meets the required open space component. The maximum density of 10 units per gross hectare is permitted (not including Hazard or Wetland areas). The development would have a density of 12.94 units per gross hectare. (6.96 hectares – 1.45 hectares (wetland) – 1.41 hectares (hazard)) ***As a result, an Official Plan Amendment is required for the increase in density from 10 unit per gross hectare to 12.94 units per gross hectare. (Appendix A – Draft Official Plan Amendment)***

Section B3.7.4.3 contains policies related to landscape analysis. Proposed Plans of Subdivision are required to include a landscape analysis which addresses:

- *The suitability of the site for development;*
- *The visual and physical complexities of the site, including areas of natural vegetation;*
- *The measures proposed to ensure that the visual quality of the area is preserved and enhanced;*
and,
- *The proposed mitigation measures to avoid any adverse visual impacts, in a manner which is consistent with the intent of this Plan to protect the open landscape character.*

A Landscape Analysis was prepared by Envision Tatham and is submitted as part of this complete submission. The report addresses the suitability of the site for development, the visual and physical complexities of the site, preservation and enhancement measures, and mitigation to protect the landscape character of the site, in accordance with B3.7.4.3 of the Official Plan.

Section B3.7.4.4 contains policies related to open space in the Recreational Residential Area land use type. The policies encourage functional open space components in proposed subdivisions, including trails, walkways, and recreational facilities. Open Space components are intended to be held in common ownership to ensure all unit owners have access to these spaces. The proposed Draft Plan includes a park block, access through the site via the Georgian Trail, as well as trail blocks being conveyed to the Town as part of the consent applications on the east block.

Section D1.2 provides Preferred Means of Servicing in Settlement Area policies. The following is a summary of proposed servicing based on the Functional Servicing Report prepared by Tatham Engineering in support of the applications:

- The proposed detached homes will be constructed so that there is a separate access, and future owners can choose to construct an ADU either at the time of house construction or at a later time.
- Road access to the site will be provided by a municipal road via the future Eden Oak development to the West.
- The units will have a minimum lot frontage of 12 meters and varying depths around 30 meters.
- Development will be serviced by connecting to the municipal water distribution system.
- The internal water distribution system will connect to the existing 200 mm diameter water main on the project site.
- The proposed lot layout requires re-routing of the existing water main while still maintaining the water main entry and exit points from the site.
- The development will include the installation of a 200 mm diameter watermain within the internal roads.
- A 200 mm diameter watermain stub will be provided at the west limit of the site for future connection to the proposed Eden Oak Trailhead development.
- The proposed homes will be serviced by 25 mm diameter service connections.
- Each home will be equipped with a water main and backflow prevention device installed inside the home in accordance with the OBC and the Towns Water By-law.
- An existing 675 mm diameter regional sanitary sewer runs along an easement from Monterra Road through the proposed development site crossing under the Georgian Trail and continues to Timmons Street.

- On Timmons Street a 300 mm diameter sanitary sewer connects with the was 675 mm diameter sewer and drains east on Highway 26 to the Craigleith Main Wastewater Pumping Station (WWPS).
- The Craigleith Main WWPS pumps sanitary flows west via force main to the Craigleith Wastewater Treatment Plant (WWTP).
- The proposed development lot layout will require the reconfiguration of the regional sanitary sewer while maintaining the same entry and exit point to the site.
- The sanitary sewers on site will connect to the regional sanitary sewer.

Section D.2 provides Transportation policies. The following is a summary review of the Traffic Impact Study prepared by Tatham Engineering:

- The impact of the development on the operations of the key intersection of Highway 26 with Lakeshore Rd. East and Fraser Crescent were assessed under existing 2024 and future 2030 and 2035 conditions.
- Based on the operational analysis the noted intersection provides good operations under existing conditions and will provide acceptable to poor operations under both the 2030 and 2035 horizons.
- The latter operating levels are due largely to the significant increase in through volumes along Highway 26 by the 2030 horizon resulting from background growth and new developments in the area.
- The poor intersection operations are not expected to be problematic, recognizing that drivers have alternative options available to avoid delays at the intersections.
- The available through capacity on Highway 26 was also assessed at each horizon.
- Under existing conditions Highway 26 operates at or below 72% capacity.
- By 2035 the road is projected to operate at 105% capacity or greater.
- While this is not desirable, the intersection operations indicate the highway 26 will continue to provide acceptable operations through the 2035 horizon thus no action is required.
- Overall, the development is not expected at a significant impact on the area of road network.

Section B5.3 and B5.4 provides policies related to Wetlands and Hazards. The following is a summary of the Environmental Impact Study prepared by Birks Environmental.

- A portion of the lands are designated Wetland and Hazard Lands within the Official Plan. Generally, development and site alteration are not permitted within or adjacent to Wetland features. Where buildings are proposed closer to 120 m from a PSW, an Environmental Impact Study must be completed indicating how impacts will be mitigated. The Environmental Impact Study (EIS) prepared by Birks Natural Heritage Consultants determined that the proposed development has a mitigable impact on the existing natural heritage features and their functions and that the 30 m adjacent lands are protected. The EIS recommended several mitigation measures that will ensure the proposed development will not adversely impact the natural heritage features and their functions. These mitigation measures have also been considered by Envision Tatham and Tatham Engineering.
- Development and site alteration within and adjacent to Hazard Lands is generally discouraged, however policies may support development where it can be determined that no adverse impact will arise from the development. The proposed development envelope is not located within

Hazard Lands and maintains a 30 m setback from the adjacent Wetland feature. An exception to the Hazard zone is requested in order to relocate the servicing trunk and to allow for future trail connection.

Section 6.3 provides Parkland Development Policies. The following is a review of the Parkland Siting and Design policies:

- a) The entirety of the flankage of the Georgian Trail into the site will remain as open space and a municipal park block. There is an opportunity for connection and views between the trail corridor and the development and vice versa. The access to the site is from the west access point and will include access to the overall park block and the future north south trail connection from the north lot line and Georgian Trail to the south boundary of the site. The park block is elongated which is a function of the site. Further flankage of the park block along the municipal street will reduce residential lot potential, which is not desirable and works against the Housing policies within this Plan. Envision have prepared the Concept Plan and reviewed the plan and open space block within the Landscape Report.
- b) Envision has prepared a Landscape Analysis Report and have commented on the park block size, visibility, and configuration. As noted under a) above – the park block is elongated, maximizes visibility to and from the Trail while recognizing wetland and hazard features and utilizing a servicing easement as continued open space. It is noted that the Town currently has an easement for the wastewater main that traverses the site, and this development will convey this block to the Town.
- c) The site will have trail connections and will have pedestrian access to adjacent future developments.
- d) The site is somewhat self-contained based on lot configuration, location of Georgian Trail and Wetland and the approved design of Eden Oak Trailshead to the west. There are not any anticipated negative impacts on adjacent residential.
- e) The natural heritage features and adjacent lands have wholly been incorporated into the parkland block to be dedicated to the Town.
- f) This is a developing corridor of the Town with an approved but not yet constructed Eden Oak Trailshead development to the west and future development lands to the south. The development has been designed to connect to the Trailshead at the established road connection, a future access has been made to benefit the lands to the south and trail connections are established to both the Georgian Trail and a future north south trail corridor land conveyance.
- g) The lands are connected to trails and an additional trail corridor conveyance (walkway) at the western edge is proposed as per the Town request during consultation. An existing servicing easement will also become part of the park block, and the Town will therefore own the servicing corridor rather than easement.
- h) There are no recreational built form centres proposed within the subdivision.

Section 8.2 provides the Tree Canopy policies. Envision Tatham has provided a Concept Plan, Landscape Plan and Landscape Report. Birks Environmental has provided a Tree Preservation Plan and had discussions with the County of Grey Ecologist staff to discuss potential tree plants and compensation that can be completed on site in order to support protection and enhance tree canopies within the boundaries of the site.

Section 8.4 provides Energy Conservation and Efficiency Measures policies. Envision Tatham, Birks Environmental and Tatham Engineering have established the building envelope on site, and a road network design and compact urban form has been designed. The site is protecting natural heritage features and associated lands, maximizing trail connections and visibility and efficiently using the development lands for housing as per the Housing policies of this Plan. The development will promote walking and cycling. Further tree protection, tree canopy and compensation are being maximized based on discussions with the County Ecologist.

Section E1.9 provides Town Engineering Standard policies. We rely on the Reports provided by Tatham Engineering with regard to the Town Engineering Standards. The reports will also be reviewed by the Town and Agencies.

Section E2 provides Phasing policies. The development is not proposed to be Phased.

Section E.7 provides the Amendments to the Plan policies. The following is a summary of the policies:

- i) the rationale or the basis for the change;
The amendment is to recognize a slight increase in density. The development exceeds the required Open Space, provides trail connectivity and includes protection of a wetland. The parcel is also an irregular shape and as such road patterns are limited and the road connection to adjacent lands is previously defined by other planning approvals. The development can provide 53 lots – while maintaining the intent of the Official Plan.
- ii) the direction provided by the Provincial Policy Statement;
A review of Provincial Planning Statement 2024 is provided above. The site provides additional housing, protects wetland and hazard blocks, provides trail connectivity and facilities anticipated development connecting to an adjacent development. The lands are within a settlement area and are proposed to be on full municipal services.
- iii) the direction provided by the goals and objectives to this Plan;
The proposal maintains the goals and objectives of the Plan including both housing, compact form and natural heritage objectives.
- iv) the desirability and appropriateness of changing the plan to accommodate the proposed use or action;
The proposed amendment is to increase density which would permit additional semi- and single detached dwellings in an area of residential development in more dense compact form. The increase above the permitted maximum is minimal being 53 lots where 41 lots would be permitted under the current policies.
- v) the impacts the proposed change will have on the character of the area;
There are no expected impacts on the character of the area. The development includes an open space and wetland area that is adjacent to the Georgian Trail – which provides the greater view into the development. As noted above, the site is irregular in shape so road pattern and lotting is limited. Further, the site connects with the adjacent development lands – as such the connection point has been established and is singular.
- vi) conformity with the direction provided by the upper tier plan; and,
The County Plan does designate the land for development. The upper tier official plan supports density and multi-unit developments. The land is located in a Recreational Residential designation in the Local Plan which does provide greater limitations on density and Open Space requirements.

To facilitate greater housing options the development proposes accessory dwelling units to be available for all single-detached units– allowing future owners to easily establish ADU's with limited additional servicing and construction design.

- vii) that sufficient documentation has been provided to support the proposed amendment including information related to the physical growth of the Town, its impacts on the economy, the environment, agriculture and social well-being of the community.

A formal pre-consultation process was undertaken, and all required technical studies have been prepared and submitted as part of this complete submission. Furthermore, a second pre-consultation review was completed, provided a greater level of review.

It is our opinion that the proposed Applications conform to the Town of the Blue Mountains Official Plan (2016), as proposed to be amended.

5.6 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN (2025)

The Town of The Blue Mountains Council adopted the Official Plan Amendment No 5 (Official Plan (2025)) on June 23, 2025, by way of By-law No. 2025-35. The Official Plan will now be forwarded to the County of Grey for final approval. In light of the timing of this submission, the Amendment requested is to the Official Plan (2016). Nonetheless, a full review of the Official Plan (2025) (track change) document has been completed below and as the approval of the new Official Plan takes place, we will provide a draft Official Plan Amendment to the final approved Official Plan document, if necessary. (Figure 4 – Official Plan)

The following is a summary review of each Section identified above – and where changes have been made as part of Official Plan Amendment No. 5, further comments are provided:

Section A1.1: Guiding Principles

- 4. The site is well designed, is compact and is efficient based on the constraints of the site, set location of access to the west, protection and enhancement of Wetland, Floodplain and associated lands and utilizing the Georgian Trail as a benefit to the future residents of this property as well as neighbouring properties. A mix of semi- and single-detached residences and the ability to include future ADU's within the homes.*
- 5. The site is in close proximity to Craigleith and would provide additional residential development that would support future commercial uses within Craigleith.*
- 6. The development is adjacent to a wetland and floodplain area. The required technical reports have been prepared, and peer reviewed and have been the basis of the concept plan and overall design. Further, with regard to compensation Birks Environmental has been in discussions with County Ecologist to with regard to onsite compensation that would enhance the adjacent lands and future open space block adjacent to the Georgian Trail. This area will be able to be enjoyed by those travelling the Georgian Trail, utilizing the future municipal park and residents of the proposed development.*
- 7. Energy conservation is promoted through the proposed compact form, utilizing municipal infrastructure and by encouraging active transportation. Energy conservation helps to reduce*

the impacts of climate change. Further a Tree Preservation Plan, Floodplain Study and Environmental Impact Study have been prepared in support of the application and protection and enhancement of natural heritage features.

- 8. As noted above, the site includes direct access and views to and from the Georgian Trail into lands that are proposed for municipal park. Also, as a result of consultation with the Town, a further trail block is being proposed along the westerly boundary of the site providing for a future north south trail connection. These trail connections promote active transportation and pedestrian access to Craighleith, Collingwood and Thornbury. As well a future north south trail corridor will connect the Village to lands along Highway 26 and the Georgian Bay shoreline.*
- 9. The development includes a mix of single detached and semi-detached residences. All single detached units will include ADU opportunities either at the time of construction or renovations at a later date by a landowner. Further, there will be some model units that will include aging at home features such as bedrooms on the main level.*
- 12. The development will provide for trail connections as noted above. This will promote a connected and safe active transportation network between neighbourhoods, downtown cores, places to work, parks and open space as well as other amenities and adjacent municipalities.*
- 13. The site will be serviced by municipal services and does support and enhance existing infrastructure.*

Section A3.3 – Climate Change Action

- 1. Acknowledged.*
- 2. The proposed subdivision will provide a compact residential built form on municipal services.*
- 3. The site includes floodplain as identified by the Floodplain Analysis. The findings of the Floodplain Analysis have provided a basis for the development envelope. The lands are not located on the shoreline.*
- 4. The development will encourage active transportation based on the trail connectivity to the Georgian Trail and will also benefit from a future north south trail corridor that this plan contemplated.*
- 5. The development does support a greater density development with singles and semis. The development is greenfield but is a logical extension adjacent to other residential developments currently in planning approvals.*
- 6. The development will include extension green space which will be conveyed to the Town including lands for municipal park as well as Wetland and Floodplain area which will provide continued protection. Birks is working with County Ecologist with regard to compensation tree planting on site. And the development will conform to the energy efficiency requirements of the Ontario Building Code and will contain Low Impact Development measures.*

Section A3.4 – Urban Community Character

- 1. The lands are not within a Downtown Area.*
- a) The lands are greenfield and are designated for urban development. The site is being developed at an appropriate intensification/density. The building envelope is defined by lot lines to the west and south, to the Georgian Trail, Wetland and Floodplain along the north and the Georgian Trail to the east. The site receives access from the Eden Oak development to the west and therefore the road connection point was relatively set in conjunction with Envision*

Tatham, where the established road pattern provides maximum road frontage for lotting as well as a future access point that lands to the south will benefit from. The County requested additional unit types and semi-detached units were added. The density is slightly above the required Official Plan density policies, however, in our opinion the development design is a function of the technical studies and received comments. And the development does represent appropriate intensification

Section A3.9 – Tourism and Recreation

6. *The lands have a significant flankage along Georgian Trail. A trail connection to the development has been contemplated. Confirmation that the connection is pedestrian only and that the Tree Preservation, Compensation and Landscape Study have all taken this trail connection into consideration. Further, as part of consultation with the Town, the Town has requested a further trail block (walkway) be provided to the Town along the westerly lot line. This will provide a future north south trail corridor that would then connect with the Georgian Trail at the proposed connection point. This development will then be an important point including a municipal park and the connect points of the Georgian Trail and a future municipal north south trail corridor.*
8. *See comment above.*

Section A3.10 – Infrastructure

- b) *The development does include low impact designs and supplemental tree canopy. Birks is consulting with the County Ecologist on opportunities for tree planting and planting enhancements throughout the site.*

Section A3.11 – Affordable and Attainable Housing

Our opinion relies on the Housing Needs Study completed by Parcel Economics in support of the application and a review of the relevant policies related to Housing Needs.

Section B3.7 – Residential/Recreational Area

Permitted Uses continue to include single detached dwellings and semi-detached dwellings.

Section B3.7.4.1 –

The Official Plan (2025) now includes minimums and maximums as it relates to Density and Open Space Requirements. The following chart outlines the new policies and the proposed density and open space provisions for this development:

	Minimum Density (UPGH)	Proposed Development	Maximum Density (UPGH)	Proposed Density	Minimum Open Space Component	Proposed Open Space
All Areas	None	None	10	12.94	40%	48.13%

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 land has a total area of 6.96 ha. The site has an

Open Space percentage of 48.13%. The proposed development meets the required open space component. The maximum density of 10 units per gross hectare is permitted (not including Hazard or Wetland areas). The development would have a density of 12.94 units per gross hectare. (6.96 hectares – 1.45 hectares (wetland) – 1.41 hectares (hazard)) ***As a result, an Official Plan Amendment is required for the increase in density from 10 unit per gross hectare to 12.94 units per gross hectare. (Appendix A – Draft Official Plan Amendment)***

In our opinion, the additional density provides additional housing, while the site still provides significant open space provisions, trail connection, and a future trail corridor that is contemplated by Town staff as a future north south trail network and would convey lands that the Town currently has a servicing easement over.

Section B3.7.4.3 – Landscape Analysis

In addition to comments noted above (within Official Plan 2016 section), we would rely on the Landscape Analysis prepared by Envision Tatham and the Tree Inventory as prepared by Birks Environmental.

Section B3.7.4.4 – Natural Heritage Features

Our comments remain unchanged from the previous Official Plan 2016 section.

Section D5.2 – Natural Heritage Features

Our comments remain unchanged from the previous Official Plan 2016 section.

Section D6.3.1 – Parkland Development Policies

In addition to comments noted above (within Official Plan 2016 section), we would rely on the Landscape Analysis prepared by Envision Tatham. We would also note any compensation plantings will be in conjunction with Birks Environmental and will support compensation.

Section D7.4 – Affordable and Attainable Housing

We rely on the Housing Needs Study that has been prepared by Parcel Economics and has taken into consideration the Official Plan policies and in particular a) through h).

Section D8.2 – Tree Canopy

- f) A Tree Preservation Plan has been prepared in support of the development. Tree Compensation is proposed, and a plan has been prepared in consultation with County Ecologist.
- g) A Tree Inventory and Protection Plan was required at the outset of this development pre-consultation and as such, the policies within Official Plan 2025 were raised and considered throughout the design and overall technical study preparation.

Section D8.4 – Energy Conservation and Efficiency Measures

Our comments remain unchanged from the previous Official Plan 2016 section.

Section E1.9 – Town Engineering Standards

We rely on the Reports provided by Tatham Engineering with regard to the Town Engineering Standards. The reports will also be reviewed by the Town and Agencies.

Section E2 – Phasing

Our comments remain unchanged from the previous Official Plan 2016 section.

Section E7 – Amendments to this Plan

Our comments remain unchanged from the previous Official Plan 2016 section.

It is our opinion that the proposed Applications conform to the Town of the Blue Mountains Official Plan (2025) as proposed to be amended.

5.7 TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65

The subject lands are zoned Development (D), Hazard (H), Wetland (W) zones and Holding Symbol (h1) in the Town of The Blue Mountains Zoning By-law 2018-65 (Figure 5 – Town of The Blue Mountains Zoning By-law Map). To permit the proposed development, a Zoning By-law Amendment is required.

The draft amendment is as follows:

1. *THAT Map A and Map No. 13 of the Town of The Blue Mountains Zoning By-law No. 2018-65 is hereby amended, in accordance with Schedule 'A' attached hereto, by rezoning the entirety of the said lands known as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS from the **DEVELOPMENT (D) ZONE, HAZARD (H) ZONE and WETLAND (WL) ZONE to the RESIDENTIAL ONE – THREE (R1-3-H) ZONE, RESIDENTIAL TWO (R2-H) ZONE, HAZARD (H-XX) ZONE, WETLAND (WL) ZONE AND OPEN SPACE (OS). And to lift holding symbol (-h1).***

2. *THAT Section 9 of By-Law No. 2018-65, is hereby amended by adding the following*

9.X *Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *XX on the schedule to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.*

9.X.1 *Lands Subject to Exception *XX:*

1. Additional permitted uses include:

*i. **Limited site works for servicing purposes and trail connection.***

3. *THAT Lands subject to the H symbol be provided the following conditions:*

<i>Holding Zone</i>	<i>Conditions</i>
<i>H</i>	<i>Confirmation of municipal servicing capacity allocation, and Execution of Subdivision Agreement with the Town of The Blue Mountains.</i>

4. *THAT Schedule 'A' is hereby amended by Schedule A-XX indicating the area affected by this amendment.*

Zone Charts

The zone provisions for the Residential One (R1-3) zone include the following:

Residential One (R1-3) Zone	Required	Provided
Minimum Lot Area	360 sqm	360 sqm – 1367 sqm
Maximum Lot Coverage	40%	40%
Minimum Lot Frontage	12 m	12m
Minimum Front Yard	6 m	6 m
Minimum Exterior Side Yard	2.4 m	2.4 m
Minimum Interior Side Yard	1.2 on one side, 0.6 m on the other	1.2 on one side, 0.6 m on the other
Minimum Rear Yard	6 m	6 m
Maximum Height	8 m	8 m
Maximum Height (storeys)	2 storeys	2 storeys

The zone provisions for the Residential Two (R2) zone include the following:

Residential Two (R2) Zone	Required	Provided
Minimum Lot Area	350 sqm	360 sqm – 520 sqm
Maximum Lot Coverage	N/A	N/A
Minimum Lot Frontage	9 m	12 m
Minimum Front Yard	6 m	6m
Minimum Exterior Side Yard	3 m	3 m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Rear Yard	6 m	6 m
Maximum Height	9.5 m	9.5 m
Maximum Height (storeys)	2.5 storeys	2.5 storeys

A proposed Draft Zoning By-Law Amendment & Schedule A is included in the Appendices of the reports. (Appendix B – Draft Zoning By-law Amendment)

6.0 CONCLUSION

This Planning Justification Report has been prepared in support of the applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment. The proposed development is in keeping with the Planning Act RSO 1990, is consistent with the Provincial Planning Statement 2024 and conforms to the County of Grey Official Plan and Niagara Escarpment Plan. The proposed development conforms to the (2016) and (2025) Town of The Blue Mountains Official Plan, *as amended* and meets the intent of the Town of The Blue Mountains Zoning By-Law 2018-65, *as amended*. Furthermore, it is our opinion that the applications represent good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.

A handwritten signature in black ink, appearing to read 'Kristine Loft'.

Kristine A. Loft, MCIP RPP
Principal

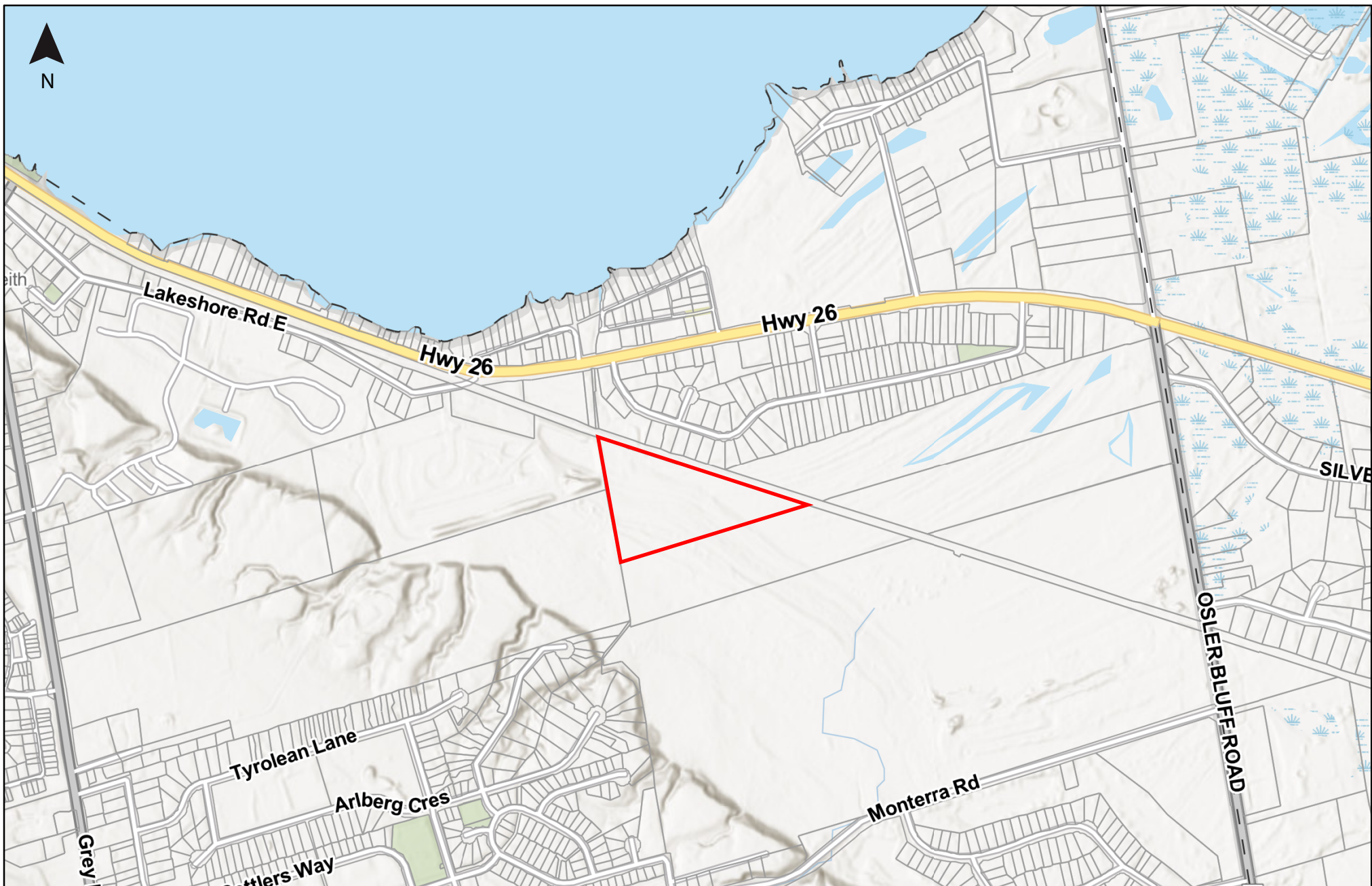


Figure 1
Location
372 Grey Road 21
Town of the Blue Mountains



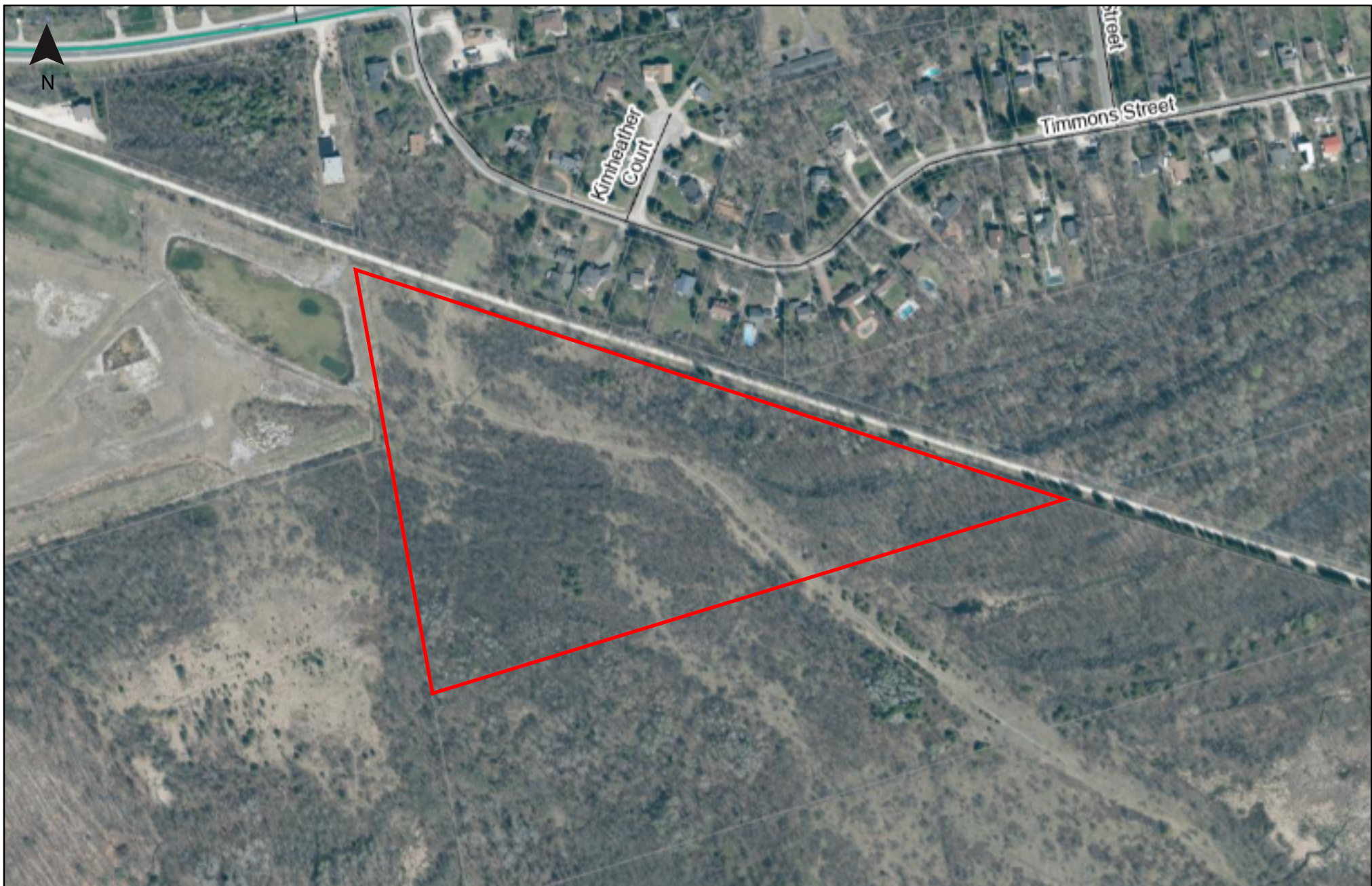


Figure 2
Location - Aerial
372 Grey Road 21
Town of the Blue Mountains

0 50 100 150
Metres



LOFT PLANNING
July 21, 2025

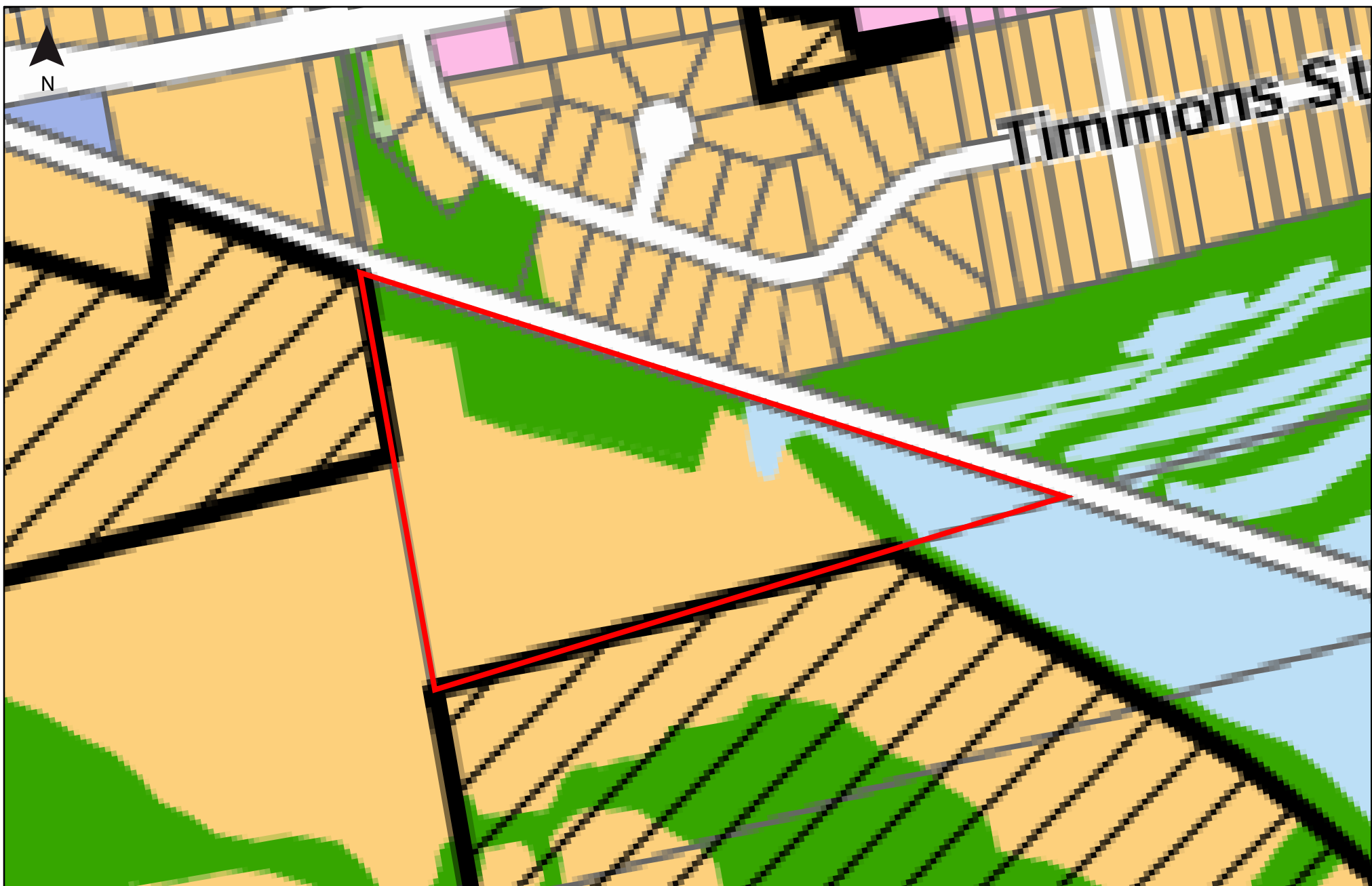






Figure 3
Official Plan - 2016
372 Grey Road 21
Town of the Blue Mountains

Official Plan Designations

-  Residential Recreational Area
-  Wetland
-  Hazard
-  Recreational Commercial Area



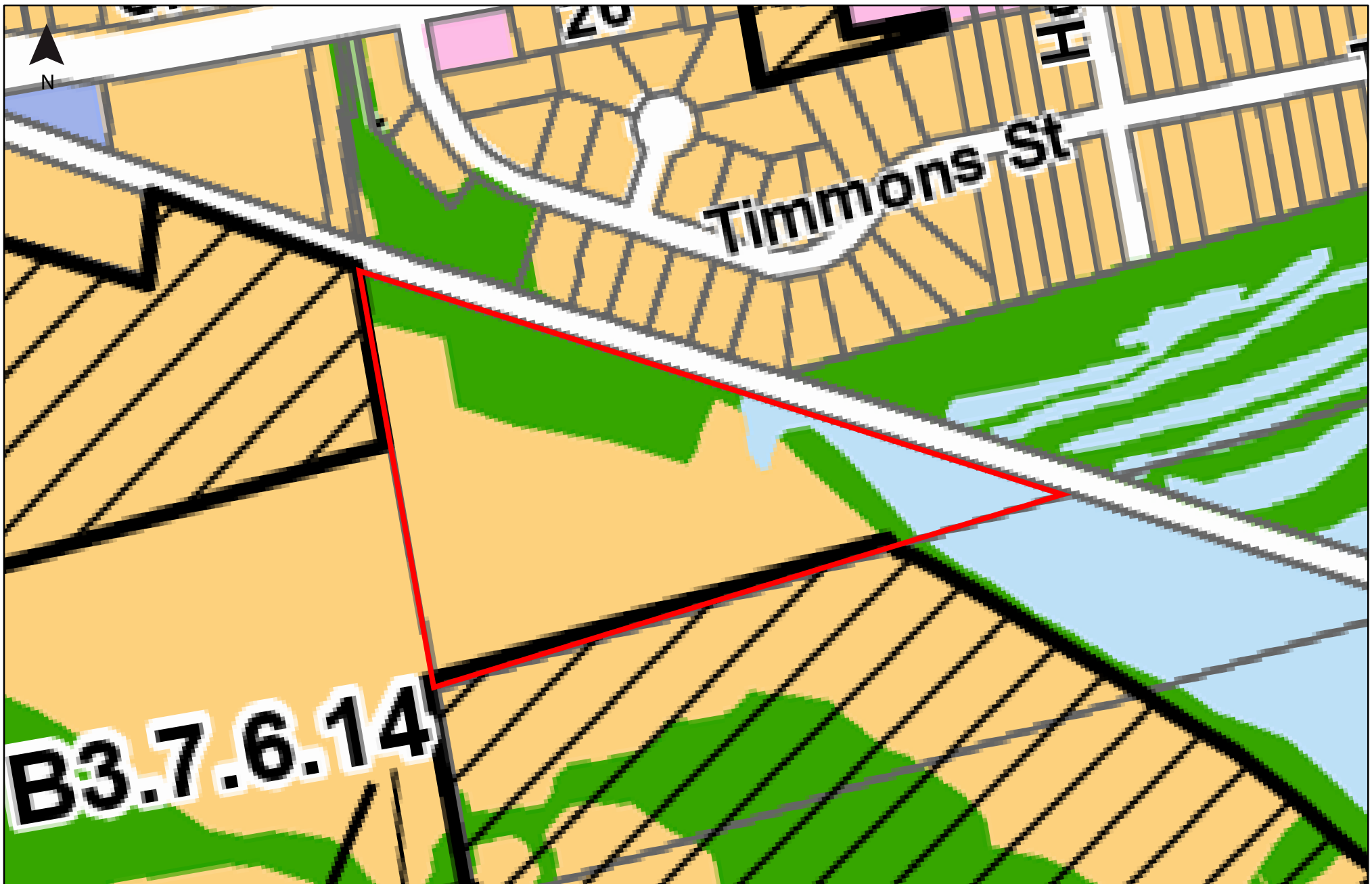


Figure 4
 Official Plan - Adopted 2025
 372 Grey Road 21
 Town of the Blue Mountains

- Official Plan Designations
- Residential Recreational Area
 - Wetland
 - Hazard
 - Recreational Commercial Area

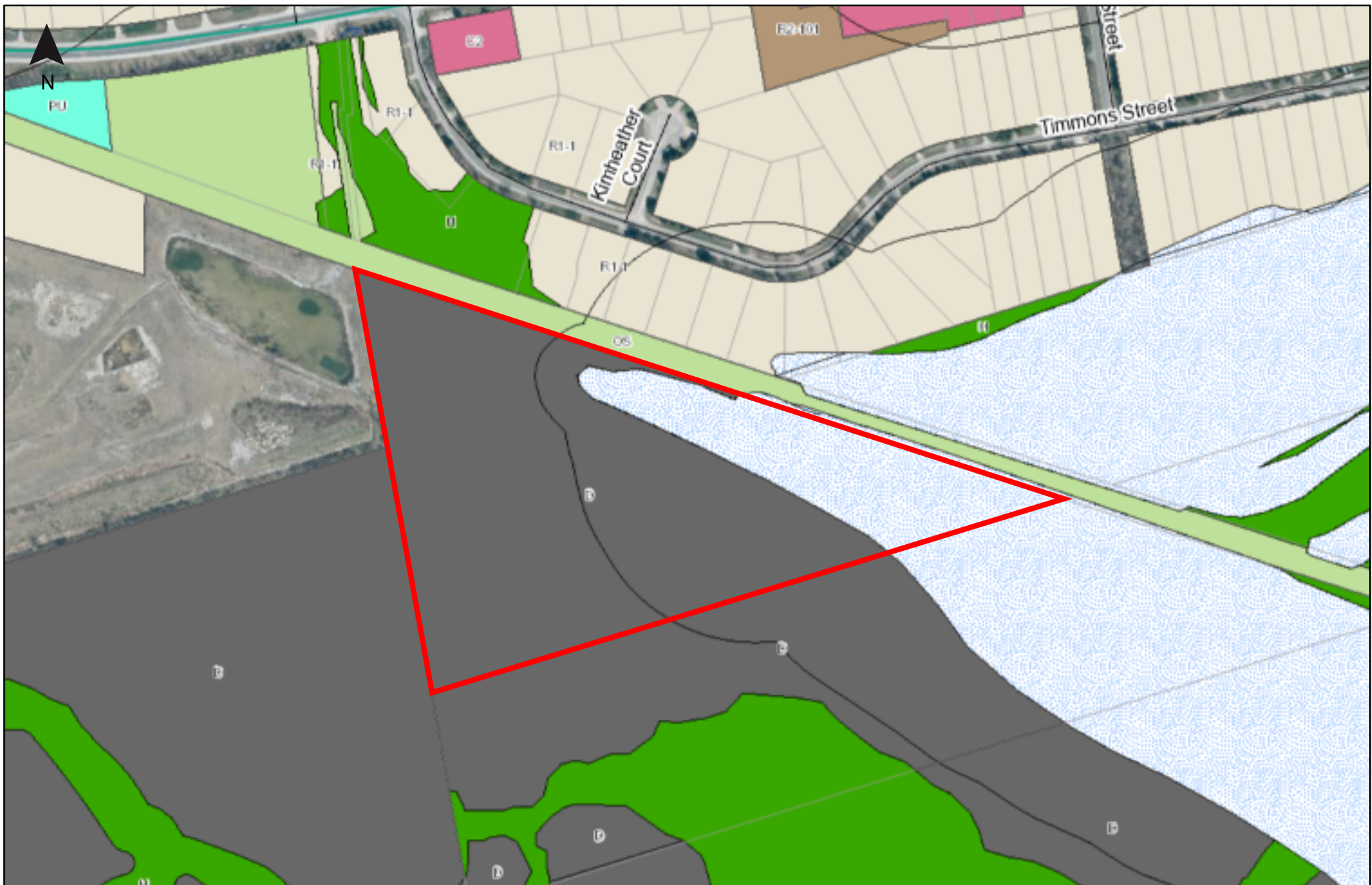


Figure 5
Zoning By-law 2018-65
372 Grey Road 21
Town of the Blue Mountains

Zoning By-law 2018-65

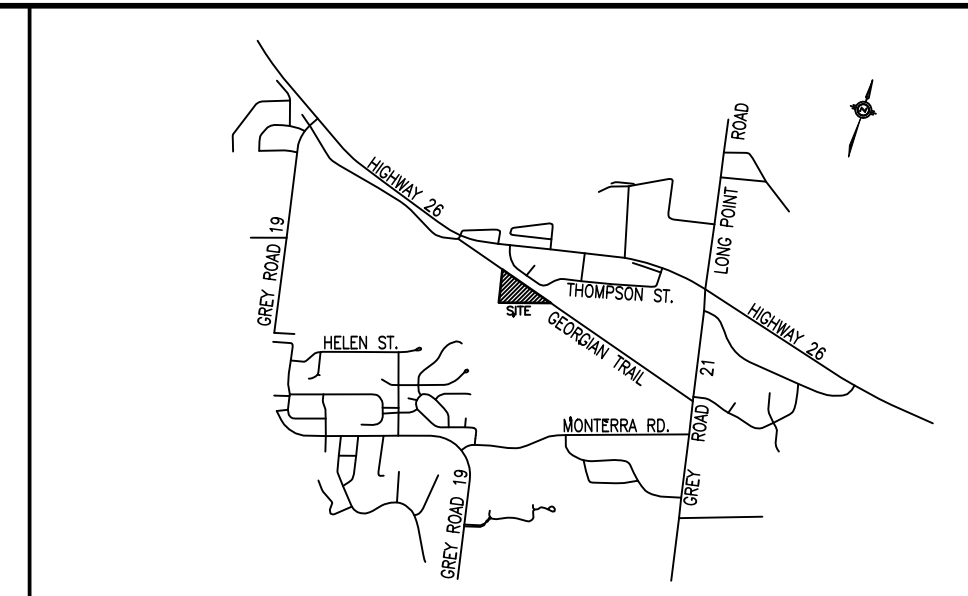
- Development (D)
- Wetland (WL)
- Hazard (H)
- Residential One (R1-1)

- Open Space (OS)
- General Commercial (C2)
- Residential Two (R2)

0 50 100 150
Metres



LOFT PLANNING
July 21, 2025



SCALE 1 : 750

25 0 10 20 30 40 50 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:750

A	AS SHOWN
B	AS SHOWN
C	AS SHOWN
D	RESIDENTIAL
E	AS SHOWN
F	AS SHOWN
G	AS SHOWN
H	MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
I	SAND & GRAVEL, TRACES OF SILT
J	AS SHOWN
K	MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
L	AS SHOWN.

LAND USE SCHEDULE			
LOTS/BLOCKS	LAND USE		UNITS
1-53	SINGLE FAMILY RESIDENTIAL 12.00m		53
54	OPEN SPACE		1,854 ha
55	WET LAND		1,456 ha
56	WALKWAY		0.051 ha
56-57	0.30 RESERVES		0.001 ha
STREETS	STREETS A & B		0.997 ha
TOTAL	SUBDIVISION		6.962 ha

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


LAURENCE J. KUELLING
ONTARIO LAND SURVEYOR

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.



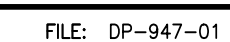
JOHN RODGERS
AUTHORIZED SIGNING OFFICER

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS

142 COMMERCIAL PARK DRIVE, UNIT V, BARRIE, ON L4N 8W8
T: (705) 739-6770 F: (705) 733-6777 www.jdbarnes.com

**SURVEYING
MAPPING
GIS**

DRAWN BY: MIKE WALDOCK	CHECKED BY: LIJK	REFERENCE NO.: 21-11-947-01-DP
PI OFFICE: July 12, 2025		DATE: 7/16/2025



**AMENDMENT NO. XX TO THE
OFFICIAL PLAN (2016) OF THE
TOWN OF THE BLUE MOUNTAINS**

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN (2016) OF THE
TOWN OF THE BLUE MOUNTAINS**

INDEX

PAGE

The Constitutional Statement 3

PART A – THE PREAMBLE

Purpose 4

Location 4

Basis 5

PART B – THE AMENDMENT

Introductory Statement 6

Details of the Amendment 6

Implementation and Interpretation 6

PART C – THE APPENDICIES

Explanation and Contents 7

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of this Amendment.

PART B – THE AMENDMENT consisting of the following text and maps constitutes Amendment No. XX to the Official Plan for the Town of The Blue Mountains.

PART B – THE APPENDICIES which do not constitute part of this Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this Amendment is to re-designate a portion of the lands known legally as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS from Recreational Residential Area to Residential Recreation Designation (Site Specific Policy) The Residential Recreation designation (Site Specific Policy XXX.XX) will amend Official Plan policies to includes the following:

- To recognize and permit a density of 12.94 units per hectare.

LOCATION

The subject lands are located west of Grey Road 21, south of Highway 26 and north of the intersection of Monterra Road and Grey Road 21. The subject lands are legally described as: PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS.

The site is a 6.96-hectare triangular parcel of land located west of the Georgian Trail. It is bordered by: the Georgian Trail and an existing watercourse regulated by the Grey Sauble Conservation Authority (GSCA) to the east; future Eden Oaks Development (west); undeveloped lands (south). Key characteristics of the site include: the land slopes from the southwest to the northeast with an average gradient of 2.5%, draining into the watercourse along the Georgian Trail, the watercourse flows northwest, crossing under the Georgian Trail and eventually discharges into Georgian Bay, and the site is currently undeveloped and largely tree-covered, with natural drainage and environmental considerations due to the adjacent water features and regulation by the GSCA.

The property is located in a settlement/recreational area within the Town of The Blue Mountains, approximately 0.5 kilometers south of the Georgian Bay shoreline. It is adjacent to the Silver Creek Provincially Significant Wetland (PSW) Complex. The surrounding areas include:

- South and west: Primarily residential developments, along with recreational facilities such as ski clubs, resorts, and tourism destinations, including Scandinave Spa.
- North: Highway 26 and nearby residential neighborhoods.
- East: The Georgian Trail, which runs along the boundary of the property.

This location offers a blend of residential and recreational amenities, with easy access to both natural features like the Georgian Trail, as well as popular leisure destinations.

BASIS

The development is a draft plan of subdivision and includes a total of six (6) semi-detached and

47 single detached lots. The single detached residences will be constructed to allow for Accessory Dwelling Units to be either constructed at the time of house construction or at a later time. Road access to the site will be provided via Eden Oaks Development to the west of the site. Single detached units will generally have a minimum lot frontage of 12 metres and greater and all lots will have varying depths around 30 metres. The development maintains a 30 m setback from Hazard Lands associated with the Wetland feature. The Georgian Trail runs north of the west block. Each unit will provide two parking spaces – one within the garage and one in the driveway. The development provides an Open Space percentage of 48.13% and provides protection for a Wetland Block (1.45 ha) and Hazard Lands (1.41 ha). The wetland, hazard and open space areas will be conveyed to the Town.

The subject lands are designated in part, as Residential Recreational Area in the Town of The Blue Mountains Official Plan which places limitations on residential development.

A site-specific Amendment is required to re-designate the lands from the Residential Recreational Area to the Residential Recreational Area (Site Specific Policy). The Site-Specific Policy will recognize and permit a density of 12.94 units per hectare.

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of The Blue Mountains

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1: Schedule A-4 is hereby amended to redesignate the lands legally known as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS, from Residential Recreational Area to Residential Recreational (Site Specific Policy).

Item 2: Site Specific Policy Section 3.7.6.XX:

To recognize and permit a density of 12.94 units per hectares.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

PART C – THE APPENDICES

The following appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN (2025) OF THE
TOWN OF THE BLUE MOUNTAINS**

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN (2025) OF THE
TOWN OF THE BLUE MOUNTAINS**

INDEX

PAGE

The Constitutional Statement	3
------------------------------	---

PART A – THE PREAMBLE

Purpose	4
---------	---

Location	4
----------	---

Basis	5
-------	---

PART B – THE AMENDMENT

Introductory Statement	6
------------------------	---

Details of the Amendment	6
--------------------------	---

Implementation and Interpretation	6
-----------------------------------	---

PART C – THE APPENDICIES

Explanation and Contents	7
--------------------------	---

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute a part of this Amendment.

PART B – THE AMENDMENT consisting of the following text and maps constitutes Amendment No. XX to the Official Plan for the Town of The Blue Mountains.

PART B – THE APPENDICIES which do not constitute part of this Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this Amendment is to re-designate a portion of the lands known legally as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS from Recreational Residential Area to Residential Recreation Designation (Site Specific Policy) The Residential Recreation designation (Site Specific Policy XXX.XX) will amend Official Plan policies to includes the following:

- To recognize and permit a density of 12.94 units per hectare.

LOCATION

The subject lands are located west of Grey Road 21, south of Highway 26 and north of the intersection of Monterra Road and Grey Road 21. The subject lands are legally described as: PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS.

The site is a 6.96-hectare triangular parcel of land located west of the Georgian Trail. It is bordered by: the Georgian Trail and an existing watercourse regulated by the Grey Sauble Conservation Authority (GSCA) to the east; future Eden Oaks Development (west); undeveloped lands (south). Key characteristics of the site include: the land slopes from the southwest to the northeast with an average gradient of 2.5%, draining into the watercourse along the Georgian Trail, the watercourse flows northwest, crossing under the Georgian Trail and eventually discharges into Georgian Bay, and the site is currently undeveloped and largely tree-covered, with natural drainage and environmental considerations due to the adjacent water features and regulation by the GSCA.

The property is located in a settlement/recreational area within the Town of The Blue Mountains, approximately 0.5 kilometers south of the Georgian Bay shoreline. It is adjacent to the Silver Creek Provincially Significant Wetland (PSW) Complex. The surrounding areas include:

- South and west: Primarily residential developments, along with recreational facilities such as ski clubs, resorts, and tourism destinations, including Scandinave Spa.
- North: Highway 26 and nearby residential neighborhoods.
- East: The Georgian Trail, which runs along the boundary of the property.

This location offers a blend of residential and recreational amenities, with easy access to both natural features like the Georgian Trail, as well as popular leisure destinations.

BASIS

The development is a draft plan of subdivision and includes a total of six (6) semi-detached and

47 single detached lots. The single detached residences will be constructed to allow for Accessory Dwelling Units to be either constructed at the time of house construction or at a later time. Road access to the site will be provided via Eden Oaks Development to the west of the site. Single detached units will generally have a minimum lot frontage of 12 metres and greater and all lots will have varying depths around 30 metres. The development maintains a 30 m setback from Hazard Lands associated with the Wetland feature. The Georgian Trail runs north of the west block. Each unit will provide two parking spaces – one within the garage and one in the driveway. The development provides an Open Space percentage of 48.13% and provides protection for a Wetland Block (1.45 ha) and Hazard Lands (1.41 ha). The wetland, hazard and open space areas will be conveyed to the Town.

The subject lands are designated in part, as Residential Recreational Area in the Town of The Blue Mountains Official Plan which places limitations on residential development.

A site-specific Amendment is required to re-designate the lands from the Residential Recreational Area to the Residential Recreational Area (Site Specific Policy). The Site-Specific Policy will recognize and permit a density of 12.94 units per hectare.

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of The Blue Mountains

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1: Schedule A-4 is hereby amended to redesignate the lands legally known as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS, from Residential Recreational Area to Residential Recreational (Site Specific Policy).

Item 2: Site Specific Policy Section 3.7.6.XX:

To recognize and permit a density of 12.94 units per hectares.

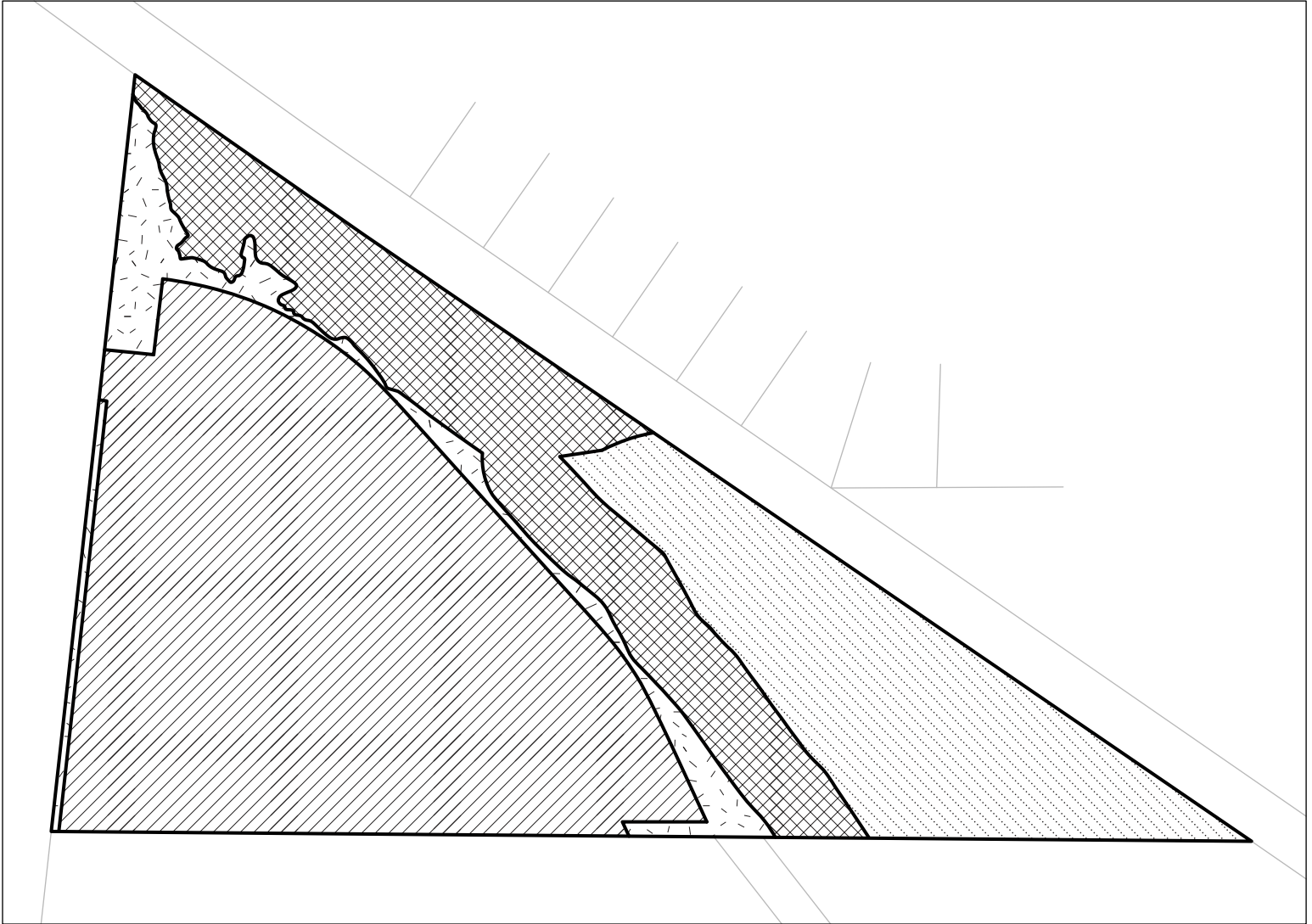
IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

PART C – THE APPENDICES

The following appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.


Schedule 'A'
OPA 2025 - _____
Town of the Blue Mountains
PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801



 Lands to be redesignated to Residential Recreational Area Site-Specific

 Lands to be redesignated to Major Open Space

 Lands to be redesignated to Hazard

 Lands to be redesignated to Wetlands

The Corporation of the Town of The Blue Mountains By-law Number 2025-_____
Being a By-law to amend Comprehensive Zoning By-law 2018-65
of the Town of The Blue Mountains

BEING A BY-LAW UNDER THE PROVISIONS OF SECTIONS 34 AND 36 OF THE *PLANNING ACT*, R.S.O 1990,
C. P.13, AS AMENDED

WHEREAS pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c. p. 13, as amended, the By-law may be amended by Council of the Municipality;

AND WHEREAS pursuant to the provisions Section 36 of the *Planning Act*, R.S.O. 1990, c. p. 13, as amended, the By-law may be amended by Council of the Municipality to prohibit the use of land, buildings or structures within a defined area, or areas;

AND WHEREAS The Town of The Blue Mountains Zoning By-law No. 2018-65 is the governing By-law of the Corporation of the Town of The Blue Mountains and such was finally passed by the Council of the Town of The Blue Mountains on November 29, 2018;

AND WHEREAS The Council of the Corporation of the Town of The Blue Mountains has deemed it advisable to amend the Town of Blue Mountains Zoning By-law No. 2018-65, and thus implement the Official Plan of the Town of The Blue Mountains;

AND WHEREAS Council deemed that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held _____, and that a further meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE THAT COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. **THAT** Map A and Map No. 13 of the Town of The Blue Mountains Zoning By-law No. 2018-65 is hereby amended, in accordance with Schedule 'A' attached hereto, by rezoning the entirety of the said lands known as PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUE MOUNTAINS from the DEVELOPMENT (D) ZONE, HAZARD (H) ZONE and WETLAND (WL) ZONE to the RESIDENTIAL ONE – THREE (R1-3-H) ZONE, RESIDENTIAL TWO (R2-H) ZONE, HAZARD (H-XX) ZONE, WETLAND (WL) ZONE AND OPEN SPACE (OS) and to lift holding symbol (-h1).

2. **THAT** Section 9 of By-Law No. 2018-65, is hereby amended by adding the following

9.X Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *XX on the schedule to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.X.1 Lands Subject to Exception *XX:

1. Additional permitted uses include:

i. Limited site works for servicing purposes and trail connection.

3. THAT Lands subject to the H symbol be provided the following conditions:

Holding Zone	Conditions
H	Confirmation of municipal servicing capacity allocation, and Execution of Subdivision Agreement with the Town of The Blue Mountains.

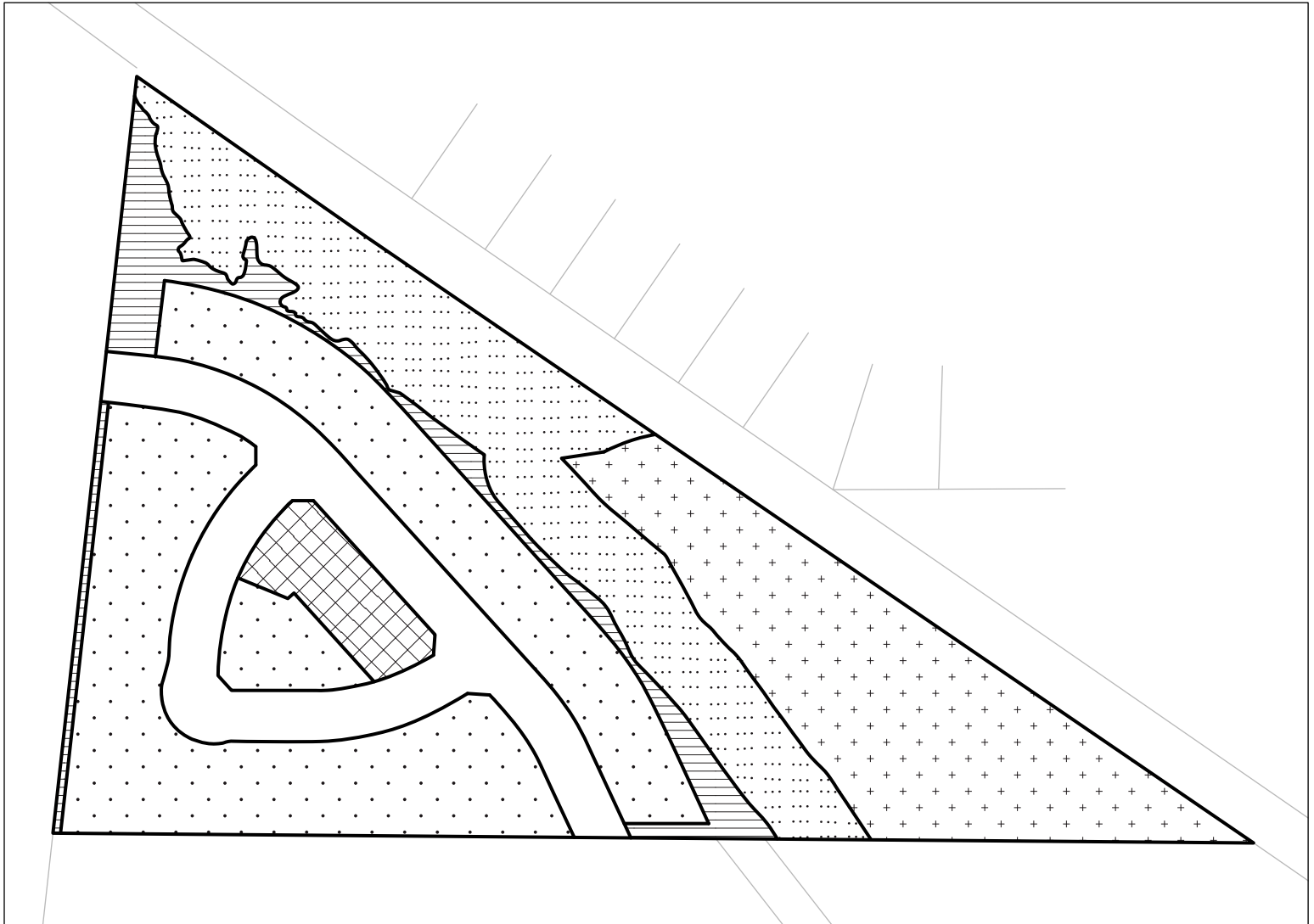
4. **THAT** Schedule 'A' is hereby amended by Schedule A-XX indicating the area affected by this amendment.
5. **THAT** This by-law shall come into effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

READ A FIRST TIME THIS _____ DAY OF _____, 2025.

READ A SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2025.

Schedule 'A'
By-law 2025 - _____
Town of the Blue Mountains
PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801



Lands to be rezoned to the Residential One (R1-3-H) Zone



Lands to be rezoned to the Residential Two (R1-2-H) Zone



Lands to be rezoned to the Open Space (OS) Zone



Lands to be rezoned to the Hazard - Site Specific (H-XX) Zone



Lands to be rezoned to the Wetland (W) Zone

This is Schedule 'A' to By-law _____

Passed this _____ day of _____, 2025.

Mayor

Clerk