

ADDENDUM PLANNING REPORT

3 PT LT 149 PL 529 COLLINGWOOD PT 1 & 2,
16R801; TOWN OF THE BLUE MOUNTAINS
Town of the Blue Mountains

Prepared for:
1000925296 ONTARIO INC.

Prepared by:
Loft Planning Inc.

July 23 2026



LOFT PLANNING

Table of Contents

1.0 STATUS UPDATE 1

2.0 PROPOSED OFFICIAL PLAN AMENDMENT 1

3.0 PROPOSED ZONING BY-LAW AMENDMENT 1

4.0 PROPOSED DRAFT PLAN..... 2

 4.1 Development Density and Open Space Calculations..... 2

5.0 RESPONSES TO POLICY COMMENTS RECEIVED 3

 5.1 COMMUNITY DESIGN..... 3

 5.2 PARKLAND..... 10

 5.3 HAZARD LANDS/NATURAL HERITAGE 12

 5.4 GEORGIAN TRAIL..... 13

 5.5 TRAILSHEAD CONNECTION TO STREET A..... 15

 5.6 CUL DE SAC..... 16

 5.7 ADU’S CONFIRMATION OF PRICES FROM PARCEL 16

 5.8 ARCHAEOLOGICAL STUDY 17

6.0 CONCLUSION 18

FIGURES

- Figure 1 – Location & Aerial
- Figure 2 – Draft Plan and Draft Reference Plan (JD Barnes)
- Figure 3 – Landscape Concept and Concept Plan (Envision Tatham)

Appendix:
Draft Official Plan Amendment and Schedule ‘A’
Draft Zoning By-law Amendment and Schedule ‘A’

1.0 STATUS UPDATE

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; 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 lands have a lot area of 6.96 hectares and are proposed to access a municipal road which was established as part of the Trailhead development to the west.

This Addendum Planning Report has been prepared to summarize the revisions made to the proposed Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment to implement the development, and to address comments received through the public consultation process, as well as from Town, County, and agency review.

This submission includes a revised Draft Plan, updated Official Plan Amendment, a revised Zoning By-law Amendment, and updated site statistics. Copies of the Draft Plan, Official Plan Amendment, and Zoning By-law Amendment are attached as an Appendix to this report.

A comprehensive comment matrix, providing responses to all comments received through Town circulation and the public meeting process, has been provided under separate cover.

2.0 PROPOSED OFFICIAL PLAN AMENDMENT

Based on comments received, we have provided an updated Official Plan Amendment and Schedule which implements the Draft Plan.

The basis of the Amendments is as follows:

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 and Hazard. The site-specific amendment will recognize and permit a density of 12.8 units per hectare. Schedule A to the Amendment proposed changes to the Wetland and Hazard boundaries in reference to the Environmental Impact Study findings.

3.0 PROPOSED ZONING BY-LAW AMENDMENT

Based on comments received, we have provided an updated Zoning By-law Amendment and Schedule A which implements the Draft Plan.

The Zoning By-law Amendment proposes to rezone the lands from Development (D), Hazard (H), Wetland (WL) and Holding Symbol (h1) to Residential One (R1-3-h), (R1-3-X-h), Residential Two (R2-h), Open Space (OS-h), Hazard (H-XX-h) and Wetland (WL-h). Exception X shall permit a reduced lot frontage of 11 metres for a single lot (Lot 32). Exception XX shall permit site works in accordance with any permit issued by the Conservation Authority. A holding provision for confirmation of municipal servicing capacity allocation and execution of a Subdivision Agreement will be established.

4.0 PROPOSED DRAFT PLAN

The proposed development includes fifty-three (53) residential lots including forty-seven (47) single detached lots and six (6) semi-detached lots. Of the single detached lots, twenty-two of the lots (22) (Lots 32-53) will be designed to include separate basement access, allowing future owners to build out Accessory Dwelling Units (ADUs). Road access to the site will be via the future Trailhead Development, located west of the site.

Key details of the development include:

- Minimum lot frontage 12 metres (Lot 32- 11.65 m)
- A mix of single detached and semi-detached units
- Lot depths approximately 30 metres
- Appropriate setback to Wetland
- New west-southeast trail connection allowance
- Infrastructure improvements
- Proximity to the Georgian Trail, running diagonally along the northeast boundary
- Each unit will have two parking spaces: one in the garage and one in the driveway.

This design supports residential growth while incorporating 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 the development also respects the natural surroundings.

The Draft Plan of Subdivision is to permit a residential subdivision which consists of fifty-three (53) residential lots including forty-seven (47) single detached lots and six (6) semi-detached lots, open space block, parkland block, wetland block, Streets (A & B) and a 0.3 m road reserves. The development includes a wetland block, hazard and open space block, parkland dedication block and street blocks. The development will be serviced by an internal municipal road and full municipal services.

4.1 Development Density and Open Space Calculations

In response to comments received and further discussion with Town staff changes have been made to the draft plan. These changes include:

- Servicing infrastructure primarily moved to Street A.
- Establishment of a trail network that traverses the site west to south east.
- Minor changes in lot frontages.
- Removal of north to south trail conveyance.
- Proposed Drainage Swale along west lot line and south lot line.
- Further woodland protection and compensation plan.
- Established Block on Draft Plan for parkland dedication identification.
 - o Note that all Open Space/Hazard and Wetland blocks are to be conveyed to Town in addition to the Parkland block.
- Six (6) semi-detached units incorporated.

As a result of these changes the following are updated Development Density and Open Space Calculations as per Section B3.7.4.1 – Density and Open Space Requirements in the Official Plan:

OP Policy – Section B3.7.4.1	Site Statistics
Lot Area	6.96 ha
Wetland Block Area	1.47 ha
Hazard Block Area	1.36 ha
Open Space Block Area	0.32 ha
Open Space – Parkland Dedication Block Area	0.195 ha (4.7%)
Net Developable Lands	4.13 ha
Open Space (40% Required)	3.3 ha (48%)
Density (Maximum 10 units per gross hectare)	6.96 ha – 1.47 ha – 1.36 ha = 4.13 ha 53 units/4.13 ha = 12.8 ugh 12.8 units per gross hectare

5.0 RESPONSES TO POLICY COMMENTS RECEIVED

5.1 COMMUNITY DESIGN

Comments were received regarding the Community Design guidelines. Since submission, the Town has approved Community Design Guidelines 2026 (June 2026). John G. Williams has been retained to prepare an Urban Design Report and Architectural Guidelines for the proposed development. Below is the Volume 1 Checklist summary recognizing that the John G. Williams should be read in their entirety in response to the Guidelines.

Complies; Partially Complies; Does Not Comply; or Not Applicable	Guidelines	Description of How the Guideline Direction is Addressed Provide document/plan/drawing reference(s) as applicable
Natural Environment	1. Are existing natural features (woodlands, watercourses, significant trees, hedgerows, vegetation slopes and/or natural open spaces) integrated into the	Yes, the woodlands and natural open spaces are integrated into the site. The plan supports 48% open space, provides new trail linkages west to south east along the natural heritage features

	overall site, street and/or block design?	connecting lands to the west and in close proximity to Georgian Trail. Environmental Impact Study (Birks) Compensation Plan (Birks) Landscape Analysis (Envision) Landscape Concept Plan (Envision)
	2. Are natural features, parks and/or open spaces framed by single-loaded streets or other approaches that support visibility, safety and access?	A park has been proposed between lot 53 and the regional stormwater management facility on adjacent lands. The location of the park serves as an extension to the larger open space on the site and the adjacent properties, which will help enhance the residents' connection to the natural character of the site. The park itself can support a wide variety of amenities that can encourage active and passive recreation opportunities. Landscape Analysis (Envision) Landscape Concept Plan (Envision) Compensation Plan (Birks)
	3. Are existing healthy trees proposed to be protected and retained by sensitive site and building design?	As noted in the EIS Update by Birks NHC (2026), it is recommended that compensation planting be provided in the open space block to increase species diversity and provide native tree planting in areas of invasive species management. Planting in these locations provides several opportunities and benefits including: enhancement of local plant biodiversity, a physical barrier to residents entering the wetland and watercourse setbacks and forest cover and diversified habitat for fauna. Compensation Plan (Birks) Landscape Analysis (Envision)
	4. Are native, non-invasive and climate resilient plantings proposed to support biodiversity, habitat function and natural character?	This Ecological Compensation Plan considers woodland removals required for the proposed development, with the ability to protect the remaining swamp and upland forest woodlands on the property and enhance lower quality areas via invasive species management and plantings of native species. This plan provides

		for European Buckthorn management over an area of 2.6 ha and planting of native tree and shrub specimens within the natural lands of the property, resulting in an overall establishment and enhancement of 2.7 ha of native woodland habitat. Compensation Plan (Birks)
	5. Does the development provide sufficient landscaped open space to support stormwater infiltration, retention and runoff management?	Of the total site area (+/- 6.96 hectares), 3.61 ha of the site is proposed for residential development, while 3 ha has been dedicated to open space, including wetland and environmental protection lands. In total, 48% of the property has been preserved as open space. Parkland accounts for 0.19 ha, or 4.7% of the developable land. A Stormwater Management Plan has been provided which reviews the sites stormwater infiltration, retention and runoff management. This SWM Report has been prepared to outline the stormwater management plan to support the subject development as well as the applicable design criteria and recommended siltation and erosion controls. The SWM Plan ensures the development can be constructed in accordance with all applicable municipal and provincial guidelines while minimizing the impact of the development on the local drainage systems. The development is located outside of the natural hazard limits identified on-site. Stormwater Management Report (Tatham)
Public Realm, Public Art and Cultural Heritage		
	6. Does the proposal incorporate opportunities for public realm improvements, public art or cultural heritage integration that contribute to character, identity and visual interest?	The Landscape Analysis highlights opportunities that the Town may consider including amenities and features that would contribute to the character, identity and visual interest. These include a play structure, open lawn space and trail amenities. The report also

		highlights to the Town other amenities based on the adjacency of the trail including water refill station, bike repair station, shade structure and wayfinding signage. Landscape Analysis (Envision)
Neighbourhood Design		
	7. Are streets and blocks designed to support walkability, connectivity and access to parks, trails, open spaces and/ or community amenities?	The development supports walkability with sidewalks throughout site and connecting to Eden Oak Development to the west, and a trail system which will provide a west – east route. The trail will also connect to the Eden Oak SWM facility which includes a looped trail. Access to the Georgian Trail is not provided at the Town's request limiting access points. We note that the Eden Oak development does include a Georgian Trail access just west that residents will be able to utilize. Landscape Analysis (Envision) Landscape Concept Plan (Envision)
	8. Are development blocks along Local Roads designed with a maximum length of 250 metres to support walkability, connectivity and pedestrian access. Where development blocks exceed 250 metres along Collector Roads or Highway 26, are mid-block pedestrian connections or walkways provided to improve pedestrian access?	The development plans for a Local Road with maximum lengths at less than 250 metres with cross streets. There would be connection opportunities at both the end of Lot 32 and Lot 53. Landscape Concept Plan (Envision)
	9. Does the proposed development incorporate a mix of lot sizes, housing forms and building types?	The development includes fairly uniform lot sizes at 12 m wide lots, and corner lots being slightly wider to accommodate side yards. The site includes singles and semi-detached lots. Urban Design Report (John G. Williams Architect) Architectural Guidelines (John G. Williams Architect)
	10. Does the development incorporate site and building design measures that support passive solar design, natural ventilation, tree preservation, street tree planting and/or low impact stormwater management?	The development includes tree planting, landscaping and compensation areas that increases urban canopy, creates comfortable micro-climate conditions, mitigates negative seasonal effects (wind

		breaks and shade canopy) and contributes to overall biodiversity. Urban Design Report (John G. Williams Architect)
	11. If provided, are shared private outdoor amenity areas designed as visible, central, accessible and functional focal points for residents?	The proposed open space and parkland blocks are to be conveyed to the Town. There are no shared private outdoor amenity areas. Each lot will include private backyard outdoor space.
Single Detached, Semi-Detached and Townhouse Dwellings		
	12. Is the dwelling designed with a primary façade and front door that face and is accessible directly to the public sidewalk?	The site layout provides for two local roads (Street A and Street B) that extend from west to east with building front facades, active uses, and public spaces to create a vibrant streetscape. Sidewalks are proposed on the north side of Street A and the south side of Street B. Urban Design Report (John G. Williams Architect)
	13. Is the building designed to provide variation in elevation, articulation, materials, colour, rooflines, windows and architectural details while maintaining compatibility with its surroundings?	All buildings will be sited with a close relationship between the front façade and the street to foster a vibrant and pedestrian-oriented development. A variety of development patterns has been provided taking into account maximum flexibility in models available for the maximum number of lots in the development. Urban Design Guidelines (John G. Williams Architect)
	14. For corner buildings, are both street facing façades designed with a consistent level of architectural quality, including coordinated materials and enhanced architectural treatment?	Buildings on corner lots and backing onto the adjacent environmental protection lands are designed with active rear elevations and required fencing treatments. Buildings are generally sited parallel to the property lines. Urban Design Guidelines (John G. Williams Architect)
	15. Does the design of the garage and/or driveway reduce visual prominence from the street?	All attached garages will be incorporated into the main massing of the building and should generally be recessed or flush with the main entry feature (i.e covered porch). A variety of attached garage configurations are provided.

		Urban Design Report (John G. Williams Architect)
	16. Are rooflines, upper storeys, garages, driveways and parking areas designed to reduce visual impacts and provide appropriate transition to adjacent dwellings?	The UDR promotes innovative building designs that minimize the visual impact of garages and parking within the public realm. The building designs will minimize visual impact of garage within the public realm. Urban Design Report (John G. Williams Architect)
Craigleith Residential Neighbourhoods		
	1. Enhance the character of existing residential neighbourhoods in Craigleith by ensuring development and redevelopment is compatible with the scale and density of existing development.	The proposed development plan and landscape concept plan demonstrate a cohesive and harmonious development with a compatible arrangement of built form and sensitive transitions between varying uses, including consideration to maximize separation between existing and proposed residential uses through the street and open space block placement. The site does not directly abut adjacent existing neighbourhoods. The lands are designated RRA and as such maximum density of 10 upga as per the new Official Plan. The development proposes 12.8 upga and provides 48% Open Space.
	2. Encourage the development of a broad range of housing types and tenures, from single-detached and semi-detached dwellings to townhouses and low-rise apartments, in appropriate locations while maintaining compatibility with existing adjacent character.	The site includes primarily single detached lots with limited semi-detached lot. The site maintains compatibility with existing adjacent character – being existing single detached homes on Timmons Road to the north (not directly abutting) and the planned development to the west with a mix of townhouses, semis and village units. Urban Design Report (John G. Williams Architect)
	3. Encourage infilling and additional residential units in appropriate locations through well-designed residential built form to support walkability and create well-rounded neighbourhoods.	Lots 32 to 53 will be designed to include ADU's. Urban Design Guidelines (John G. Williams Architect)

	4. Create and maintain walkable, compact neighbourhoods that are well connected to other residential areas, commercial uses, parks, open space and community amenities.	The site located within Craighleith and will be well connected to the commercial area of Craighleith via sidewalks and the trail connectivity. This development provides a new trail system from west to east that will connect Eden Oak development, through this site and in the long term will likely travel further south east to Monterra Road. Landscape Analysis (Envision) Landscape Concept Plan (Envision)
	5. Prioritize pedestrian-oriented design, cycling facilities and trail connections throughout Craighleith.	The maintenance access trail through the development has a strong connection to the Georgian Trail through the adjacent regional SWM facility. It also has the potential to become part of a larger trail network with connections to future development lands to the south of the property, and possibly to Monterra Road. Therefore the Town may want to provide amenities specific to trail users and cyclists such as: water refill station, bike repair station, shade structure, wayfinding signage. Landscape Analysis (Envision) Landscape Concept Plan (Envision)
	6. Reinforce the uniqueness of each neighbourhood, with a focus on distinct heritage characteristics, civic and gathering spaces, natural features and areas, recreation amenities and accessibility.	Building architecture will incorporate ample use of porches, fenestration, façade articulation, interesting roof forms, variety of materials, design features, etc. that will provide a coherent theme and unique sense of place within the community while providing a development pattern / built form that is compatible with and complementary to the character of neighbouring developments. Urban Design Report (John G. Williams Architect)
	7. Ensure new residential development reinforces the uniqueness of each neighbourhood, including the	The following preservation, enhancement, and mitigation measures are proposed as opportunities to protect the

	prominent lot pattern, landscape and open space character.	landscape and open space character of the site: preservation measures (watercourse setback), protection of woodlands, compensation plan to achieve a net gain, mitigation measures (watercourse setback and realignment of sewers and to allow for a trail system. The development will also include boulevard trees, park and trail connections and compensation plantings. Landscape Analysis (Envision) Landscape Concept Plan (Envision)
--	--	--

5.2 PARKLAND

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Section	Policy/Comment/Question	Comment
	"Is parkland dedication proposed in this development? If so, the park block has not been defined and needs to be confirmed and establish the 5% parkland dedication amount. If no parkland is being proposed, insufficient lands are being made available then cash in lieu is required for the remaining amount.	Of the total site area (+/- 6.96 hectares), 3.6 ha of the site is proposed for residential development, while 3.14 ha has been dedicated to open space, including wetland and environmental protection lands. In total, 48% of the property has been preserved as open space. Parkland Dedication lands account for 0.19 ha, or 4.7% of the developable land.
	D6.3.3 Local Parkland to further inform proposed parkland design. A block needs to be defined on the Draft Plan of Subdivision. Parkland needs to address Official Plan criteria and is distinguished from Open Space requirements under the RRA designation.	Block 56 has been identified on the Draft Plan and is a dedicated Parkland Dedication Block with an area of 1.9 ha and a site percentage of 4.7%. A cash in lieu payment would be payable to reach a 5% parkland dedication.
	D6.2.8 Official Plan - Lands not accepted for parkland dedication which include a) lands designated as Hazard Lands; b) lands, which comprise part of any required open space component; c) walkways which are provided as part of the overall subdivision or site plan approval; d) lands which are required for other municipal infrastructure purposes, including roads, service lines and stormwater management facilities; and, e) lands which are otherwise conveyed to the Town, whether used for recreation purposes or not.	Understood. Block 56 is outside of any Wetland and Hazard designation.

	Note also D6.3.5 Public Walkway policies which excludes walkway from fulfilling parkland dedication requirements.	Block 56 does not include the trail or sidewalk. A cross connection is proposed as a feature within the Block – but is not a stand-alone trail.
	The proposed parkland design does not appear to be consistent with the requirements of the Official Plan Section B3.7.4.1 Density and Open Space Requirements The calculation of the open space component shall be based on the whole of the proponent's holdings included in any draft plan of subdivision. Lands designated Wetland or Hazard Lands may be included within the required open space component, however, such lands are not included for the purpose of calculating maximum permitted development density, unless otherwise specifically provided under this Plan.	Of the total site area (+/- 6.96 hectares), 3.61 ha of the site is proposed for residential development, while 3.3 ha has been dedicated to open space, including wetland and environmental protection lands. In total, 48% of the property has been preserved as open space. Parkland accounts for 0.19 ha, or 4.7% of the developable land. In consideration of the Official Plan Density and Open Space requirements (B3.7.4.1), the proposed total open space is 48% of the site and is comprised of provincially significant wetland, hazard lands, and additional open space. The proposed development itself is clustered, allowing for a large area of continuous open space. Additionally, a proposed 4.0m maintenance access trail follows the realignment of the sewer, serving as a public multi-use trail behind lots 32 to 53 and connecting into the neighbouring stormwater management facility. Providing a public trail builds on the recreational uses of open space.
	Criteria cited in the landscape analysis document (Envision Tatham PDF p 6) do not address the criteria of section 6.3.1 of the Official Plan specifically: a) have as much street frontage as possible and be open to view on as many sides as possible to maximize visibility from adjacent streets and promote safety; c) maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities; d) be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;	The park frontage has been increased by approximately 4.5 m. See updated Landscape Analysis (Envision).
	Landscape analysis and other studies do not address the high-water table, high bedrock, and amount of fill required to provide for proposed basements. Visual and functional impact of the proposed fill is	See updated FSR with regard to high-water table.

	not known and needs to be addressed in all applicable studies.	See updated FSR and Drawing Set (Tatham).
	The development concept shows an open space area in between the lots on the northern/eastern portion of the property that is of limited use to the municipality but has been depicted in the same shade as the undefined park block. The Town would not support the inclusion of lands that are not useful for park purposes. In addition, the EIS advises against public access into buffer lands and wetland areas which this area appears intended to allow. The EIS recommends fencing of buffer lands to prevent public access. Access should be controlled.	A defined Parkland Block is shown as Block 53 with access to Street A and a pedestrian connect to the adjacent SWM facility and associated pedestrian trail. See updated Landscape Analysis (Envision).
	Fencing should be 150cm black vinyl coated chain link 6 inches from the property line on Town property.	Acknowledged. Condition of Draft Approval – Detailed Design.
	Any drainage works to address flooding or otherwise shall be on private property – see the flood risk assessment, stormwater management and grading plans which show works on proposed public property adjacent to proposed lots 46-52.	Acknowledged. Changes to draft plan to include any drainage areas as easement when on private lands.
	There is a conflict with both the existing routing and proposed re-routing of the sanitary trunk location within the wetland and watercourse setback buffer. As noted on p 12 of the landscape analysis, buffer plantings are limited in both areas. Consideration should be given to re-routing the trunk main within Street A.	See FSR and Drawing set for servicing area as per discussions with Town Engineering. See updated FSR and Drawing Set (Tatham).

5.3 HAZARD LANDS/NATURAL HERITAGE

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Section	Policy/Comment/Question	Response
	"Any drainage works to address flooding or otherwise shall be on private property – see the flood risk assessment, stormwater management and grading plans which show works on proposed public property adjacent to proposed lots.	Acknowledged. Changes have been made to draft plan to resolve this Town concern. See Draft Plan (JD Barnes), FSR and Drawing Set (Tatham).

	Discrepancy between flood works identified under the flood risk assessment (more rear lot grading) and the SWM and FSR works (less rear lot grading). Please reconcile differences	See updated Stormwater Management Report and Functional Servicing Report (Tatham)
	Unclear how park area is disguised from hazard and open space areas in landscape concept. If the area shown as park in a solid colour is what is intended (no legend provided for this colour), this is not acceptable to the Town. Clear delineation needs to be made. Open Space and Parkland policy requirements respectively need to be addressed.	See Landscape Analysis (Tatham) and Landscape Concept Plan (Tatham).
	Proposed relocation of trunk main impacts watercourse and wetland setbacks. No significant naturalization of these areas appears to be contemplated. Consider relocation of the trunk main into Street A. Plant the buffer areas appropriately. “	See Compensation Plan (Birks) and Stormwater Management Report (Tatham).

5.4 GEORGIAN TRAIL

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Section	Policy/Comment/Question	Response
	"Proposed connection to the Georgian Trail should be removed and replaced with a connection to the trail on the SWM pond parcel to the west which connects to the Georgian Trail. The purpose is to rationalize and limit connections to the Georgian Trail.	Acknowledged. The connection from Georgian Trail has been removed. See Landscape Analysis (Envision) and Landscape Concept Plan (Envision).
	Proposed trail block south on the western side of the subject	As per discussions with Town, the north south trail block has

	lands should be expanded to 6m. This is a trail width consistent with the trail guidelines of the municipality allowing for vehicular and maintenance access, a 3 m travel surface and drainage on 1.5 m on either side.	been removed in lieu of west – south east trail connection. See Stormwater Management Report with regard to the proposed drainage works in this area and the Landscape Analysis (Envision) and Landscape Concept Plan (Envision) for new proposed located or west east corridor trail.
	Drainage swale should be moved off the trail lands and onto private property with provisions to protect the trail against wash outs and drainage impacts. Any drainage works to address flooding or otherwise shall be on private property – see the flood risk assessment, stormwater management and grading plans which show works on proposed public property adjacent to proposed lots.	Acknowledged. As per discussions with Town the trail has been removed and a proposed drainage swale on private property is proposed. See Stormwater Management Report (Tatham).
	Landscape plantings to reduce visual impact of the development on the Georgian Trail user experience should be applied regardless of compensation plantings and compensation plantings for loss of significant woodland should be primarily for ecological purposes and not be applied solely for visual/aesthetic purposes.	With respect to physical complexities, the site has a provincially significant wetland located in the eastern corner between the Georgian Trail and the servicing easement. The provincially significant wetland and watercourse along the Georgian Trail both require a 30m setback. The only existing public view of the site would be from the Georgian Trail, through the existing vegetation, however, the watercourse setback and wetland setback will remain largely undisturbed and therefore will continue to provide visual screening towards the development. Proposed compensation planting along the north boundary of the site will also

		provide additional screening to the development from the Georgian Trail. Properties along Timmons Street are unlikely to see a change in visibility into the site from their rear lots as existing vegetation will be maintained along the Georgian Trail and enhanced with onsite compensation planting.
--	--	---

5.5 TRAILSHEAD CONNECTION TO STREET A

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Comment from Matrix	Comment
Please confirm how connection to the Trailshead development is proposed to be made.	The Trailshead development is a residential development located immediately to the west of the subject site and through which the subject site will have access to Lakeshore Road. This was contemplated as part of the OLT hearing for the Trailshead development. The developer's agents are now negotiating a Memorandum of Understanding. These discussions include access, cost sharing related to the Shared Regional SW facility and the Rhemm development providing a secondary water supply to Trailshead (via Street A). Further, Rhemm has indicated that it will install the necessary water system on Trailshead lands that will provide connection from MacCleod Drive to Street A. This will be provided to the Town as soon as available. We would note that Engineering is aware of these discussions on secondary water supply connectivity as it was a suggestion of Town staff. We expect that access connection will be a requirement of the Draft Plan Conditions as each of the developments move forward through the planning approvals and registration processes.



5.6 CUL DE SAC

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Comment from Matrix	Comment
Cul de sac required at the southern terminus of Street A or revision to lots zoning and lot layout to reflect land requirements. Land to be held in tenure satisfactory to the Town for turn around until such time as development continues to the south. Please revise hammerhead to cul de sac, include easement lands and demonstrate which lots are impacted by removing building foot prints and flagging them.	A cul de sac is now proposed at the southern terminus of Street A. The FSR, Drawing Set and Cul de Sac Figures illustrate the area that will require an easement to the Town for the purposes of the cul de sac. We have also submitted a Draft Reference Plan depicting the Easement Area – which does include lands surrounding the bulb of the cul de sac for the purposes of snow removal or any site works with respect to the cul de sac. In time, once the lands to the south are to be developed – Street A will push directly south to service the adjacent lands. The easement will then be released, and Lots 30 and 31 will then be available for residential purposes. See Functional Servicing Report (Tatham) Traffic Impact Study (Tatham)

5.7 ADU'S CONFIRMATION OF PRICES FROM PARCEL

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Comment from Matrix	Comment
Housing needs report: Please provide greater detail on the certainty and pricing of proposed ADU units to demonstrate how their take-up by prospective purchasers might be increased. How do price points at 1.3 million and 1.0 million	The proposed pricing for this project is \$1,050,000 for single-detached units and \$850,000 for semis. The Housing Needs Assessment states that the \$1,300,000 for single-detached units and \$1,000,000 for semis,

PJR p 13 by Loft indicates proposed pricing of 1,050,000 for singles and \$850,000 for semis whereas Housing needs assessment by Parcel indicates proposed pricing of 1,300,000 for singles and 1,000,000 for semis. Please confirm the proposed pricing and provide an indication of how this pricing addresses financial capacity for housing. Please explain the 24% and 18% increases respectively. Other than diversification of housing stock to include the semis please advise how the project addresses attainability. Please be specific and provide additional information that explains how housing in the 1-1.3-million-dollar range addresses local needs. Same comment regarding projected rents. Please provide estimates of the additional charges for finished and roughed in ADUs and indicate cost recovery/payback to overall purchase price along with demonstration on how the home itself becomes more financially viable. Please demonstrate how proposed pricing will increase availability of housing to workers in the hospitality sector.	is the average owner-estimated value in the TBM. The proposed pricing for this project is well below the average pricing in the TBM (approximately 15-20% lower), which makes this project more accessible than the average comparable home in TBM. The majority of single-detached units will be designed to accommodate an ADU. ADU's will be promoted and encouraged at the pre-construction stage. Purchasers will be shown that an ADU will be more cost-effective when purchased before construction, rather than after closing. The option to accommodate an ADU on the single-detached lots enhances housing options available, by creating smaller unit sizes. ADU's will also increase the affordable rental housing stock, which is a local need. The estimate to rough-in for a future ADU is \$2,000 on a walk-out lot (Lots 32-53) and \$4,500 on a non-walk-out lot. The estimate for a finished ADU is \$86,000. With a rental income of \$2,400/month for an ADU, the cost recovery/payback will be approximately 36 months. The Housing Needs Study states "Based on an analysis by Parcel an additional \$2,400 per month in rental income is equivalent to reducing the income required to carry a mortgage by \$96,000 per year, assuming that 30% of income goes towards housing (including mortgage, utilities and property taxes). This shows that additional revenue from ADUs makes home ownership viable to a wider range of incomes in the town."
---	---

5.8 ARCHAEOLOGICAL STUDY

Below is a response chart on policy sections highlighted in the Town departmental comments received.

Policy Comment from Matrix	Comment
Archaeological Study - no reference to consultation with indigenous communities is provided. Please confirm contact with indigenous communities.	A Stage 1-2 Archaeological Report was prepared by Amick Archaeological Consultants in October 10, 2022. W. Fitzgerald on behalf of SON provided comments on November 16, 2022 to MCM, which did include comments but did provide a clearance on the report. Following that,

	sometime passed prior to Rhemm receiving notification that MCM was requiring further information from Amick. Following discussions with Amick, Rhemm has retained an alternative/new archaeological consultant to complete a completely new Stage 1-2 Archaeological Study on the West End. We are now awaiting this work to be completed. The consultant has been retained to also complete additional contact with Indigenous communities. We have discussed this situation with planning staff and understand that the requirement for the Stage 1-2 Archaeological Study and MCM Clearance will be a required Draft Condition.
--	---

6.0 CONCLUSION

It is submitted that the proposed Official Plan Amendment, proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning for the following reasons:

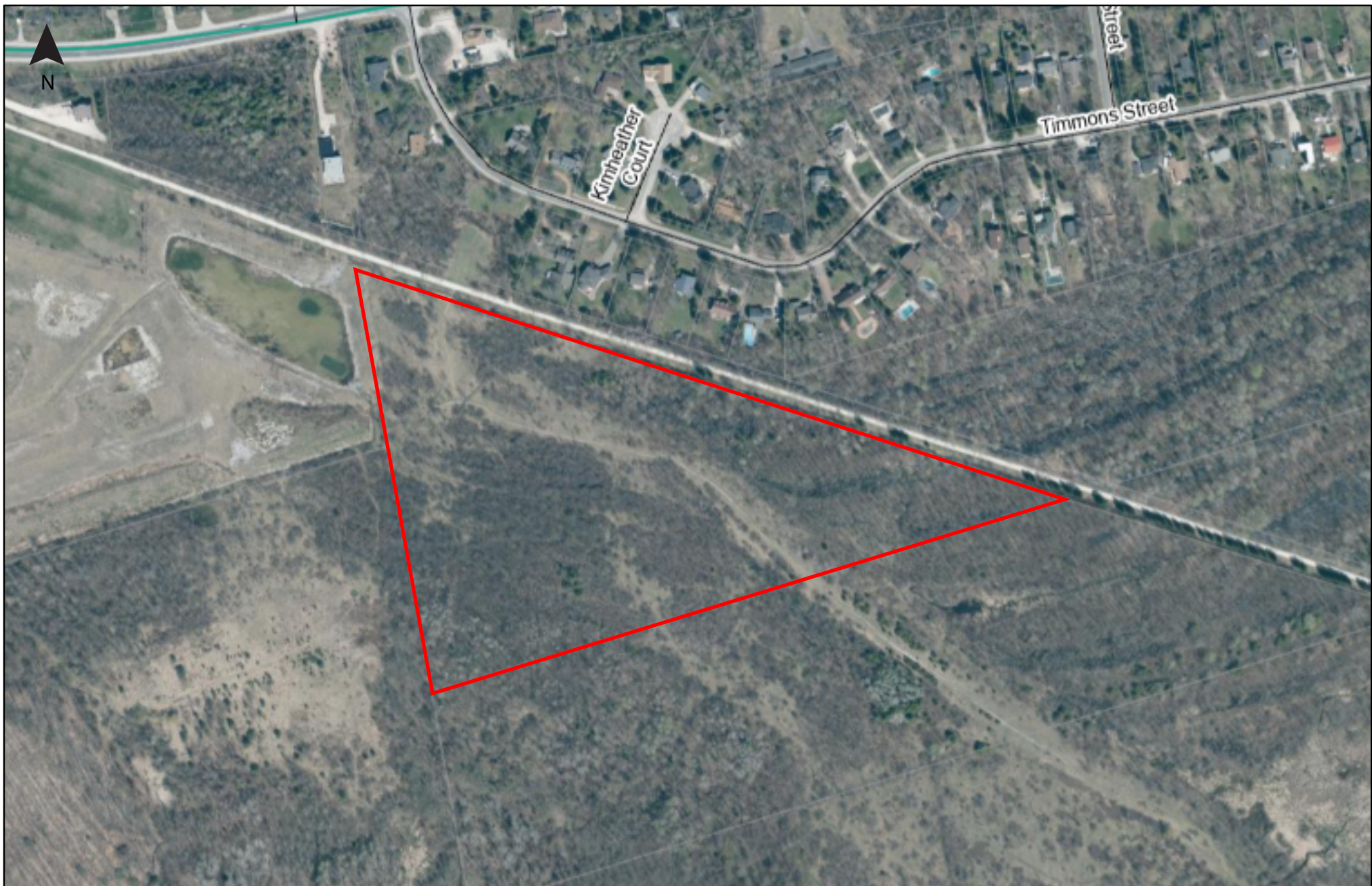
- Complies with the Planning Act;
- Consistent with PPS (2024);
- Conforms to the County of Grey Official Plan;
- Conforms to the Town of the Blue Mountains Official Plan (2016) and (2025), as amended.
- In keeping with the approaches used in the Town of the Blue Mountains Zoning By-law, as amended.

Respectfully Submitted,

LOFT PLANNING INC.



Kristine A. Loft, MCIP RPP
Principal

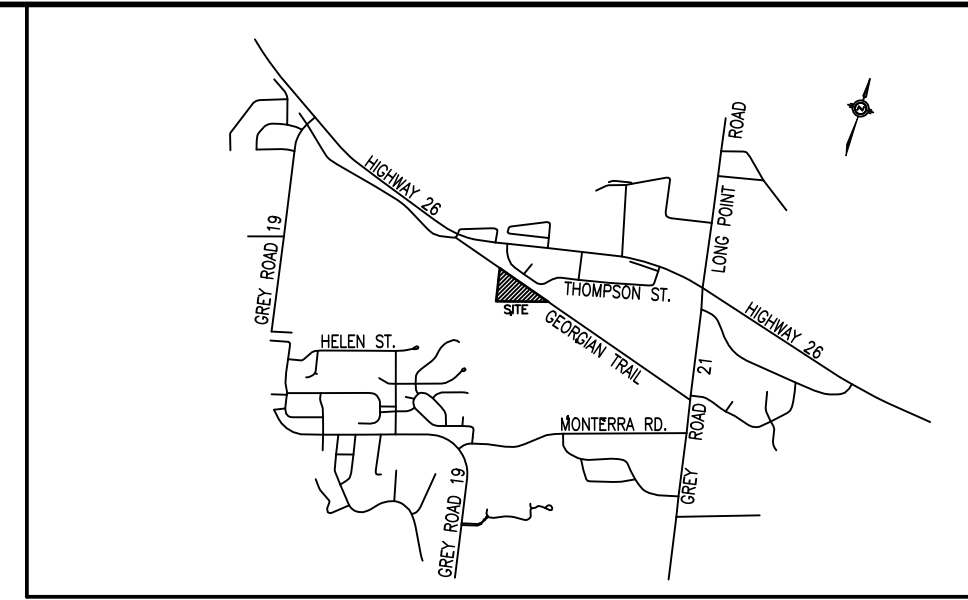


0 50 100 150
Metres

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



LOFT PLANNING
July 2026



SCALE 1 : 750

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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		AREA	UNITS
1-22, 29-53	SINGLE FAMILY RESIDENTIAL	12.00m	2.3682 ha	47
23-28	SEMI DETACHED LOT		0.2477 ha	6
54	OPEN SPACE		1.6828 ha	
55	WET LAND		1.4693 ha	
56	PARK		0.1954 ha	
57-58	0.30 RESERVES		0.0013 ha	
STREETS	STREETS A & B		0.9969 ha	
TOTAL	SUBDIVISION		6.9617 ha	53

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.

OWNER'S CERTIFICATE
1000925296 ONTARIO INC.

DATE JULY 7, 2026 
JOHN RODGERS
AUTHORIZED SIGNING OFFICER

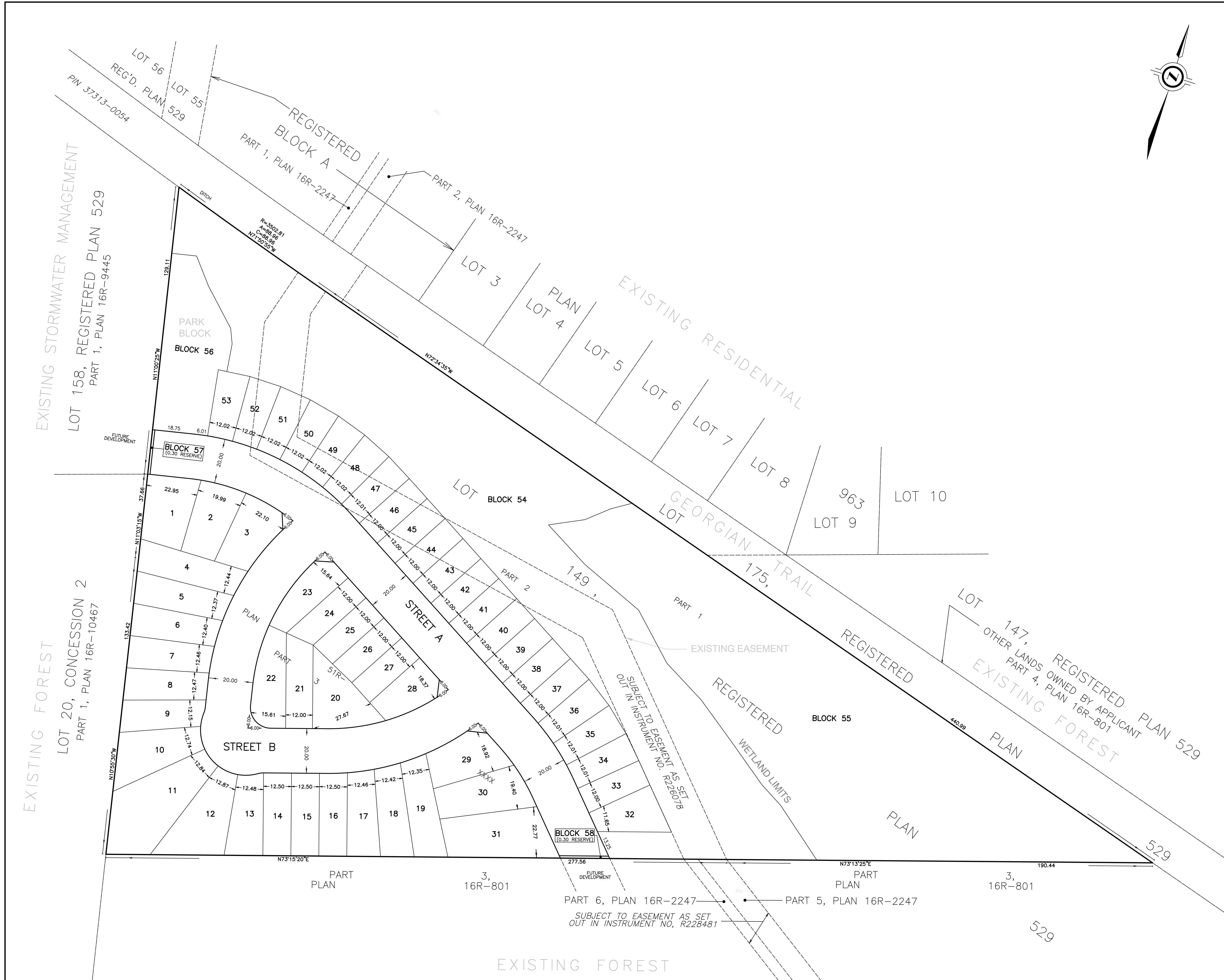
SURVEYING
MAPPING
GIS

142 COMMERCIAL PARK DRIVE, UNIT V, BARRIE, ON L4N 5N8
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com

DRAWN BY: MIKE WALDOCK/ACR
CHECKED BY: _____
DATE: 6/16/2006

PLOTTED: JULY 21, 2026
DATED: 6/16/2006

PROJECT NO.: 21-11-947-01





Artistic rendering is intended to illustrate the preliminary concept design and may not represent the final conditions.

372 Grey Road 21

LANDSCAPE CONCEPT PLAN

**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 Amendment is twofold:

- To establish a Residential Recreation designation (Site Specific Policy) to recognize and permit a density of 12.8 units per hectare.
- To amend the Wetland and Hazard mapping on Schedule A to implement the findings of the technical reports.

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 forty-seven (47) single detached lots. A portion of 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% and provides protection for a Wetland Block (1.4 ha) and Hazard Lands (1.4 ha). The wetland, hazard and open space areas will be conveyed to the Town. A portion of the open space area is defined as a municipal park block and has an area of 0.195 ha (4.7%).

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) and to recognize the updated natural heritage mapping which has been completed as part of the site-specific technical reporting (Environmental Impact Study). The Site-Specific Policy will recognize and permit a density of 12.8 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 1A: Site Specific Policy Section 3.7.6.XX:**
- To recognize and permit a density of 12.8 units per hectares.**
- Item 1B: To establish the Wetland and Hazard boundaries as per the technical reports and as identified on Schedule A attached.**

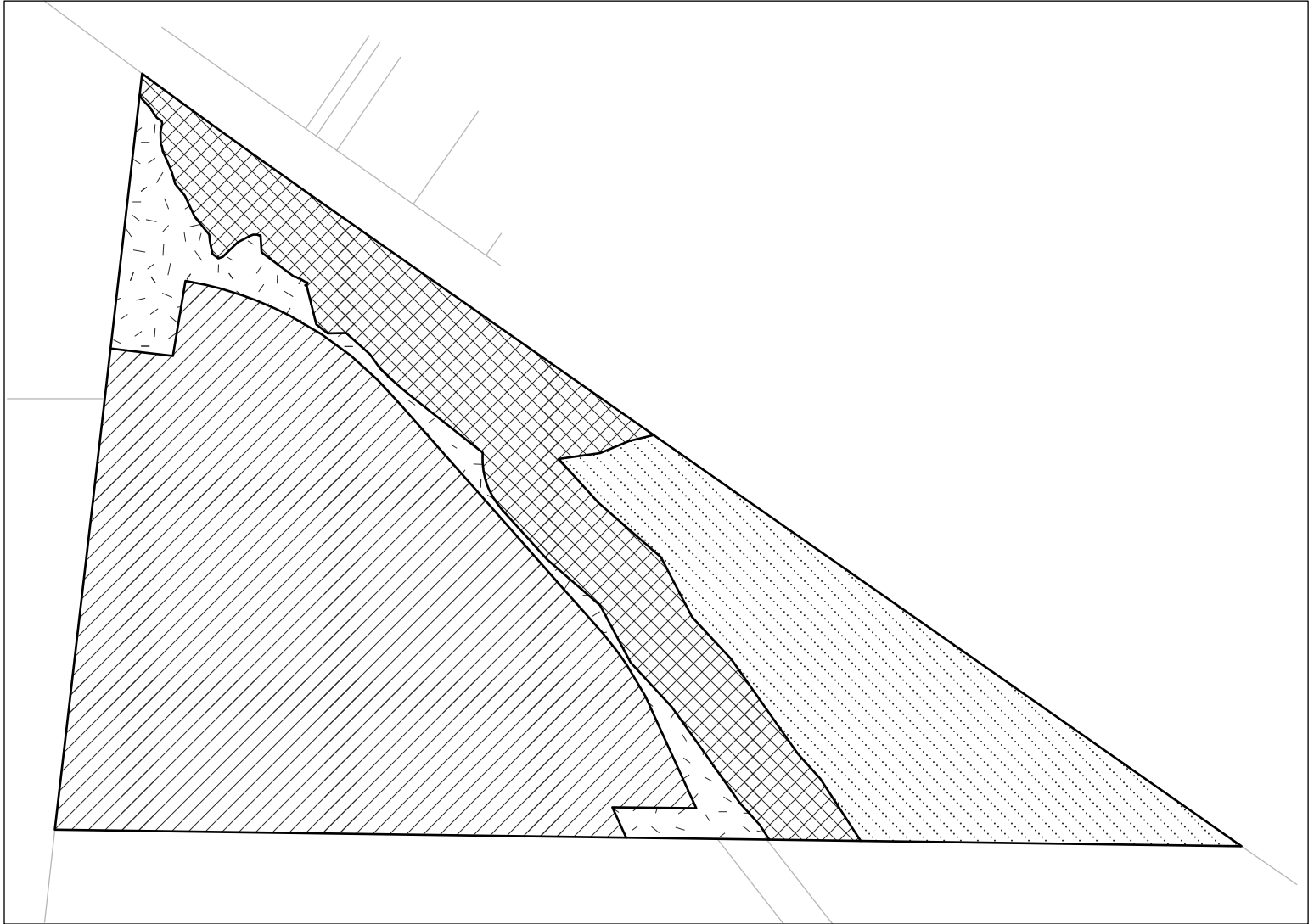
IMPLEMENTATION AND INTERPRETATION

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 2026 - _____
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 2026-____
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 October 21, 2025, 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 ONE – THREE SITE SPECIFIC (R1-3-X-H) ZONE, RESIDENTIAL ONE – THREE SITE SPECIFIC (R1-3-XX-H) ZONE, RESIDENTIAL ONE – TWO (R1-2-H), HAZARD (H-XXX-H) ZONE, WETLAND (WL-H) ZONE AND OPEN SPACE (OS-H).

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 *X 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 *X:

1. Minimum lot frontage shall be 11 m.

9.XX.2 Lands Subject to Exception *XX:

1. No buildings or structures shall be permitted.
2. No excavations or site works shall be permitted.
3. Permitted Uses shall be limited to 'Conservation'.

9.XXX.3 Lands Subject to Exception *XXX:

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.

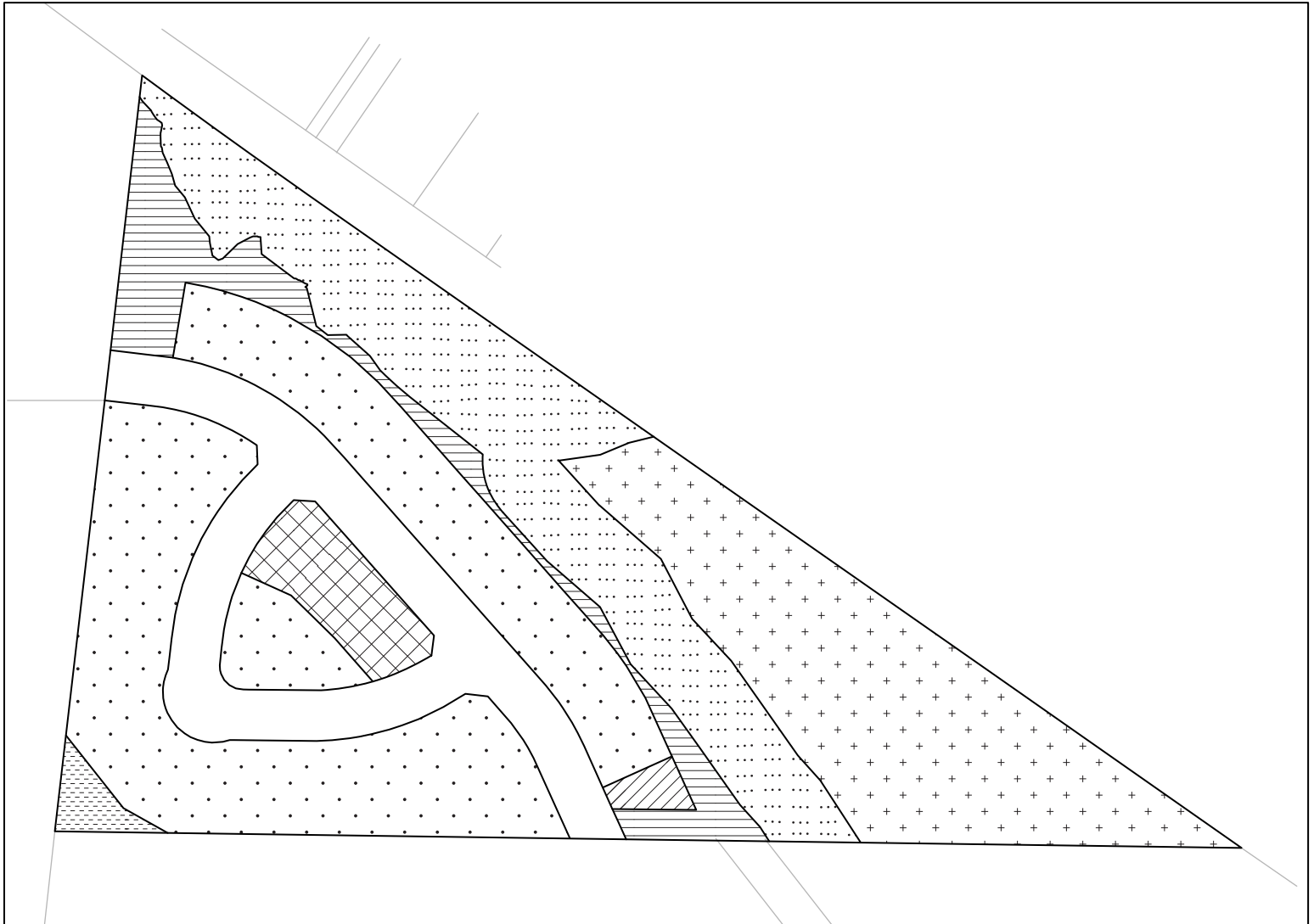
5. **THAT** This by-law shall come into effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

READ A FIRST TIME THIS _____ DAY OF _____, 2026.

READ A SECOND TIME THIS _____ DAY OF _____, 2026.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2026.

Schedule 'A'
By-law 2026 - _____
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 Open Space (OS-H) Zone |
|  | Lands to be rezoned to the Residential One Site Specific (R1-3-XX-H) Zone |  | Lands to be rezoned to the Hazard - Site Specific (H-XXX-H) Zone |
|  | Lands to be rezoned to the Residential One Site Specific (R1-3-X-H) Zone |  | Lands to be rezoned to the Wetland (W-H) Zone |
|  | Lands to be rezoned to the Residential Two (R1-2-H) Zone | | |

This is Schedule 'A' to By-law _____

Passed this _____ day of _____, 2026.

Mayor

Clerk