



Staff Report

Planning & Growth Management – Planning Division

Report To: 2026-COW-Operations-Planning-and-Growth-Management
Meeting Date: October 6, 2026
Report Number: PBS.26.068
Title: Recommendation Report - Zoning By-law Amendment – Lot 51 Plan 515 Sunset Boulevard (Macchia)
Prepared by: Diksha Marwaha, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.26.068, entitled “Recommendation Report - Zoning By-law Amendment – Lot 51 Plan 515 Sunset Boulevard (Macchia)”;

AND THAT Council enact a By-law to rezone the subject lands from Residential One (R1-1) Zone and Hazard (H) Zone to the Residential One - Site Specific Exception 163 Holding 56 (R1-1-163-h56) Zone and Hazard (H-h56) Zone as outlined in Attachment 1 - Draft Zoning By-law Amendment to Staff Report PBS.26.068.

B. Relationship to Strategic Plan

This report advances Objective 1.1 by presenting Council with an evidence-based planning recommendation supported by the applicable Provincial, County and Town planning policy framework, the Town’s Zoning By-law, and relevant technical considerations.

- Objective 1.1: Deliver transparent, effective, and evidence-based governance and decision-making.

This report also advances Objective 3.1. The application is subject to consideration of applicable environmental and natural hazard constraints. The proposed development has been reviewed through the planning process, including by the applicable Conservation Authority with respect to natural hazard and environmental considerations. The application also considers the proposed Hazard Zone boundary revision. This review reflects the Town’s collaboration with the Conservation Authority in reviewing development proposals.

- Objective 3.1: Protect and enhance the natural environment and strengthen climate resilience.

- Initiative 3.1.1: Ensure that environmental sustainability and climate considerations are integrated into Town decision-making and operations.
- Initiative 3.1.3: Continue to collaborate with conservation authorities and other community partners on land management and watershed protection.

C. Executive Summary

The purpose of this report is to provide Council with a recommendation on a proposed Zoning By-law Amendment application Sunset Blvd (Macchia). The proposal seeks to amend Zoning By-law 2018-65 in order to permit the construction of a two-storey single-detached dwelling with an integrated garage, wraparound deck, and porch on the subject property. The property is a lot within a Plan of Subdivision and is currently zoned Hazard (H) and Residential One (R1-1). The amendment proposes to:

- Redefine the boundaries of the Hazard (H) Zone based on recommendations from site specific studies and recommendations from the Grey Sauble Conservation Authority;
- Redefine the boundaries of the Residential One (R1-1) Zone on the property to accommodate a building envelope for the proposed development of a single detached dwelling; and
- Apply a site-specific exception to the Residential One Zone to permit an interior side yard setback of 1.6 metres, whereas a minimum of 2.0 metres is required.

Following the Public Meeting held on September 30, 2025, and comments received from the Conservation Authority, the application was revised, including revisions to the proposed Hazard Zone boundary and removal of the proposed retaining wall. Staff have reviewed the revised application and agency comments and are satisfied that the proposed amendment can be supported, subject to the recommended Holding provisions and other matters identified in this report. Council is being asked to approve the proposed application for Zoning By-law Amendment and enact the implementing by-law.

D. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on September 30, 2025. Those who provided comments at the Public Meeting, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Diksha Marwaha, Senior Planner, planning@thebluemountains.ca. Comments received have been considered as part of staff's review of the application and are summarized in Attachment 2. Full written comments are included in Attachment 3.

At the Public Meeting, comments from residents generally raised concerns regarding flooding and erosion along the creek, the potential impacts of the proposed retaining wall on creek flow and adjacent properties, the proposed reduction to the Hazard Zone boundary, and the potential impacts of the development on environmental and community safety. Comments were also received from the Saugeen Ojibway Nation requesting an archaeological study and from Historic Saugeen Métis regarding implementation of the Tree Retention Plan identified in

the Environmental Impact Study. The Grey Sauble Conservation Authority (GSCA) also raised concerns regarding the proposed development and recommended that the application be deferred until measures were taken to address the flood hazard and site safety.

In response to the comments received, the applicant revised the proposed Hazard Zone boundary and removed the proposed retaining wall. The removal of the retaining wall addresses the specific concerns raised regarding the proposed wall being located within the Floodline and its potential to affect the watercourse and adjacent properties.

During the initial circulation of the application, the Saugeen Ojibway Nation requested that an archaeological assessment be completed for the property. The applicant subsequently submitted a Stage 1 and 2 Archaeological Assessment, which concluded that no archaeological resources were identified and that no further archaeological assessment of the project area is required. Staff are satisfied that the archaeological concerns raised through the circulation have been appropriately addressed.

The revised application and supporting Natural Hazards Study was subsequently circulated to the commenting agencies for review. The study concluded that the proposed building pad would have minimal impact and can be constructed in accordance with GSCA policies. The proposed driveway improvements are also intended to provide safe access and egress. The proposed 1.6 metre interior side yard setback is addressed through the planning analysis provided in this Staff Report.

The GSCA advised that the revised floodline study is acceptable for zoning purposes, subject to a Holding provision being placed on the entire property until a GSCA permit is obtained for the proposed grading and drainage works required to ensure the lot is safe for residential development. In addition, a Holding provision is proposed to secure implementation of the Tree Retention Plan identified through the Environmental Impact Study among other matters.

E. Background

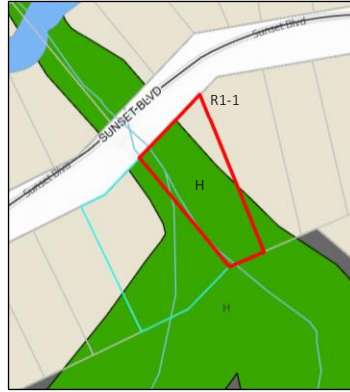
The subject lands are located on the south side of Sunset Boulevard, east of Christie Beach Road, and are legally described as Lot 51, Plan 515, in the Town of The Blue Mountains. The property has an area of approximately 0.17 hectares (0.42 acres). A civic address has not yet been assigned to the property.

The subject lands are currently vacant. A watercourse flows through the property along the westerly lot line before entering Georgian Bay to the north. The property is within the regulatory limit of the Grey Sauble Conservation Authority (GSCA). Significant Woodland is identified on the property through the Official Plan Constraint Mapping (Appendix 1).

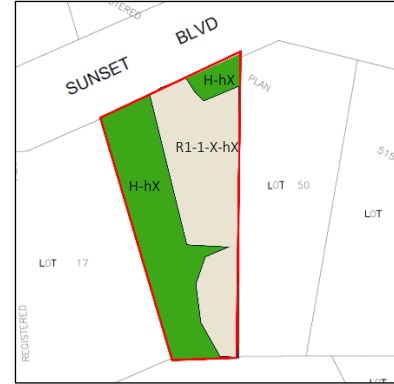
The property is currently zoned Hazard (H) and Residential One (R1-1). The Official Plan designates the property as Hazard (H) and Residential Recreational Area (RRA). The existing zoning and aerial imagery are shown in Figures 1 and 2, and the proposed zoning is shown in Figure 3.



Figure 1: Aerial of the subject lands



**Figure 2: Existing Zoning:
Residential One (R1-1) & Hazard(H)**



**Figure 3: Proposed Zoning: Residential
One - One - Site Specific Exception 163
Holding 56 (R1-1-163-h56) and Hazard
(H-h56)**

The proposal is to permit the rezoning to facilitate the construction of a two-storey single-detached dwelling with an integrated garage, wraparound deck, and porch on the subject property with frontage from the Sunset Boulevard.

F. Analysis

The proposed Zoning By-law Amendment would establish the zoning framework to permit a single detached dwelling on the subject lands. The lands are designated Residential Recreational Area (RRA) and Hazard (H) in the Town's Official Plan and are currently zoned Residential One (R1-1) and Hazard (H) in Zoning By-law 2018-65. The surrounding area is predominantly characterized by existing residential development.

The primary planning consideration is whether the proposed dwelling can be appropriately accommodated within the developable portion of the property while addressing the site's natural hazard and natural heritage constraints. The property is affected by Hazard Lands, a watercourse along the westerly lot line, and Significant Woodland.

An Environmental Impact Study (EIS) and Natural Hazard Study (NHS) were submitted in support of the application. The studies identify mitigation measures intended to address the natural heritage and natural hazard constraints associated with the proposed development. The EIS recommends limiting tree removal, maintaining the integrity of the woodland buffer, and implementing appropriate tree restoration measures. The NHS identifies measures intended to address the site's natural hazard constraints and support the safe development of the property.

The application was circulated to the Grey Sauble Conservation Authority (GSCA). GSCA has reviewed the NHS and has indicated that the study is acceptable for the purposes of zoning, subject to a Holding provision being placed on the lands until a permit has been issued for the proposed grading and drainage works.

The Holding provision would also secure the preparation and approval of a Tree Inventory and Protection Plan, as well as confirmation from a qualified ecologist that the approved plan and applicable pre-construction mitigation measures can be implemented, before the Holding symbol is removed.

The proposed zoning would also redefine the Hazard zone boundary and would permit a reduced interior side yard setback of 1.6 metres from the easterly lot line, whereas the R1-1 zone requires a minimum setback of 2.0 metres. The reduced setback is intended to accommodate the dwelling within the limited developable portion of the property, given the presence of Hazard Lands and the watercourse along the westerly portion of the lot. The proposed dwelling would remain within the R1-1 zone and outside of the proposed Hazard zone.

Based on the submitted technical studies, agency comments, proposed mitigation measures and recommended Holding provision, Planning Staff are satisfied that the identified natural hazard and natural heritage matters can be appropriately addressed through the zoning approval and the proposed application is consistent with the applicable planning framework.

Further details regarding the applicable provincial, County and Town policies, technical studies and agency comments are provided in Attachment 4 - Detailed Planning Analysis.

Options for Council

Option 1: Approve the Zoning By-law Amendment as recommended by Staff

Council may approve the proposed Zoning By-law Amendment, including the recommended site-specific zoning provisions and Holding symbol.

This option would allow the proposed residential use to proceed while ensuring that the identified natural hazard and natural heritage matters are addressed before the Holding provision is removed. The recommended conditions would require the GSCA permit, the preparation and approval of a Tree Inventory and Protection Plan, and written confirmation from a qualified ecologist that the approved plan and applicable pre-construction mitigation measures can be implemented.

If Council approves the application, the implementing Zoning By-law would be brought forward for enactment. The Holding provision would remain in place until the required conditions have been satisfied to the satisfaction of the Town.

The Holding symbol will not be removed until the following conditions have been completed to the satisfaction of the Town:

- A permit has been issued by the Grey Sauble Conservation Authority for the grading and drainage works;
- An ecologically based Tree Inventory and Protection Plan, including measures for tree retention and protection, invasive species management, restoration and compensation planting, where appropriate, has been prepared by a qualified ecologist and approved by the Town; and
- The Town has received written confirmation from a qualified ecologist that the approved Tree Inventory and Protection Plan and applicable pre-construction mitigation measures can be implemented to the satisfaction of the Town.

Option 2: Defer the application

Council may defer consideration of the application and direct Staff to obtain additional information or clarification before making a decision. A deferral could be considered if Council identifies a specific outstanding planning or other matter requiring further review. Staff and agency review have not identified any unresolved issues requiring deferral. This option would delay the zoning process without an identified planning benefit. Clear direction from Council to Staff on what additional information is required is needed in order for Staff to review and report back to Council with a new Staff Report.

Option 3: Do nothing /Refuse the application

Council may refuse the Zoning By-law Amendment and maintain the existing zoning framework. Under this option, the proposed site-specific zoning permissions, including the proposed Hazard boundary adjustment and reduced interior side yard setback, would not be approved. It is noted that this option severely constrains the lot for a future residential dwelling.

If Council refuses the application, the owner may appeal the decision to the Ontario Land Tribunal for a decision.

Planning Staff recommend Option 1: Approve the Zoning By-law Amendment as recommended.

The proposed development represents a residential use that is generally consistent with the intended function of the Residential Recreational Area designation and the existing residential character of the surrounding area. The natural constraints affecting the property have been assessed through the submitted Environmental Impact Study and Natural Hazard Study and reviewed by the applicable agencies.

The recommended Holding provision provides an appropriate mechanism to ensure that the outstanding environmental matters are addressed before development proceeds. In particular, the Holding provision would require the GSCA permit, an approved Tree Inventory and Protection Plan, and an inspection report from a qualified ecologist confirming that the approved Tree Inventory and Protection Plan and applicable pre-construction mitigation measures can be implemented to the satisfaction of the Town.

On this basis, Staff are satisfied that the proposed Zoning By-law Amendment, subject to the recommended Holding provision, appropriately addresses the identified planning considerations and represents an appropriate use of the subject lands.

G. Community Impacts

The proposed amendment would facilitate a single-detached dwelling on an existing residential property. Subject to the recommended zoning provisions and Holding requirements, the proposal is not anticipated to result in significant adverse impacts on the surrounding community.

H. Financial Impacts

There are no direct financial implications for the Town associated with the approval of the recommendations within this report. The application is subject to the Town's applicable

planning application fees and development related charges, as applicable. No municipal funding or reserve contribution is required as a result of the recommendation.

I. RACI (Responsible, Accountable, Consulted and Informed)

R: Diksha Marwaha, Senior Planner

A, C, I: Shawn Postma, Manager of Planning/Acting Director of Planning & Growth Management

J. Attached

1. Attachment 1 - Draft Zoning By-law Amendment
2. Attachment 2 - Public Meeting Comments (Summary)
3. Attachment 3 - Public Meeting Comments (Original)
4. Attachment 4 - Detailed Analysis

Respectfully submitted,

Diksha Marwaha
Senior Planner

For more information, please contact:

Diksha Marwaha, Senior Planner

planning@thebluemountains.ca

519-599-3131-263

Report Approval Details

Document Title:	PBS.26.068 Zoning by-law amendment - Sunset Blvd.docx
Attachments:	- Attachment 1-Draft By-law.docx - Attachment 2-Public Meeting Comments (Summary).docx - Attachment 4-Detailed Analysis.docx - Attachment 3-Public Meeting Comments Original.pdf
Final Approval Date:	Sep 24, 2026

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Sep 24, 2026 - 2:52 PM

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law".

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That the Schedule ‘A’ to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning the lands known as LT 51 PL 515 Collingwood; The Blue Mountains from the Residential One (R1-1) Zone and Hazard (H) Zone to the Residential One - One - Site Specific Exception 163 Holding 54 (R1-1-163-h54) Zone and Hazard (H-h54) Zone in accordance with Schedule ‘A-1’ attached to this By-law.
2. That the Table 9.1 - Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exceptions

Exception Number	Zone	Special Provisions
163	R1-1-163 h54	For these lands the following shall apply: The minimum interior side yard setback shall be 1.60 metres from the easterly lot line. No building or structure shall be erected or located outside of the Building Envelope shown on Schedule 'A-2' to this By-law. Notwithstanding the removal of the Holding (h54) provision, no tree removal, tree destruction or clearing of vegetation shall occur on these lands except in accordance with the Tree Inventory and Protection Plan approved by the Town as a condition of removal of the Holding (h54) provision.

3. That Table 10.1 - Site-specific Holding Provisions is amended by adding the following Holding Provision as follows:

Exception Number	Zone	Special Provisions
h54	R1-1-163 h54 and H-h54	The Holding (h54) provision applies to the entirety of the lands The Holding (h54) provision shall not be removed from these lands, and no development and site alteration shall occur until the following has been completed to the satisfaction of the Town:

Exception Number	Zone	Special Provisions
		i. A permit has been issued by the Grey Sauble Conservation Authority for the grading and drainage works. ii. An ecologically based Tree Inventory and Protection Plan, including measures for tree retention and protection, measures to maintain contiguous blocks of woodland, invasive species management, mitigation for ecological purposes, restoration and compensation planting, has been prepared by a qualified ecologist and approved by the Town. iii. The building envelope has been staked and delineated on-site. iv. The applicable pre-construction mitigation measures identified in the approved Tree Inventory and Protection Plan have been implemented. v. The Town has received an inspection report from the qualified ecologist that the approved Tree Inventory and Protection Plan and applicable pre-construction mitigation measures have been implemented to the satisfaction of the Town.

4. That Schedule ‘A-1’ and ‘A-2’ affixed hereto is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2026

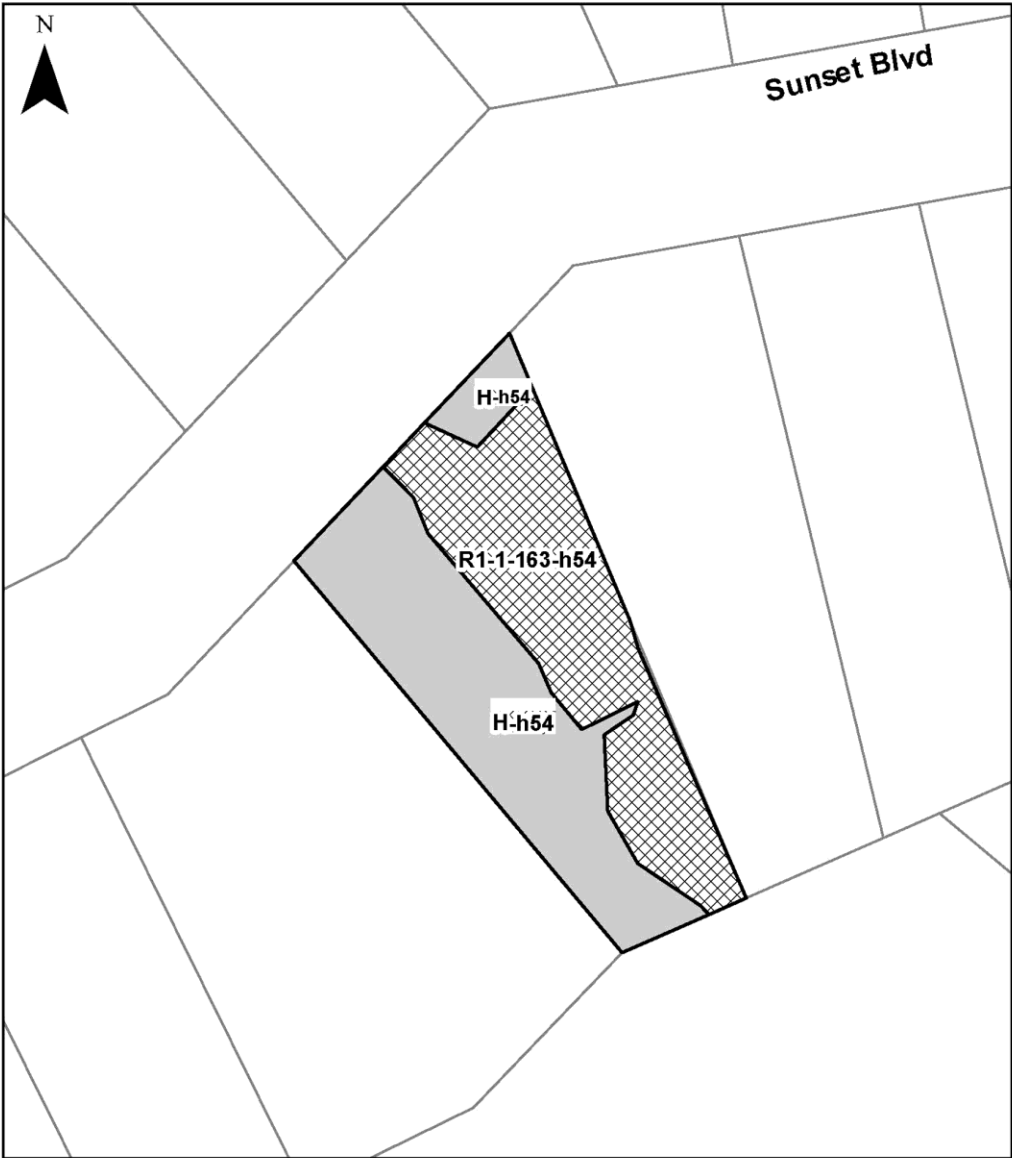
Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk

Town of The Blue Mountains
Schedule A-1
By-law No. 2026-_____

Legend

-  Subject Lands of This Amendment
-  Lands to be Rezoned to H-h54
-  Lands to be Rezoned to R1-1-163-h54



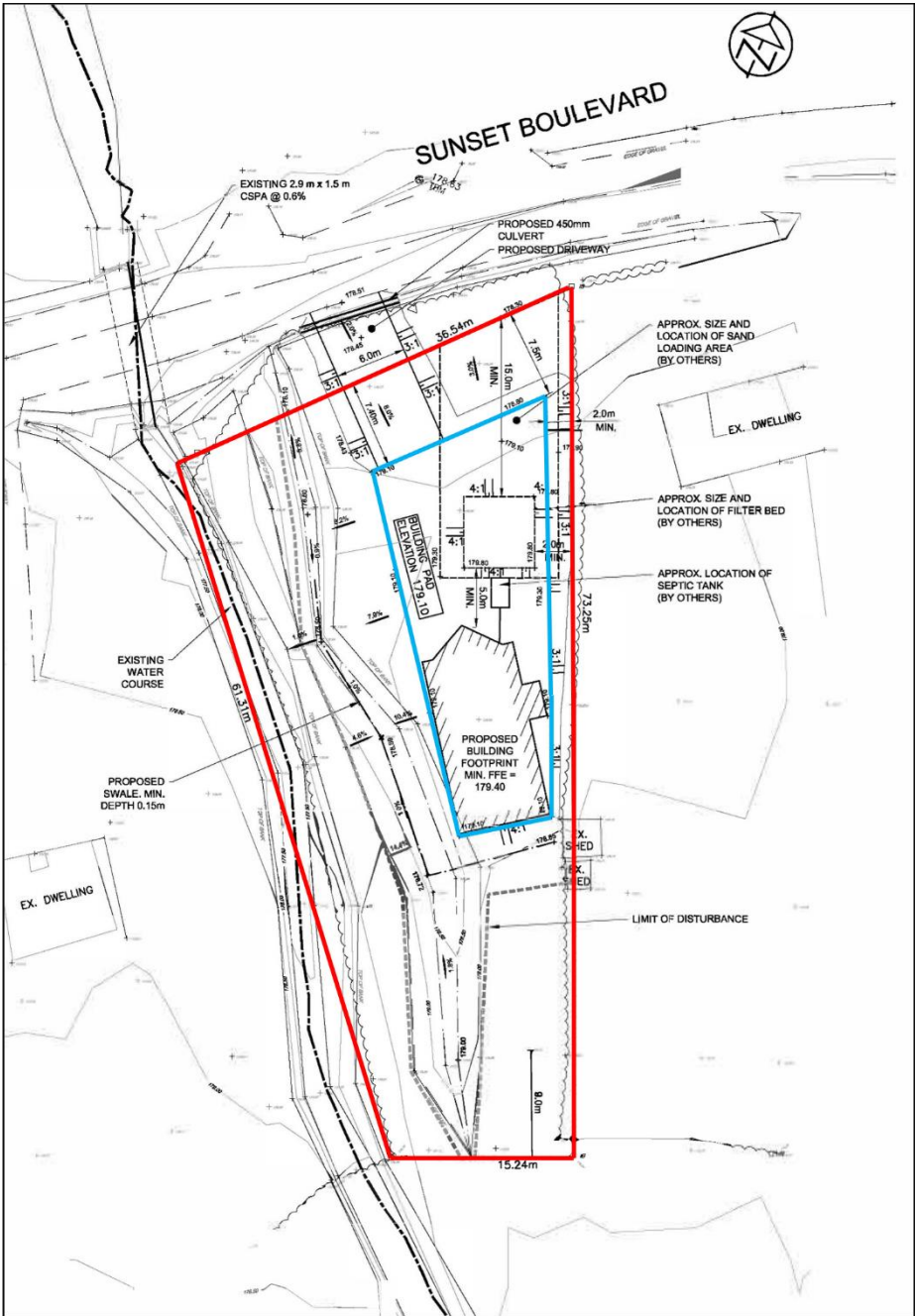
Date: 9/1/2026

Town of The Blue Mountains
Schedule A-2

By-law No. 2026-_____

Legend

- Property Line
- Building Envelope



PLANNING STAFF COMMENT Matrix

Project File: P3510

PBS.26.068

Attachment 2

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
Agency Comments			
Grey County	August 18, 2026	County staff recommended a holding provision to ensure that the mitigation measures recommended by the EIS are implemented.	Holding provision has been applied to the application.
Historic Saugeen Métis	August 7, 2025	The Tree Retention Plan recommended in the EIS must be implemented.	Holding provision has been applied to address this item.
Saugeen Ojibway Nation	September 9, 2025	Archaeological study be conducted on this property.	Stage 1 and 2 Archaeological Assessment submitted with the second submission. No further archaeological assessment is required.
Grey Sauble Conservation Authority	September 28, 2025	The revised floodline study is acceptable for the purposes of zoning, provided a Holding is placed on the entire property until a permit is received from the GSCA permitting the grading and drainage works (retaining wall etc.) which is required to make the lot safe for residential development.	Holding provision has been applied to address this item.
Public Comments			
Lynn Munkley and Christopher Thomas	September 21, 2025	- Concerns regarding creek flooding and whether the lot will be raised as part of the proposal. - Concern that the proposed retaining wall could alter creek flow and potentially impact adjacent properties.	Addressed through the GSCA permit and holding provision
Leena Liivet and Tiina Ingrid Liivet	September 26, 2025	Concerns regarding erosion along the creek	Addressed through the GSCA permit and holding provision
Greg Skvortsoff, Kirby Philip, Lucie Desjardins, Brigeen Tracy, and John Tracy	September 26, 2025	Object to the proposed ZBA due to the following concerns: deviation from setback requirements, hazard zone boundary reduction, flooding impact, lack of environmental and conservation reports, and environmental and community safety issues.	Addressed through the GSCA permit and holding provision

Canada Post Comments

From: STEVENS, Darren <Darren.Stevens@canadapost.postescanada.ca>
Sent: Monday, July 20, 2026 8:50 AM
To: Planning General
Subject: Re: P3510 - Lot 51, Plan 515 126 Sunset Blvd (Macchia)-Zoning By-law Amendment

Good morning,

Canada Post does not have any comments for this application.

Kind regards,

DARREN STEVENS | DELIVERY PLANNING | CANADA POST | 955 Highbury Ave N, London ON N5Y 1A3 | 519-281-3428



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 18, 2026

Diksha Marwaha
Town of Blue Mountains
planning@thebluemountains.ca

RE: Zoning By-law Amendment P3510 - Macchia
P3145 Lot 51, Plan 515 in the Town of the Blue Mountains
Roll: 424200001521501
Owner: Vincenzo and Nella Macchia
Agent: Humphries Planning Group

Dear Diksha Marwaha,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

Proposal Summary

The application proposes to develop the subject property with a two-storey single-detached residential dwelling with integrated garage, wraparound deck, and porch. Access to the site is achieved via a 6.0 metre driveway access onto Sunset Boulevard which is proposed to be graded to provide safe access/egress during the Regulatory Floodplain event.

Documents submitted with the application and reviewed by staff:

- Cover Letter and comment response matrix, dated June 22, 2026
- Zoning By-law Amendment (Schedule & Text), June 22, 2026
- Stage 1 and 2 Archaeological Assessment, June 3, 2026
- Environmental Impact Study, prepared by SBA, dated May 1, 2023
- Revised Natural Hazard Study, prepared by CC Tatham and Associates, March 9, 2026
- Natural Hazards Plan, March 9, 2026
- Lot Grading Plan, March 9, 2026

- GSCA Correspondence, dated April 8, 2026

The subject lands (+/- 0.17 ha) are identified as the following in the County Official Plan:

- Schedule A: *Land Use Types* – Recreational Resort Settlement Area and Hazard Lands
- Appendix A: *Constraint Mapping* – Intake Protection Zone
- Appendix B: *Constraint Mapping* - Stream
- Appendix D: *Functional Road Classification* – frontage on Sunset Blvd (municipal road)

Comments

County staff have responded and added to the proponents submitted comment response matrix below.

Comment number	Comments dates Augst 8, 2025	Proponent Response	2nd Submission Comment, July 30, 2026
1	Staff note that the submitted Planning Justification Report references a previous Provincial Policy Statement, PPS 2020. The Report should be updated to reference the current Provincial Planning Statement, 2024 (PPS 2024) which came into effect on October 20, 2024	Addressed. In accordance with correspondence received by Town of Blue Mountains Planning Staff dated October 30th 2025, it has been confirmed that an updated Planning Justification Report is not required.	Acknowledged.
2	Within the Recreation Resort Area, new development is generally only considered when full municipal services (sewer and water) are available, per the policies of Section 3.8. County staff understand that the proposed development would utilize private services, however, including a septic system and a cistern for storing water. Additional comments should be received from municipal staff regarding the availability and potential for existing municipal services to be extended to the property, as well as regarding the proposed use of a cistern for storing water.	Noted. No Action Required.	See response below.
3	Further to the above, the County policies mimic those in the PPS 2024 regarding servicing. Full municipal water and sewage services are preferred for of servicing for settlement areas, followed by private communal services, partial services, and, lastly, individual on-site sewage services and individual on-site water services. The County would generally suggest that new development should not rely on a cistern for water provision. It is unclear if alternatives were considered and evaluated. Further clarification should be provided.	Addressed. The preferred means of servicing in Settlement Areas is by full municipal sewer and water services and prior to the approval of a zoning by-law amendment in any settlement area. However, in areas where full municipal services do not exist, partial services may be considered. The surrounding area does not have access to municipal infrastructure and services.	It appears that the proposed development will be serviced by way of private-on site services and a cistern for water provision. County staff defer to Town staff's comments in this regard.
4	Staff note that it appears that the proposed septic system and porch encroach into the hazard lands and floodplain area. Development and site alteration is not permitted within the floodway portion of the floodplain. The subject lands are also regulated by Grey Sauble Conservation Authority. Placing, removing, or regrading fill material of any kind, whether originating on the site or elsewhere, is also not permitted without written approval of the appropriate conservation authority in Hazard Lands. Additional comments should be received from the	Addressed. Email correspondence dated April 8, 2026 confirms that the GSCA has reviewed the revisions to the floodline study and the GSCA finds the changes acceptable for the purposes of zoning provided a GSCA permit is applied for.	Section 7.2 9) of the County OP identifies criteria to be satisfied in order for development and site alteration to be considered, including the vehicles and people have a way of safety entering and existing at all times and that the advice or approval of the regulating conservation authority be obtained. The OP further states that an amendment to the Official Plan is not required to permit redefining of a

	infiltration functions for runoff from the building envelope. III. Prior to any site disturbance, including tree clearing, the development area shall be isolated with silt fencing. This fencing shall be maintained until construction is completed and the ground is stabilized. IV. To minimize disruption to the significant woodlands to the south, tree removal should be limited to the extent required only for the proposed development footprint(s) in the area 25m north of the south lot line. V. A Tree Inventory and Protection Plan shall be prepared to ensure that integrity of a buffer for the significant woodlands is maintained to maximum possible extent. The emphasis on the tree retention plan will be to maintain contiguous blocks of woodland and recommend more detailed tree protection and mitigation for ecological purposes within the proposed lot and in relation to the adjacent lands on the subject property. The tree retention plan would also identify removal of invasive species and any compensation planting required in the proposed construction area for the armour stone wall to re-establish appropriate cover for the watercourse.	Noted. Noted. Noted.	
7	Stormwater Management - Staff recommend a drainage/grading plan be prepared.	Addressed. A Grading Plan has been prepared and enclosed with this resubmission.	Staff have reviewed the lot grading and drainage plan submitted by Tatham (March, 2026) and have no concerns. Any further comments in this regard should be received by Town staff.
8	Source Water Protection - It is staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application.	Noted.	No further comment.
9	Staff have reviewed the septic design and recommend a tertiary septic system be used due to the close proximity to a watercourse.	Addressed. The lands can be appropriately serviced with a private on-site tertiary septic system.	Acknowledged.

Additional comment

	In summary, staff are concerned about the possible	Noted	County staff recommended a holding provision to
--	--	-------	---

development within the hazard lands area and recommend that comments are received from the Conservation Authority in this regard, as well as appropriate Town staff regarding the proposed site servicing (i.e. the proposed use of a cistern and septic system design). Staff further recommend that a holding provision is applied to the subject lands to ensure that mitigation measures recommended by the EIS, including the preparation of an acceptable TIPP are addressed and that an approved grading/drainage plan is provided. Should an agreement be entered into between the property owner and the municipality, staff recommend that it be registered against the title of the property to ensure that it endures through potential changes in ownership.		ensure that the mitigation measures recommended by the EIS are implemented, including the preparation of a Tree Inventory and Protection Plan. However, the submitted draft zoning by-law amendment does not reference a holding provision. As noted above, staff request further clarity. Staff would continue to recommend a holding provision be applied to the subject lands to ensure that the mitigation measures outlined in the EIS (specifically Section 7.2.2) adequately addressed.
--	--	--

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours Truly,

Cassondra Dillman
Intermediate Planner
548 877 0853
Cassondra.dillman@grey.ca
www.grey.ca

GSCA Comments

From: Clinton Stredwick - Environmental Planner <c.stredwick@greysauble.on.ca>
Sent: Tuesday, August 18, 2026 8:52 AM
To: Diksha Marwaha; Ian Eriksen
Cc: Julie Pendergast; Planning General
Subject: RE: P3510 - Lot 51, Plan 515 126 Sunset Blvd (Macchia)-Zoning By-law Amendment

Hi Diksha,

The revised floodline study is acceptable for the purposes of zoning, provided a Holding is placed on the entire property until a permit is received from the GSCA permitting the grading and drainage works (retaining wall etc.) which is required to make the lot safe for residential development. Our previous comments are still valid. To avoid the holding provision the applicant would need to apply for and receive the GSCA permit first to make the lot safe for development.

Kind regards,

Clinton Stredwick, BES, MCIP, RPP
Environmental Planner

1.548.877.0592
237897 Inglis Falls Rd.
Owen Sound, ON
N4K 5N6
www.greysauble.on.ca



My working day may not be your working day. Please don't feel obligated to reply to this email outside of your working hours.

This email communication and accompanying documents are intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you received this communication in error, please notify the sender immediately and delete all the copies (electronic or otherwise) immediately. Thank you for your cooperation.

For after-hours non-911 emergencies please call 226-256-8702. Please do not use this number for planning related inquiries. For information regarding properties, visit our website at www.greysauble.on.ca.

Historic Saugeen Métis Comments

From: hsmrcc <hsmrcc@bmts.com>
Sent: Thursday, August 7, 2025 11:07 AM
To: Planning General
Subject: Re: Request for Comments - Town of the Blue Mountains (Macchia) - Proposed Zoning By-law Amendment

Town of the Blue Mountains

Re: File number P3510

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department appreciates the opportunity to review this matter. The EIS for the proposed development states the following:

"An ecologically based tree retention plan can then be prepared by an ecologist to ensure that integrity of a buffer for the significant woodlands is maintained to maximum possible extent. The emphasis on the tree retention plan will be to maintain contiguous blocks of woodland and recommend more detailed tree protection and mitigation for ecological purposes within the proposed lot and in relation to the adjacent lands on the subject property. The tree retention plan would also identify removal of invasive species and any compensation planting required in the proposed construction area for the armour stone wall to re-establish appropriate cover for the watercourse."

HSM supports this recommendation and has no further concerns regarding the proposed development provided that the above recommendation is implemented in full.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis
204 High Street
Southampton, ON
www.saugeenmetis.com
519-483-4000

This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

Saugeen Ojibway Nation Comments

From: SON Archaeology <archaeology@saugeenojibwaynation.ca>

Sent: September 9, 2025 2:22 PM

To: Karen Long <klong@thebluemountains.ca>

Subject: Re: Notice of Public Meeting - September 30, 2025

Hello,

We request that an archaeological study be conducted on this property.

Miigwech,

SON Archaeology

Resource & Infrastructure Department



10129 Hwy 6
Georgian Bluffs, ON
N0H 2T0

saugeenojibwaynation.ca

TBM Water and Wastewater Services Comments

From: Allison Kershaw
Sent: Friday, July 17, 2026 4:29 PM
To: Planning General
Subject: FW: P3510 - Lot 51, Plan 515 126 Sunset Blvd (Macchia)-Zoning By-law Amendment
Attachments: 1. Resubmission Cover Letter.pdf; 2. Draft Zoning By-law Amendment (Schedule & Text).pdf; 3. Comment Response Matrix.pdf; 4. Stage 1 & 2 Archaeological Assessment.pdf; 5. Revised Natural Hazards Study.pdf; 6. Natural Hazards Plan.pdf; 7. Lot Grading Plan.pdf; 8. GSCA Correspondance.pdf

No comments from water & wastewater, as this area isn't serviced.

Respectfully,



Allison Kershaw

Manager of Water and Wastewater Services

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 226 | Fax: 519-599-7723

Email: akershaw@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

TBM Building Services Comments

From: Tim Murawsky
Sent: Monday, July 27, 2026 10:48 AM
To: Julie Pendergast; Planning General
Subject: RE: P3510 - Lot 51, Plan 515 126 Sunset Blvd (Macchia)-Zoning By-law Amendment

Hi Julie

I don't have any additional comments on this file.

The new matrix provided in the second submission addresses my previous comments.

Sincerely



Tim Murawsky
Acting Director of Planning and Development Services
Manager Building Services/Chief Building Official
Town of The Blue Mountains, 32 Mill Street, Box 310, Thornbury, ON N0H 2P0
Tel: (519) 599-3131 ext. 261
Email: cbo@thebluemountains.ca Website: www.thebluemountains.ca

Retirement Notice – I would like to announce that I am retiring from my position as the Acting Director of Planning and Development Services, and Manager of Building Services/Chief Building Official with the Town of The Blue Mountains. My last day of employment is August 31, 2026. It has been an absolute privilege to work alongside residents, building professionals, local businesses, and municipal staff to help our community thrive. I have deeply valued the opportunity to contribute to the growth and character of this beautiful community.

Diksha Marwaha

From: Corrina Giles
Sent: Monday, September 22, 2025 9:24 AM
To:
Cc: Council; SMT; Diksha Marwaha; Karen Long; Shawn Postma; Carrie Fairley
Subject: FW: Re Zoning Bylaw Amendment/ Public Meeting Sept 30

Good morning,

I acknowledge receipt of your comments below in response to the [Notice of Public Meeting](#) and confirm I have forwarded the same to Council for information and consideration. Your comments will be included in the record of the September 30 Public Meeting, and attached to the followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO, Dipl.M.M.

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Lynn Munkley

Sent: September 21, 2025 1:38 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: soever alar

Subject: Re Zoning Bylaw Amendment/ Public Meeting Sept 30

Regarding Plot 51, Plan 515 - Sunset Blvd Roll 424200001521501

Our property, _____, _____ . The creek also the borders the west side of our property. We are, regrettably, unable to attend the Public Meeting on Sept 30. This is this letter.

It is the creek that is of concern to us. During the spring thaw, and other times of increased water flow, the creek does breach its banks.

Our questions regarding this proposal are as follows:

Parts of Plot 51, Plan 515 are very low. In fact, it is our understanding that the original creek bed flowed through this lot. (The creek was moved sometime before 1970.) The original creek bed is still quite evident.

This low land is a natural catchment area for flood waters. Is the lot level is being raised? That is - the proposed retaining wall suggests a change in ground level from the existing.

Could this retaining wall channel creek water more precipitously than it now flows? This could have serious consequences for the other (three) properties that border the creek.

We hope that The Blue Mountains and Grey Sauble Conservation Authority will address these issues. Could the plan include a feature to manage flood waters at the back of the property? I expect that a retaining wall of 'less than 1 metre in height' will be breached during spring thaw.

We have submitted a copy of this letter to Grey Sauble Conservation Authority.

Respectfully,

Lynn Munkley and Christopher Thomas

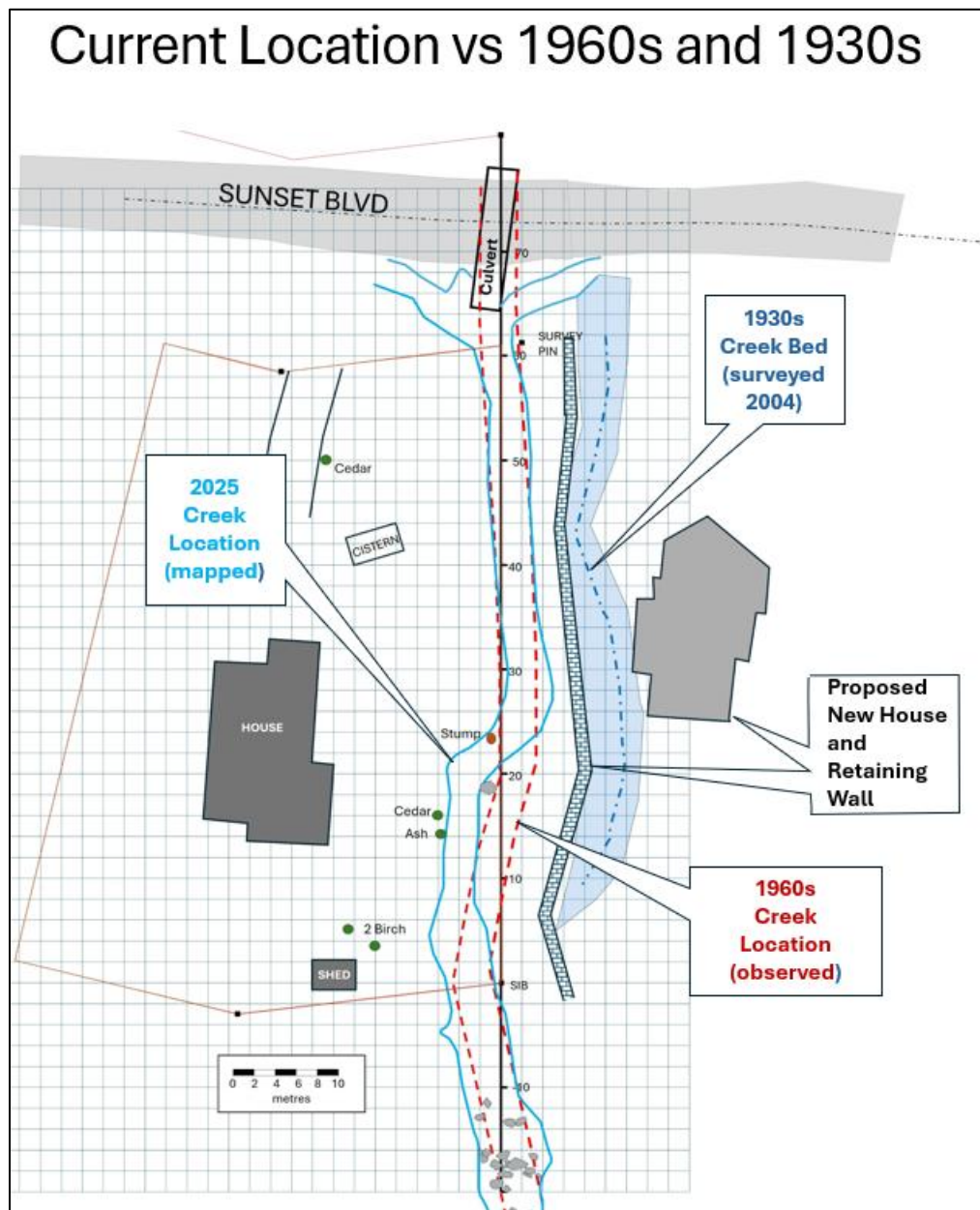
Hi,

We are the owners of

The property line runs more or less down the creek on the west side of the subject property.

The original location of the creek was on the subject property. When the lots were created in the 1950s the creek was re-aligned along the lot boundary

and the subject property, Lot 51, Registered Plan 515 on the east side of the creek. The original location is evident on a 1938 airphoto, and can be observed as a swale on Lot 51, Registered Plan 515. The location of this swale was documented by a survey Lot 51 carried out in 2004.



The creek drains a large area including receiving water from roadside ditches along the Town Line and Highway 26. At times a huge amount of water comes down this creek.



Our family has owned _____ since 1954. Since the 1960s, erosion has moved the creek bed about 5 metres to the west _____ as the creek has started to meander from where it placed along the lot boundary. This meander is increasing and is now also eroding the east bank and has moved about 1.5 to 2.0 m east into Lot 51.

As the creek continues to meander and the bend increases it will continue to erode both properties.

The proponents plan is to build an armorstone wall from 2 to 8 metres from the creek bank. This is a short term solution, but does nothing to address the erosion problem along the creek, which will only get worse as the meander accentuates. Currently the creek bank is as close as two metres to the proposed wall location and at the current rate will reach the wall in 5 to 10 years or less.

The proper solution is to realign the creek to its former location along the lot boundary and to reinforce the banks, so that the creek stays in the channel which was established in the 1950s when the lots were created.

_____ we would be prepared to share the cost with the proponent.

Greg Skvortsoff
128 Sunset Blvd.
Town of Blue Mountains, Ontario, Canada

September 26 2025

Committee of Adjustment / City Planning Department
Town Hall, Council Chambers 32 Mill Street, Thornbury, ON N0H 2P0

Subject: Objection to Proposed Zoning By-law Amendment – Lot 51, Plan 515 Sunset Blvd,
File No: P3510, Roll: 424200001521501

Dear Committee Members,

I am writing to express formal objection, on behalf of myself and several concerned neighbors, to the proposed zoning by-law amendment affecting Lot 51, Plan 515, Sunset Boulevard. Our opposition specifically pertains to the requested site-specific exception reducing the interior side yard setback from the required 2.0 metres to 1.6 metres, as well as the proposed redefinition of the Hazard (H) Zone boundaries.

Our grounds for objection are as follows:

1. **Deviation from Setback Requirement:** The proposed reduction of the interior side yard setback compromises the standards established in the Residential One (R1-1) Zone and undermines adequate spacing between properties. Maintaining the 2.0-metre setback is essential for privacy, safety, and emergency access.
2. **Hazard Zone Boundary Adjustment:** Altering the Hazard Zone boundary encroaches upon the designated flood plain area, which serves a vital role in mitigating flood risk for residents and properties in the surrounding community. The hazard zone is critical in protecting against flooding and environmental hazards, and its modification threatens to increase flood vulnerability.
3. **Flooding Impact:** Our neighborhood historically experiences periodic flooding events, which have significant impacts on property, safety, and community well-being. Adjusting the hazard zone boundary undermines floodplain integrity and could exacerbate flooding conditions, posing a risk not only to the immediate property but also to adjacent neighbors.
4. **Lack of Environmental and Conservation Reports:** To date, I nor the affected neighbors have been provided with the relevant Environmental or Conservation Authority reports related to the proposed hazard zone adjustments. This lack of

missing documentation hinders the community's ability to fully assess the environmental impacts and risks associated with the proposed development.

5. **Environmental and Community Safety:** The hazard zone and floodplain policies are in place to ensure public safety and environmental sustainability. Allowing development that diminishes the functional floodplain contradicts municipal flood hazard planning objectives and increases potential hazards.

We have included photographic documentation demonstrating the typical flooding experienced in our neighborhood during severe weather events to further illustrate the importance of preserving the current hazard zone boundaries. As neighbours which have inhabited the area for more than 30 years we have experienced the increase of these flooding events throughout the year and believe that the Hazard region needs to be upheld and not reduced.

We respectfully urge the Committee to uphold the existing zoning standards by rejecting the proposed site-specific setback reduction and maintaining the current hazard zone delineation until such time as the full environmental assessment documentation is provided and reviewed by the community. Such action is vital to safeguard our community's safety, environmental health, and quality of life.

Thank you for your consideration of these important concerns. We trust the Committee will carefully evaluate the potential adverse impacts raised by this application.

Sincerely,

Greg Skvortsoff & Diana Facchini

George Skvortsoff & Natasha Skvortsoff

On behalf of the undersigned supporting neighbors:

Kirby Philip

Lucie Desjardins

Brigee Tracy

John Tracy

Images:



Figure 1.0



Figure 1.2



Figure 1.3

Detailed Analysis

Project File: P3510

Planning Act

The Ontario Planning Act grants municipal Councils the authority to pass zoning by-laws and amend existing zoning by-laws under Section 34 and 36 of the Act. The Planning Act also mandates that, in making planning decisions, Councils must have regard for the matters of provincial interest outlined in Section 2 of the Act.

Planning Staff are satisfied that the requirements of the Planning Act have been met. An additional commentary on matters of provincial interest is provided below.

Provincial Planning Statement

The PPS provides policy direction on matters of provincial interest related to land use planning and development and provides for appropriate development while protecting the resources of the province, public health and safety, and the quality of the natural and built environment. Decisions on planning matters made by a planning authority must be consistent with the PPS.

Section 2.3.1 notes settlement areas are to be the focus of growth. The focus for growth and development is within settlement areas in order to efficiently use land and resources, optimize existing or planned infrastructure and public facilities (Section 2.3.1.2). The PPS directs growth to those areas within urban and rural settlements that have access to infrastructure, while protecting Ontario's agricultural, rural, and natural heritage system. The PPS is implemented by municipal official plans and zoning by-laws.

The lands subject to this proposal are located within the Town's Residential Recreational Area and Hazard Area designation. The subject property is an existing lot and is surrounded by existing residential development. The proposal would facilitate residential development on an existing residential property within an established residential area. The proposal therefore supports the PPS direction to focus growth within settlement areas and to make efficient use of existing settlement areas.

Section 5.1 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.

The subject lands are affected by Hazard Lands and a watercourse. A Natural Hazard Study was prepared in support of the application to assess the natural hazard constraints affecting the property and the feasibility of the proposed development.

The Natural Hazard Study identifies measures intended to address the site's natural hazard constraints. The application was circulated to the Grey Sauble Conservation Authority (GSCA), which has reviewed the study and indicated that it is acceptable for the purposes of zoning, subject to a Holding provision requiring a GSCA permit for the proposed grading and drainage works.

Detailed Analysis

Project File: P3510

The subject lands contain Significant Woodland. Section 4.1 of the PPS provides direction for the protection of natural heritage features and their functions and directs that development and site alteration in natural heritage features be appropriately evaluated.

An Environmental Impact Study (EIS) was prepared in support of the proposed development. The EIS assesses the potential effects of the proposed development on the Significant Woodland and associated ecological functions and identifies avoidance and mitigation measures.

The recommended measures include limiting tree removal, maintaining the integrity of the woodland buffer, maintaining contiguous woodland blocks, establishing and protecting the building envelope and construction limits, and implementing tree protection, invasive species management, restoration and compensation planting measures where appropriate.

The proposed Holding provision would require a Tree Inventory and Protection Plan to be prepared by a qualified ecologist and approved by the Town. The Holding provision would also require the applicable pre-construction mitigation measures to be completed.

These measures are intended to ensure that the Significant Woodland and its ecological functions are appropriately considered before development proceeds.

Section 4.6 of the PPS provides direction respecting archaeological resources and areas of archaeological potential. Planning authorities are directed not to permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The application was circulated to the Saugeen Ojibway Nation. In response to comments received during the review process, a Stage 1 and Stage 2 Archaeological Assessment was undertaken for the project area.

Comments from the Saugeen Ojibway Nation on the second submission remain outstanding. However, the Stage 1 and Stage 2 Archaeological Assessment concluded that no artifacts or other archaeological resources were identified within the project area.

Based on the location of the proposed development within an established residential area, the submitted natural hazard and natural heritage studies, agency review, and proposed mitigation and Holding provisions, Planning Staff are satisfied that the proposal is consistent with the applicable policies of the PPS, 2024.

Detailed Analysis

Project File: P3510

Grey County Official Plan

The County of Grey Official Plan provides an overarching policy framework for land use planning within the County and establishes policies to guide local municipal official plans and development decisions.

The subject lands are identified as Recreational Resort Settlement Area (RRA) on Schedule A to the County Official Plan. New development within these areas is intended to contribute to the public interest through the provision of community recreational amenities, municipal servicing infrastructure, and the accommodation of existing un-serviced development areas and areas with development potential within the existing land use type or settlement areas.

The proposed development would establish a residential use on an existing lot within an established residential area. The proposal is therefore generally consistent with the intended residential function of the designation.

The proposed dwelling is intended to be serviced by private water and private sewage services. County staff deferred to Town staff regarding the servicing considerations associated with the proposal. Town Building Services has advised that there are no concerns regarding the proposed servicing arrangement at this stage, with detailed servicing and building matters to be reviewed through the building permit process.

Section 7.2 of the County Official Plan identifies Hazard Lands as including areas such as floodplains, steep or erosion-prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. Such lands may be affected by flooding, erosion, dynamic beach hazards, poor drainage or other physical conditions that could pose risks to occupants, property or public safety.

The County Official Plan generally restricts new development within Hazard Lands. However, Section 7.2 identifies circumstances under which development and site alteration may be considered, subject to specified criteria being satisfied. These criteria include ensuring that people and vehicles can safely enter and exit the property and obtaining the advice or approval of the applicable conservation authority.

The County Official Plan also recognizes that Hazard Land boundaries may be refined through the planning process following consultation with the applicable conservation authority.

A Natural Hazard Study was submitted in support of the application. GSCA has reviewed the study and has indicated that the proposal is acceptable for zoning purposes, subject to the issuance of a permit for the proposed grading and drainage works.

The recommended Holding provision would ensure that the required GSCA approval is obtained before the Holding symbol is removed and the development proceeds.

Detailed Analysis

Project File: P3510

County Ecology staff recommended that a Tree Inventory and Protection Plan be prepared to ensure the integrity of the woodland buffer is maintained. The recommended Holding provision would secure the preparation and approval of a Tree Inventory and Protection Plan, including measures related to tree protection, invasive species removal, restoration and compensation planting.

Based on the technical studies submitted with the application, the review undertaken by GSCA, the proposed mitigation measures, and the recommended Holding provision, Planning Staff are satisfied that the proposal is consistent with the applicable policies of the Grey County Official Plan.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan establishes the framework for growth and development within the Town and provides policies intended to implement provincial and County planning direction. The subject lands are designated Residential Recreational Area (RRA) and Hazard (H) in the Town's Official Plan.

The intent of the Residential Recreational Area designation is to recognize areas containing a mix of seasonal and permanent residential and recreational uses and areas where residential uses support and provide access to resort and recreational amenities.

Single detached dwellings are permitted within the Residential Recreational Area designation. The subject lands are located within an area characterized predominantly by existing residential development. The proposed single detached dwelling is therefore consistent with the permitted residential use contemplated by the designation.

The entire site is identified as Significant Woodland. The Town's Official Plan contains policies intended to protect significant woodland features and their ecological functions and generally discourages their loss or fragmentation.

Section B5.2 provides that development and site alteration within significant woodlands should not be permitted unless it has been demonstrated that there will be no adverse impacts on the natural heritage features or their ecological functions.

An EIS was submitted in support of the application. The EIS recommends that tree removal be minimized and that an ecologically based tree retention plan be prepared to maintain the integrity of the woodland buffer and, to the maximum extent possible, maintain contiguous blocks of woodland.

The proposed Tree Inventory and Protection Plan would identify site-specific tree protection measures, invasive species management, restoration and compensation planting where appropriate. These measures would be secured through the recommended Holding provision.

Detailed Analysis

Project File: P3510

The EIS also recommends tree removal is to occur outside the identified sensitive periods (April 1st - October 15th). Where clearing during a sensitive period cannot be avoided, the EIS recommends that removal occurs under the supervision of an ecologist to ensure that nesting birds and bat roosting areas are not disturbed. The EIS also recommends that the development area be isolated with silt fencing prior to site disturbance.

Section B5.4.2 of the Town Official Plan provides direction respecting Hazard Lands and recognizes that minor alterations to Hazard Land mapping may occur without an Official Plan Amendment where interpreted by the Town in consultation with the appropriate Conservation Authority.

The Official Plan generally restricts buildings and structures within Hazard Lands. However, development and site alteration may be considered where the applicable hazards can be safely addressed, including safe access to and from the site, and where no new hazards are created or existing hazards aggravated.

The proposal includes a realignment of the Hazard (H) boundary to accommodate the proposed residential dwelling within the developable portion of the property.

GSCA has reviewed the submitted NHS and has indicated that it is acceptable for zoning purposes, subject to the required permit for grading and drainage works. The recommended Holding provision would ensure that the required GSCA permit is obtained before the Holding symbol is removed.

The Town Official Plan contains policies intended to protect rivers, streams, lakes and Georgian Bay from incompatible development and to minimize impacts on their ecological and hydrological functions. Developments are generally required to maintain a 30 metre setback from the top of bank of a river, stream, lake or Georgian Bay unless otherwise authorized by the Conservation Authority. A watercourse is located along the westerly lot line of the property. The NHS and EIS assess the relationship between the proposed development and the water course and identify measures intended to address the associated constraints.

The existing swale/ditch between the proposed building envelope and the top of bank is proposed to be retained as a drainage and infiltration feature. A GSCA permit will also be required for the proposed grading and drainage works.

Based on the submitted technical studies, GSCA review, proposed mitigation measures and recommended Holding provision, Planning Staff are satisfied that the proposal conforms to the applicable policies of the Town's Official Plan and that an Official Plan Amendment is not required.

Detailed Analysis

Project File: P3510

Town of The Blue Mountains Zoning By-law 2018-65

The subject lands are currently zoned Residential One (R1-1) and Hazard (H) under Zoning By-law 2018-65.

A single detached dwelling is a permitted use within the R1-1 zone. The proposed amendment would not change the underlying residential and hazard zoning of the property. The amendment proposes to

- Redefine the boundaries of the Hazard (H) Zone and Residential One (R1-1) Zone on the property to accommodate the proposed development; and
- Apply a site-specific exception to the Residential One Zone to permit an interior side yard setback of 1.6 metres, whereas a minimum of 2.0 metres is required.

The future dwelling is intended to be located within the R1-1 portion of the property and outside of the proposed Hazard (H) zone.

The proposed 1.6 metre interior side yard setback is intended to accommodate the dwelling within the limited developable area of the property. The developable area is constrained by the Hazard Lands and the watercourse along the westerly portion of the property. The reduced setback would provide additional flexibility to locate the dwelling within the developable area while maintaining the proposed building outside of the Hazard (H) area. Planning Staff consider the proposed reduction to be site specific and related to the physical constraints of the property. The reduction will not alter the overall residential character of the area.

The submitted EIS and NHS identify a number of measures intended to address the environmental and hazard constraints associated with the proposed development.

The EIS recommends minimizing tree removal and maintaining the integrity and connectivity of the Significant Woodland and its associated buffer. An ecologically based tree retention plan is recommended to identify tree retention and protection measures, invasive species management, and restoration or compensation planting, where appropriate. The EIS also recommends delineating the building envelope and implementing sediment and erosion control measures prior to site disturbance and throughout construction until stable surface cover is established.

It should be noted that the current proposal no longer includes the armor stone retaining wall referenced in the EIS. Accordingly, mitigation measures that specifically relate to construction of the armor stone wall would not apply to the current proposal.

GSCA commented that NHS is generally acceptable for zoning purposes, subject to the required permit for the proposed grading and drainage works.

Detailed Analysis

Project File: P3510

Given the natural heritage constraints affecting the property, comments from the conservation authority, and recommended measures listed in the EIS, Staff recommend that a Holding symbol be applied to the lands.

The purpose of the Holding provision is to ensure that the required technical, environmental and regulatory matters are addressed before the lands can proceed to development.

The Holding symbol will not be removed until the following conditions have been completed to the satisfaction of the Town:

- A permit has been issued by the Grey Sauble Conservation Authority for the grading and drainage works;
- An ecologically based Tree Inventory and Protection Plan, including measures for tree retention and protection, invasive species management, restoration and compensation planting, where appropriate, has been prepared by a qualified ecologist and approved by the Town;
- The building envelope has been staked and delineated on-site;
- The applicable pre-construction mitigation measures identified in the approved Tree Inventory and Protection Plan have been implemented; and
- The Town has received written confirmation from the qualified ecologist that the approved Tree Inventory and Protection Plan and applicable pre-construction mitigation measures have been implemented to the satisfaction of the Town.

Based on the foregoing, Planning Staff are satisfied that the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement, 2024, conforms to the applicable policies of the Grey County Official Plan and Town of The Blue Mountains Official Plan, and represents an appropriate planning framework for the proposed development, subject to the recommended Holding provision and site-specific zoning provisions.