



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: August 9, 2022
Report Number: PDS.22.099
Title: Information Report – Follow up to Blue Meadows Public Meeting
Prepared by: Natalya Garrod, Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.099, entitled “Information Report – Follow up to Blue Meadows Public Meeting” for information purposes.

B. Overview

The purpose of this report is to provide an update on the current review status of the Blue Meadows Plan of Subdivision and Zoning By-law Amendment and to provide a consolidated summary of all comments received to date. This report also identifies the next steps in the file review process prior to bringing a recommendation report back to Council for consideration.

C. Background

Application File Numbers: Plan of Subdivision P3162 & Zoning Amendment P3163

Application Received Date: March 11, 2022

Application Deemed Complete Date: April 11, 2022

County Official Plan Designation: Primary Settlement Area and Hazard Lands

Town Official Plan Designation: Downtown Area, Community Living Area and Hazard Lands

Zoning By-law Category: Development ‘D’ Zone, Residential Density One ‘R1-1’ Zone and Hazard ‘H’ Zone

Location: Part of Lots 40 – 44 southwest side of Arthur Street, all of Lots 40 – 44 northeast side of Louisa Street, all of Park Lots 11 & 12 southwest side of Louisa Street, Part of Park Lots 11 & 12 northeast side of Alice Street, and Part of Louisa Street, geographic Town of Thornbury, now in the Town of The Blue Mountains, County of Grey.

The Town of The Blue Mountains and the County of Grey received a plan of subdivision application, known as the Blue Meadows development (County file number 42T-2022-02) to create blocks of land for ninety-eight (98) residential rowhouse units, two (2) commercial buildings with ground-floor commercial with a total of seventy-five (75) residential units above, and eighteen (18) live/work freehold rowhouse units with commercial on the ground floor and two-storey residential units above. In addition to the residential and commercial units, parkland dedication, a community garden, internal streets, and a stormwater management facility would also be created. The subject lands are designated as 'Primary Settlement Area' with a small portion of 'Hazard Lands' in the County Official Plan. The Primary Settlement Area designation permits new commercial and residential development.

A zoning by-law amendment application has also been submitted to the Town of The Blue Mountains for this proposed development. The purpose of the zoning by-law amendment application is to implement the plan of subdivision by rezoning a portion of the lands south of Louisa Street from Residential Density One 'R1-1', Development 'D', and Hazard 'H' to Residential Density Two 'R2', Open Space 'OS', and Hazard 'H' to permit a residential Plan of Subdivision and Open Space area. The application proposes to rezone a portion of the lands north of Louisa Street from Residential Density One 'R1-1', Development 'D', and Hazard 'H' to Commercial Exception 'C1-XX', Open Space 'OS', and Hazard 'H' to permit a commercial development.

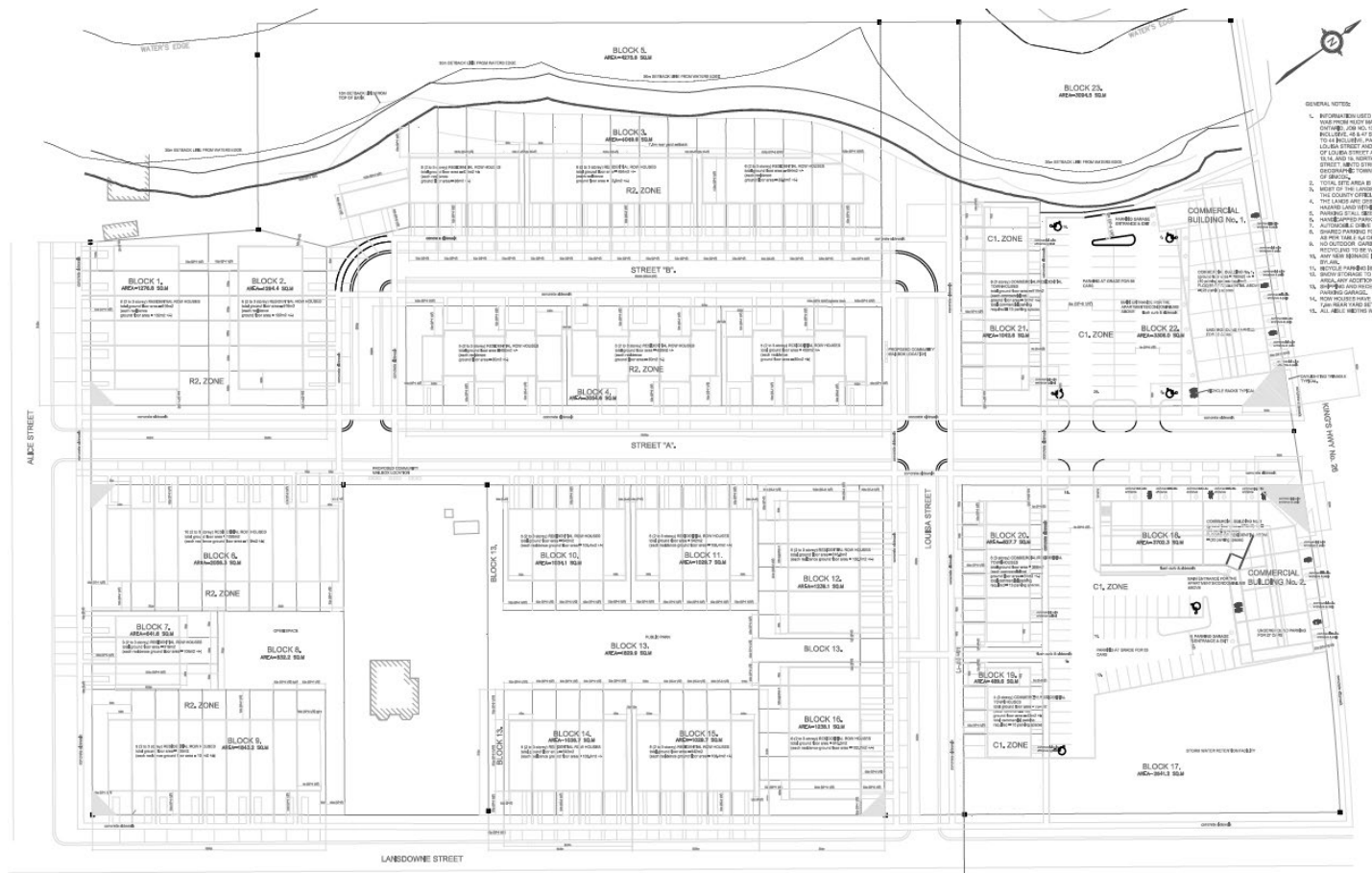


Figure 1 Concept Plan

The Public Meeting as required under the Planning Act was held on July 11, 2022. Draft copies of the above Plan of Subdivision and Zoning By-law Amendment were presented by Blue Meadows. (See Attachment #1 and Attachment #2). In response, the Town and County received a number of written and verbal comments from area residents and outside agencies. All comments received prior to and after the Public Meeting have been summarized and consolidated into Attachment #3. Full versions of all written correspondence are included in Attachment #4.

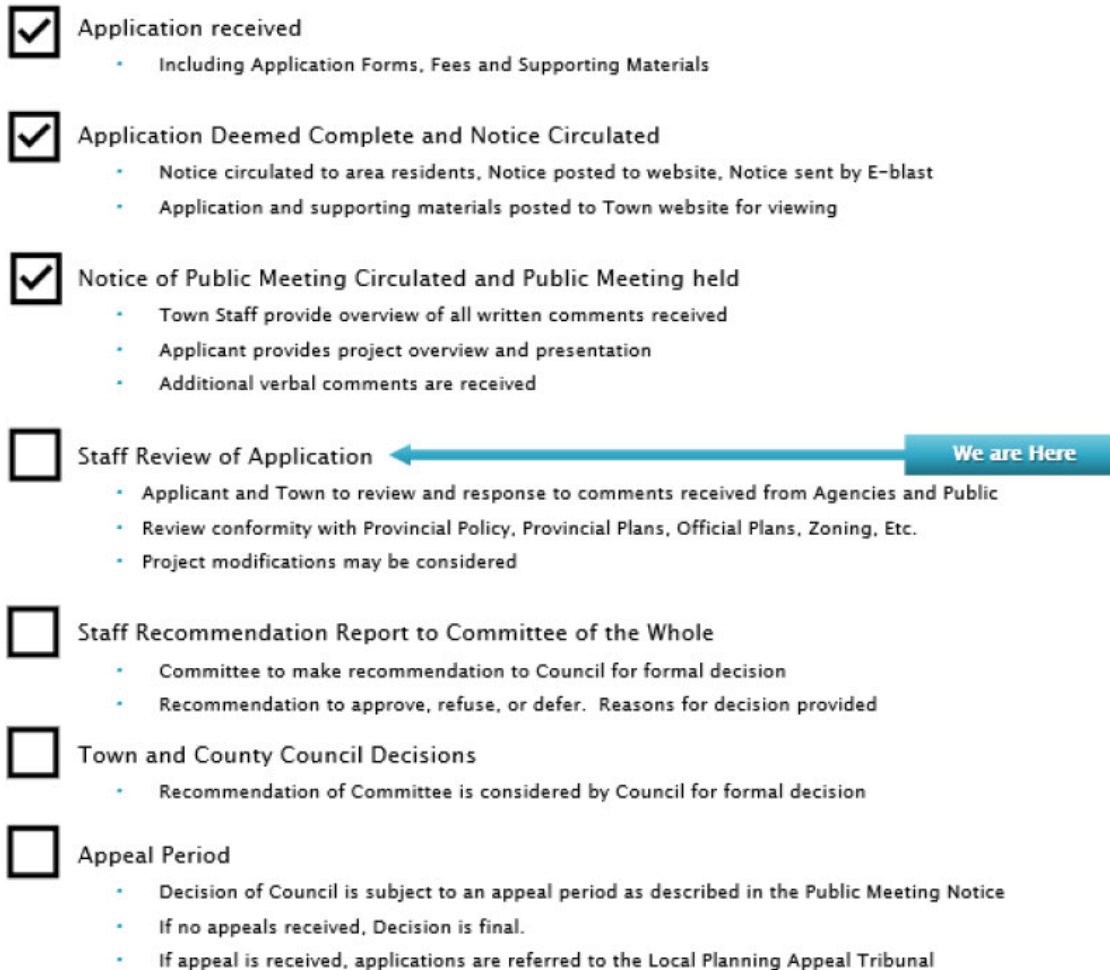
Figure 2 below provides a general outline to the Planning application process and current status of this file. The Public Meeting provided an opportunity for Blue Meadows to formally present their development proposal to Town Council and the Public. The Public Meeting received a number of comments and questions which are summarized later in this report and will be reviewed and addressed in a future Staff Report. Project updates will be provided and posted to the Project Webpage, and anyone interested in receiving updates should subscribe online, or contact the Planning and Development Services Department.

Currently, the webpage is up to date with all supporting information provided by the applicant leading up to the Public Meeting including:

1. Landscape Concept Plan prepared by EnvisionTatham on March 1, 2022
2. Geotechnical Investigation prepared by Palmer TM on December 10 2021
3. Noise Impact Study prepared by Pinchin on March 1, 2022
4. Hydrogeological Investigation prepared by Palmer TM on March 1, 2022
5. Soil Investigation prepared by G2S Consulting Inc. on October 6, 2020
6. Environmental Impact Study prepared by Azimuth Environmental Consulting Inc. on March 2022
7. Phase One Environmental Site Assessment prepared by G2S Consulting Inc. on July 10, 2020
8. D4-Guidleine Line Impact Assessment prepared by Palmer TM on December 10, 2021
9. Traffic Impact Study prepared by C.F. Crozier & Associates Inc. on February 2022
10. Stage 1 & 2 Archaeological Assessment prepared by The Archaeologists Inc. on August 11, 2021
11. Functional Servicing & Stormwater Management Report prepared by C.F. Crozier & Associates Inc. on February 2022
12. Floodplain Assessment prepared by C.F. Crozier & Associates Inc. on February 2022

Figure 2: Planning Application Process

Planning Application Review Process:



Summary of Comments Received:

1. Increase in traffic volumes near affected roads.
2. How the development will conform with existing character of the Town and how that will effect the overall Town character.
3. Disruptive activities and lengthy timelines.
4. Minimal open space and lack of recreational components.
5. Size of the units proposed.
6. How the development will affect the existing natural heritage features (Beaver Creek and existing trees).
7. Density of the proposed development.
8. The capacity of the Thornbury Water and Wastewater Treatment facility.
9. Conformity to the Town's Official Plan
10. The provision of parking and whether it complies with the Town's Zoning By-law.
11. Buffering and whether it is sufficient to provide protection for existing dwellings within the area.

The Blue Meadows development team has committed to review the comments received and to provide a response to Town and County Staff. As a result of their review, further modifications to the Draft Plan and/or Zoning By-law Amendment may be considered and presented to Staff and Council.

At the same time, Town and County Staff are reviewing all comments received and will include a response to the concerns and questions that have been raised in a future Staff Report.

D. Analysis

A detailed Planning analysis and recommendation to Council will come in a future recommendation report.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

There are no adverse environmental impacts anticipated from the observations contained within this report. Environmental impacts are being considered in the current review of these applications.

G. Financial Impacts

There are no adverse financial impacts anticipated from the observations contained within this report. Financial impacts are being considered in the current review of these applications.

H. In Consultation With

Shawn Postma, Senior Policy Planner

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **July 11, 2022**. Those who provided comments at the Public Meeting and/or Public Information Centre, 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 Natalya Garrod, planning@thebluemountains.ca

Any comments regarding this report should be submitted to Natalya Garrod, planning@thebluemountains.ca

J. Attached

1. Attachment 1 – Draft Plan of Subdivision
2. Attachment 2 – Draft Zoning Amendment Plan
3. Attachment 3 – Public Meeting Comments Received (Summary)
4. Attachment 4 – Public Meeting Comments Received (Original Comments)

Respectfully submitted,

Natalya Garrod
Planner

Adam Smith
Director of Planning and Development Services

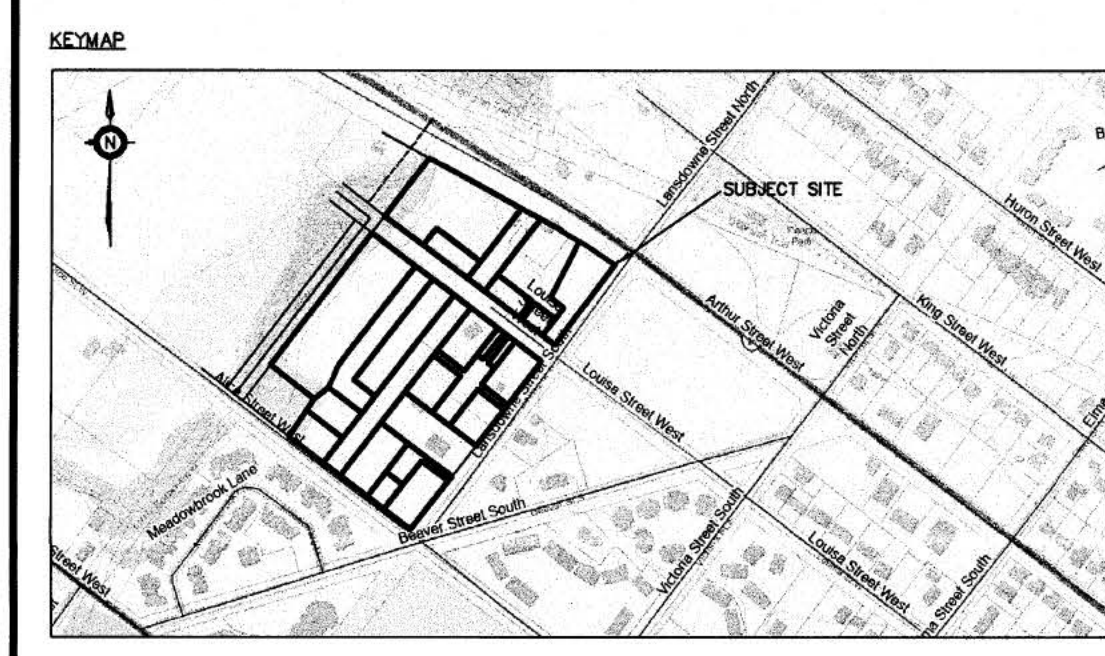
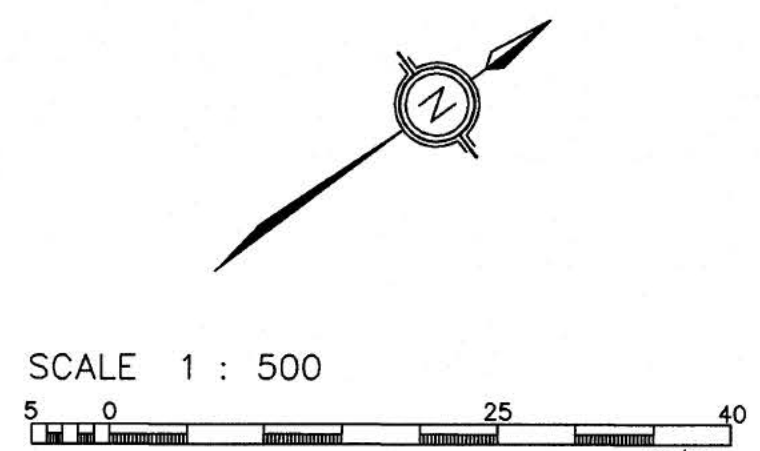
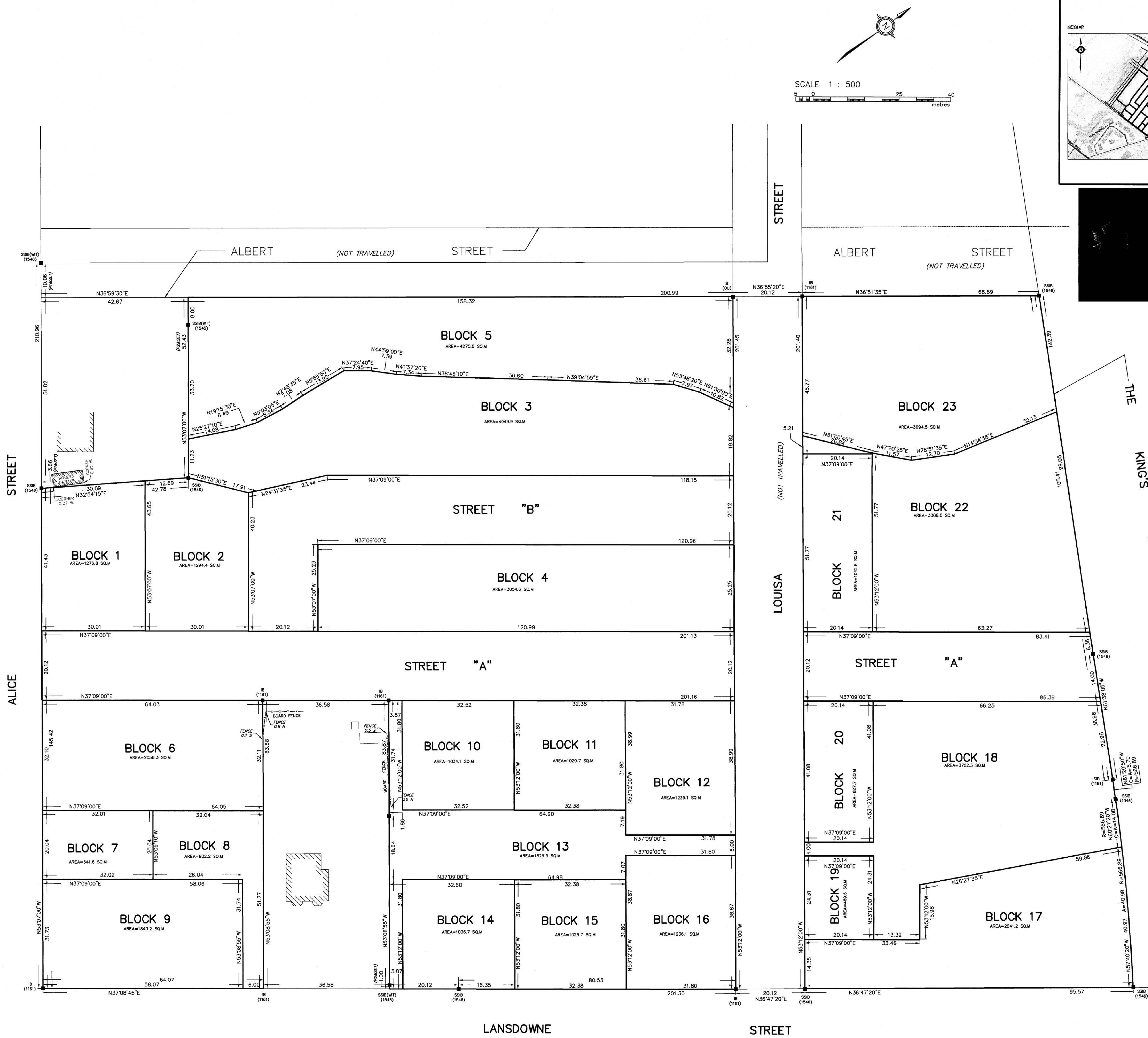
For more information, please contact:
Natalya Garrod, Planner
planning@thebluemountains.ca
519-599-3131 extension 288

Report Approval Details

Document Title:	PDS.22.099 Information Report - follow up to Blue Meadows Public Meeting.docx
Attachments:	<ul style="list-style-type: none">- PDS.22.099 Attachment 1.pdf- PDS.22.099 Attachment 2.pdf- PDS.22.099 Attachment 3.pdf- PDS.22.099 Attachment 4.pdf
Final Approval Date:	Jul 25, 2022

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

Adam Smith - Jul 25, 2022 - 4:08 PM



MONTGOMERY PHILIP KING
ARCHITECT Inc.
383 McNabb Street Unit 124
Southampton Ontario
N0H 2L0
TEL : 1-519-787-1958
FAX : 1-519-787-3265
CELL : 1-519-365-1456
email : montgomery.king@sympatico.ca

DRAWINGS ARE NOT TO BE SCALED
Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.

- ☐ ISSUED FOR REVIEW
- ☐ ISSUED FOR TENDER
- ☐ ISSUED FOR PERMIT
- ☐ ISSUED FOR CONSTRUCTION

SURVEY NOTES
BOUNDARY SURVEY BASED ON FIELD SURVEY BY RUDY MAK SURVEYING LTD., DATED: JUNE 12, 2017.
TOPOGRAPHIC INFORMATION BASED ON INFORMATION FROM TOPOGRAPHIC SWITCH BY RUDY MAK SURVEYING LTD., DATED: JUNE 12, 2017.

OWNER'S CERTIFICATE
I, THE UNDERSIGNED BEING THE REGISTERED OWNER OF THE LANDS HEREIN SHOWN, HEREBY AUTHORIZE SHELLEY WELLS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO ADJUST SAME TO THE COUNTY OF GREY FOR APPROVAL.

DATED THE ____ DAY OF ____ 2021.
SHEKHAR DALAL
OWNER

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: Feb 2, 2021
RUDY MAK
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT
(A) SHOWN ON PLAN
(B) SEE KEY PLAN
(C) SHOWN ON PLAN
(D) RESIDENTIAL
(E) SHOWN ON PLAN
(F) SHOWN ON PLAN
(G) SHOWN ON PLAN
(H) MUNICIPAL WATER
(I) SHOWN ON PLAN
(J) SHOWN ON PLAN
(K) NONE

LEGEND
■ DENOTES FOUND SURVEY MONUMENT
SSB DENOTES SHORT STANDING IRON BAR
SB DENOTES STANDARD IRON BAR
B DENOTES IRON BAR
(115) DENOTES W.A. WILSON, O.L.S.
(116) DENOTES RONALD J. EMO, O.L.S.
(118) DENOTES W.A. WILSON, O.L.S.
(184) DENOTES MARTIN W. KINSLEY, O.L.S.
WT DENOTES WITNESS
--- DENOTES FENCE
--- DENOTES SUBJECT PROPERTY LINE
--- DENOTES EXISTING CONTOUR LINE
--- DENOTES EXISTING BUILDING
--- DENOTES BICYCLE RACK

REVISED DRAWING	11.	22/02/15	GM
REVISED DRAWING	10.	22/02/02	GM
REVISED DRAWING	9.	22/01/28	GM
REVISED LOT LINES	8.	22/01/28	MPK
REVISED CHART	7.	22/01/21	MPK
REVISED LOT LINES	6.	22/01/13	GM
REVISED LOT LINES	5.	22/01/07	MPK
ADDED 15m SETBACK LINE	4.	22/01/05	MPK
REVISED CHART	3.	21/12/31	MPK
REVISED DRAWING	2.	21/12/26	MPK
ISSUED FOR COMMENT	1.	21/12/02	MPK
Particulars	No.	Date	By

Revisions to drawing

PROJECT
PART OF LOTS 40 TO 44 (INCLUSIVE)
SOUTHWEST SIDE OF ALICE STREET
AND ALL OF LOTS 40 TO 44
(INCLUSIVE)
NORTHEAST SIDE OF LOUISA STREET
AND ALL OF PARK LOTS 11 AND 12
SOUTHWEST SIDE OF LOUISA STREET
AND PART OF PARK LOTS 11 AND 12
NORTHEAST SIDE OF ALICE STREET
AND PART OF LOUISA STREET
TOWNLOT OF THORNBURY
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

Project title
BLUE MEADOWS
DEVELOPMENT
LANDSDOWNE & ALICE STREET
THORNBURY
TOWN OF THE BLUE MOUNTAINS
ONTARIO

Project number	Date	Scale
2021-1000	22/02/2021	As noted
Drawn by	Checked by	MPK

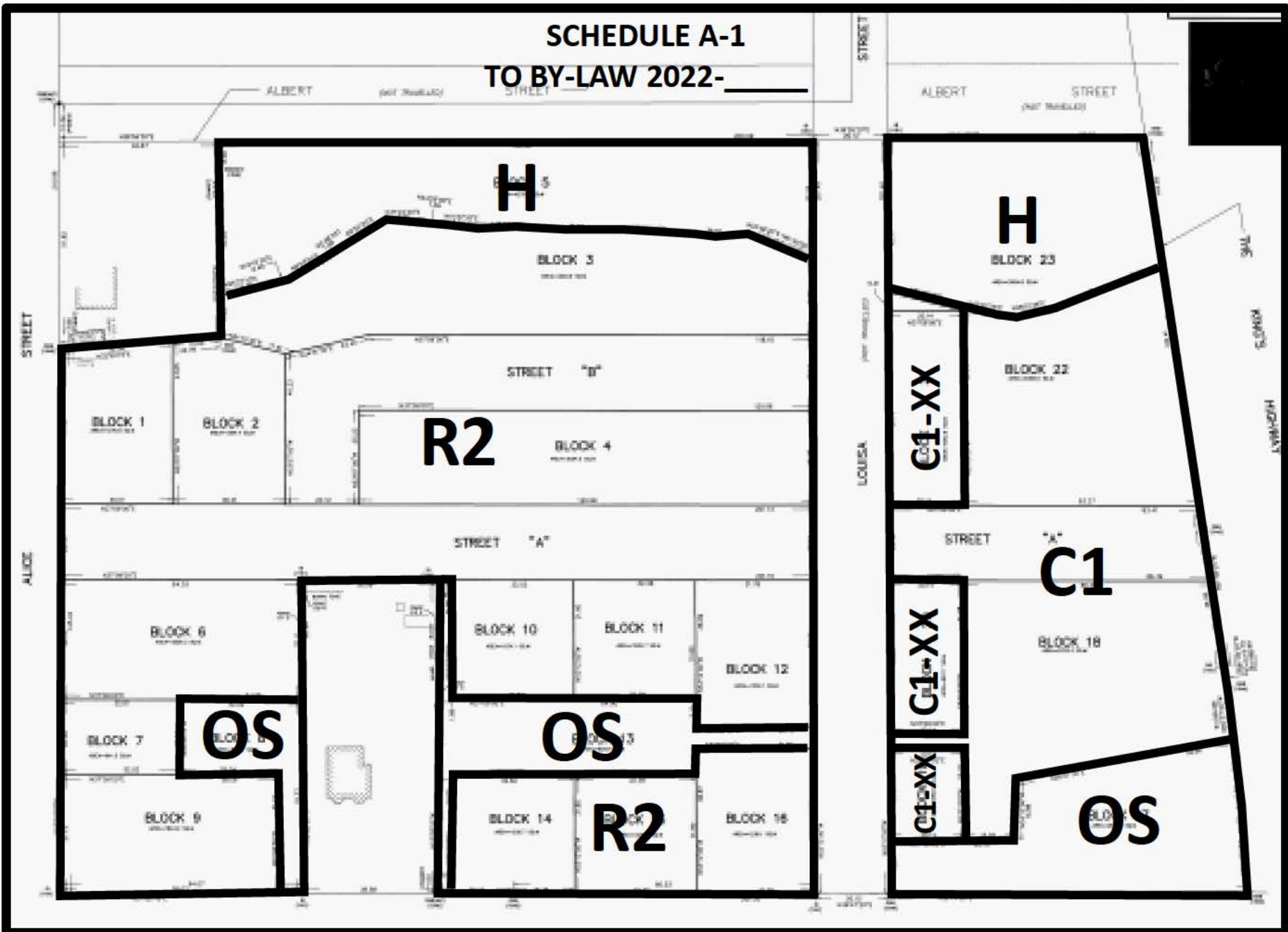
Site Layout (Notes)

A1.0

RUDY MAK
SURVEYING LTD.
ONTARIO LAND SURVEYORS
89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL: MAIL@MAKSURVEYING.COM

DRAWN BY: GM CHECK BY: GM FILE No. 14946DPOS

**SCHEDULE A-1
TO BY-LAW 2022-_____**



Attachment 1

Public Meeting Comments Response Matrix

Project Name: Blue Meadows

File No: P3162 & P3163

Public Meeting Date: July 11, 2022

**Comments Received
By:**

Comments/Concerns/Questions Summary:

AGENCY COMMENTS

**Blue Water District
School Board (BDSB)**

Canada Post

1. The completed development project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes and will apply to buildings of 3 or more self-contained units within a common indoor area. The developer will be required to install a mail panel and provide access to Canada Post subject to several conditions.

Ontario Lands

EPCOR Standing Comments	<ol style="list-style-type: none"> 1. EPROC provided standard Standing Comments relating to servicing.
Grey Sauble Conservation Authority (GSCA)	<ol style="list-style-type: none"> 1. The subject property is regulated as a result of Little Beaver Creek. A permit is required from GSCA prior to any site alteration, construction, reconstruction or placing on building of any kind. 2. Overall, the GSCA is generally supportive of the approach to address water quality and runoff from the site. Some additional clarification and some re-design may be required. 3. The natural hazards associated with the lands include flood and erosion potential associated with Little Beaver Creek. A floodplain assessment was completed by the proponents consulting engineers, GSCA reviewed the report and are accepting of the findings of the study, the current Draft Plan has captured the hazards and an appropriate hazard zoning designation is proposed. 4. As the consulting engineers did not mention the drainage channel on the subject property that outlets the Little Beaver Creek. The GSCA is looking for confirmation that the drainage channel was considered in preparation of the reports. 5. The natural heritage features on the property include fish habitat, potential for significant wildlife habitat, and potential habitat for threatened or endangered species. An Environmental Impact Study was completed by the applicants and found fish habitat, unevaluated wetlands and valleylands. The study demonstrated no negative impacts on these features through the proposed development provided the mitigation measures are adhered to. 6. The landscape plan provided does not address revegetation at Block 5 & 23. Specific revegetation plans should be provided and for the storm sewer outlet within the valley. 7. The applicants are required to provide a detailed erosion and sediment control plan be prepared which reflect the recommendations in the EIS. 8. An Addendum to the EIS is required to reflect the review by a qualified fisheries ecologist regarding the storm sewer outlet into the valley once the detailed design for the storm sewer is proposed. 9. The proponents provided a geotechnical and supplemental hydrogeology study which was reviewed by the GSCA. The GSCA concludes that the presence of high groundwater levels should be addressed in the design of the stormwater management (SWM) facilities.

	<p>10. Relevant groundwater information should be included in the drawings for SWM. Indicate whether a liner is recommended and if not, why? The detailed recommendations from the geotechnical consultant should be included within the SWM design report.</p> <p>11. The dry pond is smaller than the typical design standard. GSCA requires the estimated detention time and how TSS removal is being achieved with a dry pond that is smaller than required.</p> <p>12. The designation side slope of the dry pond is recommended to be 4:1 or flatter, not 3:1.</p>
Historic Saugeen Metis (HSM)	<p>1. HSM has reviewed the Plan of Subdivision and Zoning Amendment and has no objection or opposition to the proposed application.</p>
Hydro One	<p>1. No comments or concerns at this time. For proposals affecting Low Voltage Distribution Facilities please consult your local distribution supplier.</p>
Enbridge Gas	<p>1. It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge</p>
PUBLIC COMMENTS	
Joshua Gross & Emily Hoxford	<p>Area residents' comments have been consolidated into themes including traffic, parking, recreation, open space, schools, water/sewer/stormwater servicing, density, and design, construction activity and other comments received.</p> <p>Traffic:</p> <ol style="list-style-type: none"> 1. Has the Town considered the impact of traffic on Alice and other streets? 2. Concerns that additional traffic will cause noise on Alice Street West. 3. Will this development effect the flow of traffic in Thornbury overall? 4. Concerns with increase traffic on Highway 26 and the inability for pedestrians to cross the road at Highway 26.
John Van Der Ster	
Melissa Hutton	
Michael Richter & Janet Reekie	
Richard Lamperstofer	

**Robert Mitchell &
Marsha Mitchell**

5. Roundabouts should be implemented to smooth the increase of traffic at Beaver Street and Alice Street.
6. Suggested to implement amber lights in a place at a crossing and the speed limit to be reduced to 30 km per hour to facility safe crossing of the public.
7. Will Beaver Street be closed?
8. Traffic in the Town should be reduced greatly. Suggested to utilize Grey Road 40 to Owen Sound.
9. Encourage the Town to implement traffic calming mechanisms along Landsdowne Street such as speed bumps.

Open Space

10. The design incorporates minimal open space.
11. Require additional landscaping.

Accessibility

12. How will those with accessibility be able to access the rowhouses?

Affordability

13. The location of the development and size of the units is excellent for affordable housing.

Recreation

14. The Green Spaces are small and useless. Preference for larger green spaces by reducing the number of units.
15. Concerns that there is a lack if recreational components.

Nature Hertiage:

16. What effect will clearing the land have on the GSCA regulated area? Are there repercussions if Beaver Creek and the surrounding trees are harmed?

17. Encourage the developer to plant trees near the Beaver River and ensure a significant buffer between the units and the area surrounding the river to ensure minimal disruption.
18. Concerns about the impact of development on existing trees within the Plan of Subdivision.

Density

19. Too dense to fit within the surrounding community.
20. Support for the residential housing combination of condominiums, semi-detached and detached homes.
21. This site is an excellent location for high density development next to amenities like Foodland.

Character/Community

22. The design of the row houses is dense and bland.
23. Commercial building and the proposed residential units do not reflect the community.
24. Will these small units attract families?
25. The small size is similar to Short Term Rentals. We would not like that in our neighbourhood.
26. Concerns this development will change the density and design of the Town (heritage and building heights).
27. The character of the dwelling near the plan of subdivision is Italianate, 19th century, in the classical architectural style.

Design

28. The design is too dense and may disrupt the existing trees on the property located within the Plan of Subdivision.
29. The Open Space blocks should be visible from public street and illuminated for evening use.
30. The Open Space block and Stormwater management facility should be integrated into one large open-space facility to achieve active recreation uses and passive recreation activities.

31. The Open Space and Stormwater management facility should be located away from Commercial designated lands to ensure greatest amount of non-residential floor area and resulting taxes for the Town.
32. Block 5 & 23 should be conveyed to the Town as non-parkland conveyances for walking trails.
33. There should be buffering between existing low density uses and higher density uses.
- 34.

Water/Sewer/Stormwater Management

35. Has the Town reviewed the water and wastewater capacity?
Concerns that the existing water and wastewater capacity is not able to handle increase flows.
36. Concerns that water and wastewater systems are nearing capacity.
37. Will nearby homes who want to connect to sanitary services be provided the opportunity?

Height

38. Concerns that the 4th story would conflict with current by-laws.

Land Use Plan

2. Belief the an Official Plan Amendment is required to permit rowhouse dwelling types in the land use designation applied in the Official Plan.
3. Requests a full range of housing types and low density feel.

Parking

39. The provided number of parking spaces does not seem sufficient for the proposed number of units.

Construction:

	<p>40. Concerns that the development activities will cause dust, noise, trash and disruptive construction workers.</p> <p>41. Concerns that the timeline for construction will be lengthy.</p> <p>42. Concerns about the track record of the developer and whether they will complete the development in a timely and tidy manner.</p>
JULY 11, 2022 PUBLIC MEETINGS COMMENTS	
<p>Deputy Mayor Bordignon, Mayor Soever, Councillor Matrosovs, Councillor Hope, Councillor Urim, Councillor Sampson, Councillor Abotts, CAO Shawn Evertt, Robert Mitchell, Lucy Richmond, Melissa Hutton</p>	<ol style="list-style-type: none"> 1. Why such an intense density? Concerns that it is a lot for the Town of Thornbury. 2. What is the square footage of the living space above the commercial space? 3. With regard to the Provincial Policy Statement, the development doesn't mention affordable housing, is there an idea of pricing of the units? 4. Does the proponent have a financial model for the development? 5. Concerns about the density and character. 6. Request more buffering. 7. Interested in green builds. 8. The 75 units are very small. Concerns that a couple could not live in this size. 9. Concerned that there isn't enough recreational area. 10. Concerned that too many single people will be living in the same dense place. 11. What can the developer do to protect the character of the dwelling within the subdivision? Requested additional buffering to protect its characteristics. 12. Requests a primary transit stop built into the Plan of Subdivision. 13. Concerns that Landsdowne and Alice will require upgrades and who is responsible? 14. Who is responsible for ensuring the stormwater management will appropriately convey the water from this Plan of Subdivision? 15. Need a balanced mix of housing that reflects the character of the existing town. 16. Where is the visitor parking for the rowhouses?

- | | |
|--|--|
| | <ul style="list-style-type: none">17. Concerns about the increase in traffic along Landsdowne.18. Concerns about the developer managing a project of this size and scale.19. Concerns regarding servicing and infrastructure.20. Concerns regarding density. Want the single dwellings in this area to be recognized.21. Small sized green space.22. Concerns about the number of new students a development of this size could introduce. Concerns that the local school does not have capacity to accommodate additional new students.23. Concerns about crossing the street with increase traffic a new development will bring.24. Concerns that the commercial buildings and residential buildings will create shadow effects on the nearby residences. |
|--|--|



Bluewater District School Board

P.O. Box 190, 351 1st Avenue North
Chesley, Ontario N0G 1L0
Telephone: (519) 363-2014 Fax: (519) 370-2909
www.bwdsb.on.ca

May 25, 2022

Natalya Garrod
Planner
Town of The Blue Mountains
32 Mill St, Box 310,
Thornbury, ON N0H 2P0
planning@thebluemountains.ca

RE: P3162 – Blue Meadows Thornbury
Part of Lots 40 to 44 – SW Arthur Street, All of Lots 40 to 44 – NE Louisa Street,
All of Park Lots 11 and 12 – SW Louisa Street, Part of Park Lots 11 & 12 - NE Alice Street, and
Part of Louisa Street,
geographic Town of Thornbury

Attention: Shawn Postma,

Thank you for circulating notification with respect to the Zoning By-law Amendment and Plan of Subdivision for a proposed mixed-use development for the lands legally described above in Thornbury. The proposal includes commercial space with mixed density residential dwelling units including ninety-eight (98) residential rowhouse units, two (2) commercial buildings with ground-floor commercial with a total of seventy-five (75) residential units above, and eighteen (18) live/work freehold rowhouse units with commercial on the ground floor and two-storey residential units above.

Bluewater District School Board has no objection to this development. Planning staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of draft plan approval:

1. "That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community."
2. "That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 ext. 2101 or by email at shelley_crummer@bwdsb.on.ca if you have any questions, concerns or for more information.

Sincerely,
Shelley Crummer
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services
Dennis Dick, Manager of Plant Services

May 11, 2022



Karen Long

Administrative Assistant for Planning
Services

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

Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723

Email: klong@thebluemountains.ca | Website:

www.thebluemountains.ca

Development Review Committee - June 9, 2022 - Blue Meadows

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location

of all Canada Post Community Mailbox site locations, as approved by Canada Post and the city/town of Thornbury, ON.

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Stephen White
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
519-319-7528
stephen.white@canadapost.ca

Natalya Garrod

From: Karen Long
Sent: Thursday, May 12, 2022 9:45 AM
To: Ontario Lands
Cc: Natalya Garrod
Subject: RE: Development Review Committee - June 9, 2022 - Blue Meadows

Good morning,

Thank you for your email.

I have copied Natalya Garrod, Planner, on this email.



Karen Long

Administrative Assistant for Planning Services
Tel: 519-599-3131 ext. 263
Email: klong@thebluemountains.ca

IMPORTANT INFORMATION

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

From: Ontario Lands <ONTLands@enbridge.com>
Sent: Wednesday, May 11, 2022 7:13 AM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Development Review Committee - June 9, 2022 - Blue Meadows

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: Karen Long <klong@thebluemountains.ca>
Sent: Tuesday, May 10, 2022 4:10 PM
Subject: [External] Development Review Committee - June 9, 2022 - Blue Meadows

3. EPCOR, Standing Comments Ted Burrell, General Manager, EEDO

The following are EPCOR comments: As of *March 30, 2021* Standing Comments

- Electrically engineered and stamped site servicing drawings using the most recent USF standards and non-linear analysis need to be supplied to EPCOR for approval prior to any construction.
 - Electrical engineered drawings must include required transformation based on developer's estimate of building loads.
 - Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.
 - Developer needs to coordinate with EPCOR ASAP the scope works that EPCOR will be providing and any associated fees required.
 - All electrical site servicing must comply with the most recent and approved version of EPCOR Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.
 - All electrical site servicing must comply with the minimum clearances as specified in the most recent USF standards. The USF standards can be obtained from EPCOR through a non-disclosure agreement.
 - Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of EPCOR prior to the system being energized.
 - Early consultation with EPCOR metering department regarding possible suite metering is a must to avoid delays and installation issues. I.e. provide access key for metering room, demand load, number of suites/units.
 - Note that currently there is a minimum lead time of **52 to 72** weeks for transformers from suppliers.
 - Once the facilities are energized and all payments for such have been completed by the Developer EPCOR will assume full ownership and responsibility for the electrical distribution system up to:
 - The secondary line side of any residential meter base (Max 200amp)
 - The secondary connection on the distribution transformer (Above 200amp)
 - The primary disconnect ahead of any "Customer" owned 44kV substation
- Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to EPCOR.
- In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following:
 - The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the

- proposed development for any expansion over (5) five years after electrical service has been energized.
- The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.
 - The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.

The following supporting documents are located online for the developer's reference:

EPCOR Utilities Inc. –Conditions of Service Document

<https://www.epcor.com/products-services/power/Pages/terms-and-conditions.aspx>

June 10, 2022

GSCA File: P22302

Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, ON
N0H 2P0

The Corporation of the County of Grey
595 – 9th Avenue East,
Owen Sound, ON
N4K 3E3

Sent via email: planning@thebluemountains.ca

Sent via email: planning@grey.ca

**Re: Plan of Subdivision & Zoning By-law Amendment Applications (Blue Meadows,
Town of The Blue Mountains file No. P3162, County file number 42T-2022-02)
Address: Part of Lots 40-44 southwest side of Arthur Street, all of Lots 40 – 44
northeast side of Louisa Street, all of Park Lots 11 & 12 southwest side of
Louisa Street, Part of Park Lots 11 & 12 northeast side of Alice Street, and
Part of Louisa Street, geographic Town of Thornbury
Town of the Blue Mountains**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards, and our advisory comments related to Natural Heritage and Water policies as per the Memorandum of Agreement with the Town of the Blue Mountains and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal is to create blocks of land for ninety-eight (98) residential rowhouse units, two (2) commercial buildings with ground-floor commercial with a total of seventy-five (75) residential units above, and eighteen (18) live/work freehold rowhouse units with commercial on the ground floor and two-storey residential units above. In addition to the residential and commercial units, parkland dedication, a community garden, internal streets, and a stormwater management facility would also be created.

GSCA Regulations

Portions of the subject properties are regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with the Little Beaver Creek.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

Provincial Policy Statement 2020

3.1 Natural Hazards

The natural hazards present on the subject lands include the flood and erosion potential associated with the Little Beaver Creek. In this regard, a floodplain and erosion hazard assessment were completed in support of the proposed development.

The floodplain assessment was completed by Crozier Consulting Engineers, CFCA File No. 2142-6059, dated February 2022. The report noted that the Little Beaver Creek is contained within its valley during the Regulatory flood event. As such, the erosion hazard will be the greater constraint to development on the eastern side of the Little Beaver Creek. Through this study, the erosion hazard was confirmed to be calculated as a 15-metre toe erosion allowance, plus a stable slope setback of 3:1 and a 6-metre erosion access allowance. The extent of this hazard was refined through reference to site topographic data by the consulting engineers. GSCA is generally accepting of the findings of this study, and the current draft plan has captured these hazards within Blocks 5 and 23 and an appropriate hazard zoning designation is proposed.

In our comments provided in response to a pre-consultation circulation for the proposed development, our office had noted that there was a defined drainage channel on the subject lands that outlets to the Little Beaver Creek. No mention of this channel was found within the reports provided in support of this development. We are looking for confirmation from the consulting engineers that this drainage channel was considered in the preparation of these reports, and if so, why there was no reference to this feature in the provided reports. If it was not previously considered, our office would be looking to know what if any implications this drainage channel may have regarding existing and proposed conditions on the site.

2.1 Natural Heritage

The natural heritage features on and adjacent to the subject lands include fish habitat, potential for significant wildlife habitat and potential habitat for threatened or endangered species. An Environmental Impact Study was completed by Azimuth Environmental Consulting, Inc., File No. AEC 19-376, dated March 2022. Through this study, the natural heritage features identified on the site included fish habitat, unevaluated wetlands and valleylands. The study demonstrated no negative impacts to these natural heritage features through the proposed residential development, provided that the mitigation measures contained within the report are adhered to through design stages. The report outlined the potential for impacts to fish habitat resulting from the storm sewer and outlet which is proposed within the valley, and outlined mitigative measures to minimize impacts. The GSCA is generally accepting of the findings of this study and the mitigation measures proposed. We note the following based on our review:

- The EIS notes that a 15m buffer from the top of bank is to be maintained in order to minimize impacts to the natural heritage features within the valley, and recommended a Landscape Plan should be prepared to restore the 15m buffer to a revegetated state with

native trees and shrubs. The EIS also noted that the Landscape Plan should provide revegetation plans for the storm sewer work area north of SWM #3. The currently provided General Grading Plan appears to meet the 15m setback for proposed lot fabric. However, the Landscape Concept Plan provided only provides landscaping considerations outside of the Natural Heritage System blocks 5 & 23. Specific re-vegetation plans should be provided for Blocks 5 & 23 and for the storm sewer outlet within the valley.

- In considering possible impacts to the watercourse, the EIS notes that all development, including grading and lot lines, will occur over 30m from Little Beaver Creek. We note this setback is demonstrated on the Site Layout, Drawing A1.0, dated December 2021, and appears to be appropriately captured in the configuration of Blocks 5 & 23.
- The EIS provided specific recommendations related to erosion and sediment control. Some details have been provided in writing in the Functional Servicing Report related to Erosion and Sediment Control; however, a detailed plan should be prepared which reflects the recommendations of the EIS.
- As detailed designs are not yet available for the storm sewer outlet into the valley, the EIS noted that these should be reviewed by a qualified fisheries ecologist. An addendum to the EIS should be prepared to reflect this review once detailed design for the storm sewer is proposed.

2.2 Water

A stormwater management report, geotechnical report, and supplemental hydrogeological assessment were completed in support of the development and submitted as part of this application. GSCA staff have reviewed the submitted studies and provide the following preliminary comments:

- The findings of the geotechnical and supplemental hydrogeology studies confirmed the presence of relatively high groundwater levels across the site. This should be addressed in the design of the stormwater management facilities.
- We recommend that relevant groundwater information be included in the drawings for the stormwater management facilities and whether or not a liner is recommended, and if not, the reasoning for why it would not be required. The detailed recommendations from the geotechnical consultant should be included within the stormwater management design report.
- The MECP stormwater management planning and design manual indicates that dry ponds are suited to drainage areas equal to or greater than 5 hectares. The drainage area being directed to the proposed SWM facility #1 appears to only be 3.06 hectares. This is particularly of concern regarding implications for the removal of contaminants. Please advise as to the estimated detention time and how the 60% TSS removal is being achieved with a dry pond that is much smaller than the typical design standard.
- The proposed dry pond appears to be designed with side slopes of 3:1. The design guidance notes that the sides slopes should be graded at an average slope of 4:1 or flatter, this would be our recommendation.

Overall, GSCA is supportive of the treatment train approach to address water quality concerns, and runoff from the site appears to be contained to pre-development volumes at a minimum. GSCA relies on the Stormwater Management Planning and Design Manual (2003), that has established guidance related to the implementation of stormwater management practices. The design guidance related to Dry Ponds should be adhered to for the proposed stormwater management facilities and approaches, and where the design for the site differs from these minimum standards, the reasoning should be clearly discussed in the report. While we recognize

June 10, 2022

GSCA File No. P22302

that some design details may be better addressed at the detail design stages, GSCA has some concerns regarding the small size of the proposed dry pond, and this may have implications on the overall footprint required for the open space block dedicated to this stormwater management approach.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is located within an area that is subject to the Source Protection Plan.

Recommendations

At this time, GSCA is recommending the following draft plan conditions:

- That a detailed stormwater management plan be prepared for the site to the satisfaction of the Grey Sauble Conservation Authority. Consideration should be given to the following:
 - The hydrogeological conditions should be accounted for in the design of the stormwater management controls
 - Enhanced treatment is required
 - Runoff from the site must be controlled on-site, and post-development flows must not exceed pre-development flows, or the flow volumes as established through previous study
 - The storm sewer outlet into the valley of Little Beaver Creek will require review by a qualified fisheries ecologist.
- That a sediment and erosion control plan should be prepared and implemented to the satisfaction of the GSCA
- That a Landscape Plan should be prepared in line with the mitigation recommendations of the Environmental Impact Statement, to the satisfaction of the GSCA
- That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the Grey Sauble Conservation Authority.
- Further, that the subdivision agreement contain a clause that indicates portions of the lands are subject to Ontario Regulation 151/06 administered by the GSCA and a permit is required from the GSCA prior to any site alteration or development within the affected areas.

We are generally accepting of the zoning from a hazard perspective, but related to the Block 17 stormwater management facility, further confirmation will be required to determine if the space allotted to it is sufficient.

Regards,



Jake Bousfield-Bastedo, Watershed Planner

c.c. Andrea Matrosovs, GSCA Director, Town of the Blue Mountains
Development Engineering, Town of Blue Mountains
Justine Lunt, Environmental Planner, Grey Sauble Conservation Authority

Natalya Garrod

From: [REDACTED]
Sent: Thursday, July 7, 2022 4:10 PM
To: scott.taylor@grey.ca; Planning General
Subject: RE: Blue Meadows Development Proposal

Hi,

I'm writing to share the questions and comments around the proposal for blue meadows:
Proposed Zoning By-law Amendment (Town File # P3163), & Plan of Subdivision (Town File # P3162; &
County of Grey File # 42T-2022-02)

I have also shared the same with council through the town clerk ahead of the July 11th meeting.
I'm not sure if this is redundant sharing with you as well, just following the instructions given on the mail received.

Thanks in advance,
Joshua Gross

July 7, 2022

BY E-MAIL

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

To:

Ms. Corrina Giles, Town Clerk, Town of The Blue Mountains
townclerk@thebluemountains.ca

Attention:

Council for the Town of The Blue Mountains
Mr. Alar Soever, Mayor,
Mr. Peter Bordignon, Deputy Mayor,
Ms. Paula Hope, Councillor,
Ms. Andrea Matrosovs, Councillor,
Mr. Rob Sampson, Councillor,
Mr. Jim Uram, Councillor,
Mr. Bill Abbotts, Councillor,

Re:

Blue Meadows
Proposed Zoning By-law Amendment (Town File # P3163), &
Plan of Subdivision (Town File # P3162; & County of Grey File # 42T-2022-02),

Dear Council

We are Joshua Gross and Emily Hoxford who live at [REDACTED].

We are writing to express our concerns about the proposed Blue Meadows development:

1. Density & Community Fit
 - Trying to accommodate 191 units is an urban big city approach to development that conflicts with our existing neighbourhoods and community culture

- We also have concerns about accessibility especially for those with mobility issues with such a dense bland row house design
 - We object to permitting 4th stories which we believe would conflict with current by-laws
 - Green space is very minimal on this plan. Other developments nearby, such as Far Hills, Apple Jack and Rankins have more robust landscaping the provides curb appeal and is environmentally friendly
 - Parking seems inadequate for the number of proposed units especially factoring in the winter season and snow removal/management
2. The proposed density of the development leaves little room between some corners of our property (and the property on Landsdowne) Our concern lies in that the development will irreversibly harm the roots of old growth trees on the property. A possible larger setback or other buffering would help keep these trees alive and protected.
 3. Previous concept plans left GSCA regulated limits undeveloped. This plan seems to propose building within those limits. Do we know what effect clearing the land and building will have on the GSCA regulated (Beaver creek) area if the proposal is moved forward within the regulated limits? Are there any repercussions if Beaver Creek and the surrounding trees are harmed?
 4. Has the city considered the traffic increase on Alice and other streets? With the already planned recreation center at the end of the street, as well as the upcoming parkette. There are many complaints already about the noise and traffic on Alfred Street West. Will this cause another overly trafficked road in Thornbury?
 5. Has there been a thorough review of utilities to the area. It is known that the water down Alice street is not up to code. Let alone this type of density may cause unsustainable weight on other infrastructure.

All this being said, we are not against growing the town of Thornbury. Sustainable housing needs to be sustainable not just for the housing being built but for the community around it.

Respectfully submitted,

Joshua Gross and Emily Hoxford



Natalya Garrod

From: [REDACTED]
Sent: Friday, July 8, 2022 5:35 PM
To: Town Clerk
Subject: Notice of Public meeting re Parts of lots 40-44

Importance: High

Comments and suggestions:

1. Traffic on highway 26 will be dramatically increased with turns left and right, pedestrians trying to cross highway 26. How will the town cope with this. Currently , none of the traffic coming from Collingwood to Owen sound or Meaford is not redirected and visa versa. This would mean that the traffic will increase dramatically.
2. Traffic on Louisa street will go up in volume towards Beaver street and Alice street and implementation of roundabouts should be implemented to smooth the traffic.
3. Traffic on highway 26 has already increased dramatically and it is virtually impossible for a pedestrian (older ones) in particular to cross. Need to put in place a system to slowdown traffic and implement at least two crossings from Bruce street to Lansdown street .As an aside comment ,noticed recently that in Calgary the use of amber lights are in place at crossings and the speed limit is reduced to 30km per hour to facilitate safe crossing of the public.
4. I agree with residential housing combination of condos, semi detached and detached homes with parks and playgrounds for the children. I like to see a separate area for the commence to consolidate parking and dispersing the accessibility of walking in the residential and commercial area. I define commercial as retail, restaurants, etc., services for the public-medical, banking etc.
5. I like to see the traffic through this town to be greatly reduced as the waiting period is dramatically increasing and therefore the town should explore more utilisation of the use of route 40 to Owen sound, Meaford.
6. Will Beaver street be closed at the corner of Beaver and Alice?
7. Condo units are being built at Louisa street , Lansdowne and Victoria street- What impact will this have on the increased traffic flow and how will the town deal with this.

Thank you for allowing to make comments.

John van der ster
[REDACTED]

Natalya Garrod

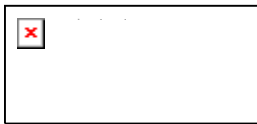
From: Scott Taylor <Scott.Taylor@grey.ca>
Sent: Friday, May 20, 2022 1:18 PM
To: miriam planwells.com
Cc: Natalya Garrod
Subject: FW: Request for Comments - Blue Mountains (Blue Meadows) - Plan of Subdivision & Zoning Bi-law Amendment

FYI

Scott Taylor

Manager of Planning Services

Phone: +1 519-372-0219 ext. 1238



From: Coordinator LRC HSM <hsmrcc@bmts.com>
Sent: Friday, May 20, 2022 11:54 AM
To: Scott Taylor <scott.taylor@grey.ca>; planning@thebluemountains.ca
Subject: Request for Comments - Blue Mountains (Blue Meadows) - Plan of Subdivision & Zoning Bi-law Amendment

[EXTERNAL EMAIL]

Your File: 42T-2022-02 / P3163

Our File: Blue Mountains Municipality

Mr. Taylor and Ms. Garrod,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the Blue Meadows Plan of Subdivision Application and Zoning Bi-law Amendment and have no objection or opposition to the proposed application.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis

email: hsmrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com

address: 204 High Street Southampton, ON

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.

Natalya Garrod

From: Corrina Giles
Sent: Monday, June 27, 2022 12:17 PM
To: LandUsePlanning@HydroOne.com
Cc: council; Adam Smith; Ruth Prince; Ryan R. Gibbons; Sarah Traynor; Shawn Carey; Shawn Everitt; Tim Hendry; Will Thomson; Natalya Garrod; Karen Long; Krista Royal; Kyra Dunlop
Subject: FW: The Blue Mountains - Blue Meadows - 42T-2022-02

Good afternoon,

I acknowledge receipt of the attached comments from Hydro One as it relates to the July 11 Public Meeting regarding [Blue Meadows](#) and confirm the comments will be included in the record of the July 11 Public Meeting.

Kind regards,



Corrina Giles, CMO

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

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Sent: June 27, 2022 11:52 AM

To: Karen Long <klong@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>

Subject: The Blue Mountains - Blue Meadows - 42T-2022-02

Hello,

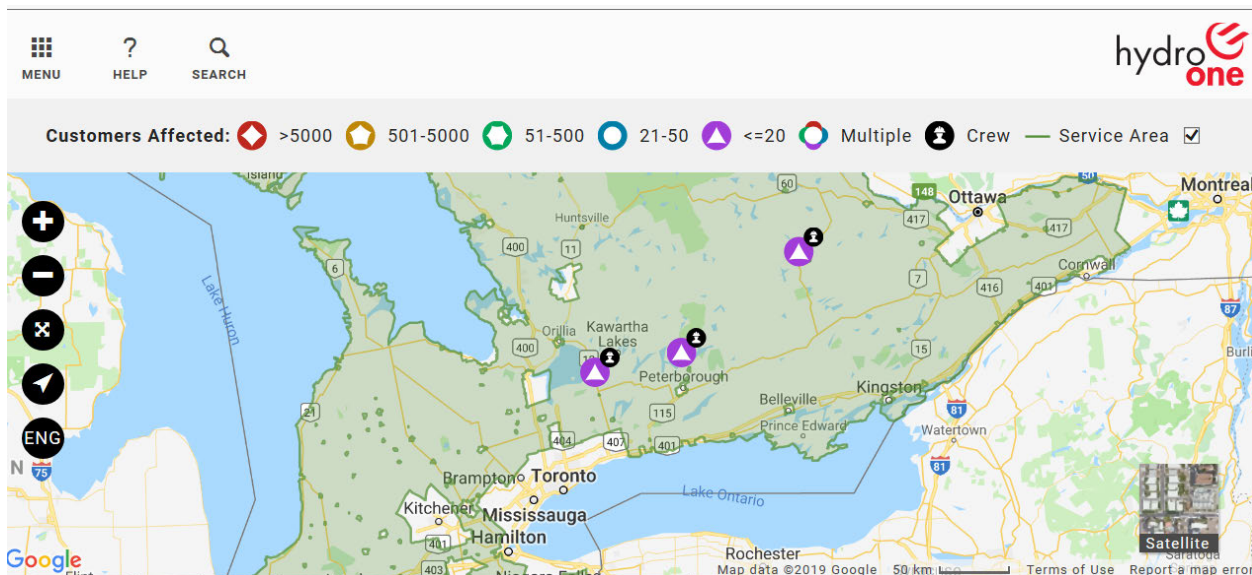
We are in receipt of your Draft Plan of Subdivision Application, 42T-2022-02 dated June 15, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,
Kitty Luk
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road
Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

From: Karen Long <klong@thebluemountains.ca>
Sent: Wednesday, June 15, 2022 9:40 AM
Subject: Notice of Public Meeting - Blue Meadows

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning,

Please find attached hereto the Notice of Public Meeting with respect to the Blue Meadows Development Application. The public meeting with respect to this Application is scheduled for July 11, 2022 at 1:00 pm.

At this time, we trust you find this in order.

Natalya Garrod

From: [REDACTED]
Sent: Friday, July 8, 2022 5:03 PM
To: Town Clerk
Subject: Notice of public meeting re part of lots 40-44 Arthur and Louisa street
Importance: High

Comments and suggestions:

1. Traffic on highway 26 will be dramatically increased with turns left and right, pedestrians trying to cross highway 26. How will the town cope with this 2. Traffic on Louisa street will go up in volume towards Beaver street and Alice street 3. Traffic on highway 26 has already increased dramatically and it is virtually impossible as a pedestrian (older ones) to cross. Need to put in place slowdown of traffic plus at least two crossings from Bruce street to Lansdown street. Notice recently that in Calgary the use of amber light are in place at crossings and the speed limit is reduce to 30km per hour 4. I agree with residential housing combination of condos, semi detached and detached homes with parks and playgrounds for the children. I like to see a separate area for the commence to consolidate parking and dispersing the accessibility of walking in the residential and commercial area. I define commercial as retail

John van der ster

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

To: Ms. Corrina Giles, Town Clerk, Town of The Blue Mountains

townclerk@thebluemountains.ca

Attention: Council for the Town of The Blue Mountains

Mr. Alar Soever, Mayor,

Mr. Peter Bordignon, Deputy Mayor,

Ms. Paula Hope, Councillor,

Ms. Andrea Matrosovs, Councillor,

Mr. Rob Sampson, Councillor,

Mr. Jim Uram, Councillor,

Mr. Bill Abbotts, Councillor,

Re: Blue Meadows

Proposed Zoning By-law Amendment (Town File # P3163), &

Plan of Subdivision (Town File # P3162; & County of Grey File # 42T-2022-02),

Dear Town of the Blue Mountains Council,

My name is Melissa Hutton and I am writing this letter to voice my concerns regarding the subdivision application known as the Blue Meadows. I live at [REDACTED], directly across the street from this proposed development.

While I understand and accept development is inevitable, I am very concerned with the sheer density of this development. This particular development has 191 residential units and two large commercial buildings. I acknowledge that the province has density "goals", but I do not understand why, as a small town, we want to always adhere to those "goals". We are a charming small town, and these developments do not reflect the community. The Towns of Thornbury development is a perfect example of that. It has high density (23 units rammed into 1.7 acres), and, in my opinion, in no way reflects the surrounding neighbourhood.

The amount of units going into the Blue Meadows development and their small size makes me wonder who is going to buy them. Are they going to attract families? They seem like they are more in tune with being used as income properties and/or short-term rentals. This is not what we would like in our neighbourhood.

While the development proposes to include “green space”, the spaces are small and essentially useless. I would like to see the green spaces made larger, and this could be done by reducing the number of units.

The town keeps allowing these kinds of developments, with seemingly no regard to the pressures that this new influx of people will put on various sectors of the community; healthcare (we don't even have enough doctors for the people who currently reside here; the school (already at maximum capacity); water and sewer (nearing or at capacity in certain areas); green space and water access (limited); recreation (no pool, gym, etc. for residents). These things should all be considered when large developments are being proposed. How is the town going to remedy these current issues?

The area at the back of this development is environmentally significant. It is a corridor used by coyote and deer as well as many other species (plant and animal). The river is the Little Beaver River and it is a spawning river for rainbow trout. The previous land-owner cut all of the trees down in this area, and did get fined, but the damage was done. I would really encourage the town to ensure that this developer plants a lot of trees and vegetation along the back of the development and to make sure that there is a significant buffer between the units and the area surrounding the river to allow the animals that currently live there to continue to live there with minimal disruption.

I also have concerns with the additional traffic on Lansdowne Street. Beaver Street will be closed to traffic so people will use Lansdowne Street as a conduit to Highway 26. On top of that, there are over 18 units proposed that will be fronting directly onto Lansdowne, as well as an entryway into the development off of Lansdowne Street. I would like the town to implement speed humps/tables on Lansdowne Street South to make it safer for everyone. I have seen these used in Collingwood, Wasaga Beach and Barrie. Previously, the town has said that they would not use speed humps/tables because of snow removal issues. I would challenge the town to prove this is an issue when our neighbouring communities use them successfully.

Lastly, I would like to mention that I am wary of the town's ability to control a developer if that developer is not adhering to deadlines, codes and by-laws. I live within 50 metres of the Towns of Thornbury development. This development has been in the works for over 2.5 years. The employees park their vehicles and block local roads (not to mention the dust and the destruction of the roads themselves), their jobsite and the area around the jobsite is dirty and full of trash. We have had to deal with their workers eating their lunches on our lawn, racing motorcycles up and down our streets, burning building materials causing noxious smoke, fuel spills, delivery trucks and a boom lift in our ditch etc. I could list more issues, but suffice to say, it has been an unpleasant 2.5 years. The town has tried to control this developer (e.g., fining them) but when a developer does not pay their fines, ignores by-laws etc., it is the surrounding community that pays the price. Now, a development that is 5 times the size of the Towns of Thornbury is being proposed to be built across the street from me and I have little faith that the town is able to help the citizens who live near any development when the developer blatantly does their own thing. I ask council, how are you going to protect our interests with this new development? How is the town going to handle rogue developers in the future?

Thank you Council for your time and consideration of my thoughts related to this proposed development. There are many things to think about related to the proposed Blue Meadows development and I hope that some of the things that I have concerns about will be discussed and considered as valid and worth looking into.

Respectfully,

Melissa Hutton

Natalya Garrod

From: Krista Royal
Sent: Monday, July 11, 2022 9:15 AM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Natalya Garrod; scott.taylor@grey.ca; Karen Long
Subject: FW: Deputation Request

Good Morning Mr. Richter:

I acknowledge receipt of your email below as it relates to the [July 11 Public Meeting Re: Proposed Blue Meadows Development](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the July 11 Public Meeting, and attached to a followup staff report regarding this matter.

Please note that we do not have deputations at public meetings, but you are welcomed to come to today's meeting in person to provide your comments. Your comments received will be read by the Town Clerk at today's public meeting.

Kind Regards,



Krista Royal, Dipl. M.A.

Deputy Clerk

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

Tel: 519-599-3131 ext. 237 | Fax: 519-599-7723

Email: kroyal@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.

From: [REDACTED]
Sent: July 8, 2022 10:47 AM
To: Town Clerk <townclerk@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>
Cc: [REDACTED]
Subject: Deputation Request

To: Ms. Corrina Giles, Town Clerk, Town of The Blue Mountains
townclerk@thebluemountains.ca

Dear,

Council for the Town of The Blue Mountains

Mr. Alar Soever, Mayor,
Mr. Peter Bordignon, Deputy Mayor,
Ms. Paula Hope, Councillor,
Ms. Andrea Matrosovs, Councillor,
Mr. Rob Sampson, Councillor,
Mr. Jim Uram, Councillor,
Mr. Bill Abbotts, Councillor,

**Re: Blue Meadows
Proposed Zoning By-law Amendment (Town File # P3163), &
Plan of Subdivision (Town File # P3162; & County of Grey File # 42T-2022-02),**

I have a few concerns regarding the proposed development as My wife Janet Reekie and myself Michael Richter live across the road at [REDACTED]. We are still going through the development stages of the Towns of Thornbury development and are now faced with additional development across the road.

I have concerns related to the following topics:

- How long will the developer have to complete this project? The reason I ask is the Towns of Thornbury Development has slowly moved and has been quite disruptive with construction vehicle traffic, dirt and debris, road closures, vehicles trapped in the roadway and ditches. Will it be developed in stages? If so when and where would it start?
- Please explain how the row houses and density of development fits into our towns official plan I cannot see the correlation. Maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development. (official plan A3.4.2 Urban Community Character)
- Is the development asking for any set back allowances?
- With the development of the Towns of Thornbury it would seem that this proposed development one of the largest this side of town has seen will continue to change the look and feel of our Town with density and design. Can we not meet on some common ground that would keep our town heritage and building heights without completely transforming it?
- I am concerned about continued construction work in relation to my homes foundation (built 1883) and the over 100 year old Horse Chestnut tree on my front lawn that will surely be damaged in construction. Will the town work with me to ensure we remove the risk of damage to that tree and continue to preserve our tree canopy?
- Does the town have a willingness to work with neighbours to keep existing trees? I will move some of mine to protect them but it would be devastating to see all the mature trees on the side of the street removed. We will already be impacted enough by this development all together.
- With the addition of new services to my home will the town work with me to bring in services at the same time in order to allow for a clean transition? As Council is aware I did request sewage services when the Towns of the Thornbury was developed by was denied that. It would be quite expensive to me as a homeowner to bring in services one at a time. The proposed changes in talking to town staff will be quite costly what is their commitment to help lessen this impact?
- Traffic of course is a huge concern as Council and Town Staff has heard from our neighbourhood many times over the years, what is the commitment to lower vehicle speeds and manage the new volumes this development will present. What traffic studies have been completed to identify the impact of this development on the town and neighbouring homes and streets?

Thank you for taking the time to review my concerns.

Kind regards,
Michael Richter

Natalya Garrod

From: Karen Long
Sent: Monday, April 25, 2022 12:05 PM
To: Ontario Lands
Cc: Natalya Garrod; Scott Taylor
Subject: RE: Notice of Complete Application - Blue Meadows Development

Good morning,

Thank you for your email.

I have copied Natalya Garrod, Planner for the Town of The Blue Mountains, and Scott Taylor, Planner for the County of Grey for their information.

At this time, we trust you find this in order.



Karen Long

Administrative Assistant for Planning Services
Tel: 519-599-3131 ext. 263
Email: klong@thebluemountains.ca

IMPORTANT INFORMATION

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

From: [REDACTED] >
Sent: Monday, April 25, 2022 12:01 PM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Notice of Complete Application - Blue Meadows Development

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

Natalya Garrod

From: Corrina Giles
Sent: Monday, July 11, 2022 3:52 PM
To: richard lamperstorfer; Krista Royal
Cc: Town Clerk; Natalya Garrod; Karen Long; Shawn Postma; Adam Smith; council; SMT
Subject: RE: Public Meeting

Good afternoon Mr. Lamperstorfer,
I acknowledge receipt of your comments below regarding the Blue Meadows Development Public Meeting and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

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

From: [REDACTED] >

Sent: July 11, 2022 3:47 PM

To: Krista Royal <kroyal@thebluemountains.ca>

Cc: Town Clerk <townclerk@thebluemountains.ca>; Natalya Garrod <ngarrod@thebluemountains.ca>; Karen Long <klong@thebluemountains.ca>; Shawn Postma <spostma@thebluemountains.ca>; Adam Smith <asmith@thebluemountains.ca>

Subject: Re: Public Meeting

my Comments re Blue Meadows Development Application Presentation of June 11, 2022 Public Meeting.

Perhaps it's my luck i was unable to unmute and speak. If "Manners" are the New Modis O of TBM few on Council get a gold star!

The Blue Meadows proposal of ~ 191 residents units next to the very large, only grocery store is an excellent proposal. Affordability imo comes in large part these days from NOT owning a car, owning 1 car, not owning 3 cars(as do many 3100+ square foot new houses) I support the project. I like the look or the work/live units. CHARACTER is a NIMBY tool that NIMTO Councils use, and use for easy votes. Council should be embarrassed in their present proposal in providing 2 floors of residential units at The Gateway Project, in 3 Storeys!!! I have watched this site for years, and this is the best location for highest density in TBM's Thornbury next to the New Foodland.

Council has little relevance when what is good for the goose them ...

Council, so, up to 6 storeys North of Peel with MZO, 3 Storeys at the Gateway now proposed.

Council should listen, listen to Skikar Dihlall(owner?), planning for PRICING is not something that can be done in Summer 2022 or this early in the game! That's why my last proposal/deposition "Electric Blue 88" is 88 detached freehold 9Meter frontage lot only (on the same sized 5.2 hectare at 10thLine & Beaver St S)

I live in a 1970 suburban house on Bruce St S, it does have character to local old white-guys over 65, but it does to me!!!

I attach G&M article released during the Rogers blackout.

I may add to this email, but i send it for now, i'm listening to the proposed Tree Bylaw on the trees, mine apple trees now considered WEEDS under current rules!

www.theglobeandmail.com/opinion/editorials/article-when-it-comes-to-fixing-canadas-housing-crisis-too-many-voices-arent

Thank you,

Richard Lamperstorfer

On Mon, Jul 11, 2022 at 3:06 PM Krista Royal <kroyal@thebluemountains.ca> wrote:

Good afternoon Mr. Lamperstorfer:

I confirm that you can provide your comments by email, they will be circulated to Council for information and consideration and included in a followup staff report regarding this matter.

Kind Regards,



Krista Royal, Dipl. M.A.

Deputy Clerk

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

Tel: 519-599-3131 ext. 237 | Fax: 519-599-7723

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

From: Robert Mitchell [REDACTED]
Sent: Tuesday, July 12, 2022 4:35 PM
To: Shawn Everitt <severitt@thebluemountains.ca>
Subject: Blue Meadows,
Importance: High

Hi Sean,

If you did not receive the email I tried to send on Sunday I would like to reiterate my apology for my outburst at the Farmer Market. I tend to get over excited when thinking about Blue Meadows and should not be taking this feeling out on you. So again, my apologies. Obviously, you know that I have grave reservations about this development and I am worried that you and others may not have seen the Deputation I prepared to speak to specific planning issues. I believe it is important to have input from residents, not just the developer, and our spoken words at the meeting are only part of the picture. You mentioned at the meeting that "IF there are substantial revisions to the proposals, a second public meeting could be required". I may be over reacting again but that implies to me that you think it is unlikely there will be substantial changes. And I had the sense that you thought this proposal would proceed smoothly and quickly to approval. Could you clarify your views which are very important given your position as I am continuing to work with neighbours to try to bring about some changes to this development proposal – and we would prefer substantial changes – and we hope that such work would be considered helpful. Many thanks and please do accept my apology.

AMS Partners



M4W 2T5

July 7, 2022

BY E-MAIL

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

To: Ms. Corrina Giles, Town Clerk, Town of The Blue Mountains
townclerk@thebluemountains.ca

Attention: Council for the Town of The Blue Mountains
Mr. Alar Soever, Mayor,
Mr. Peter Bordignon, Deputy Mayor,
Ms. Paula Hope, Councillor,
Ms. Andrea Matrosovs, Councillor,
Mr. Rob Sampson, Councillor,
Mr. Jim Uram, Councillor,
Mr. Bill Abbotts, Councillor,

Re: **Blue Meadows
Proposed Zoning By-law Amendment (Town File # P3163), &
Plan of Subdivision (Town File # P3162; & County of Grey File # 42T-2022-02),**

Dear Council,

My name is Robert Mitchell and on behalf of my wife Marsha Mitchell and I, we wish to address Council with the following Planning issues concerning the proposed development applications before Council today.

Firstly, we live at [REDACTED] and have owned this home since 1975.

Secondly, we both participated in the 2018 Municipal election and as Deputy Mayor Bordignon knows, helped elect this Council to represent the residents of this cherished municipality to ensure growth and development is permitted in line with the approved vision and policies of the Official Plan and in compliance to the Zoning Standards of the Town's approved Zoning By-law.

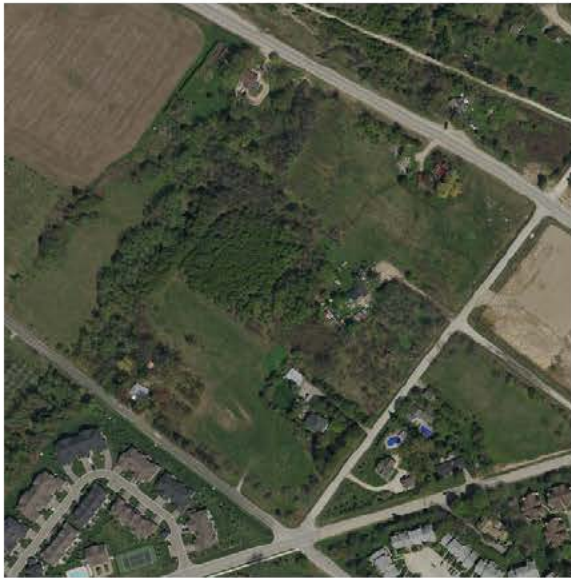
[REDACTED] :

Our home is a single detached two (2) storey red brick dwelling (+/- 140 years old) located on the west side of Lansdowne Street South just north of the Alice Street West and Lansdowne Street South/Beaver Street South intersection. Architecturally we believe the design category is Italianate, a distinct 19th-century phase in the history of Classical architecture, which style drew its inspiration from 16th-century Italian Renaissance architecture derived from medieval Italian villas and farmhouse having narrow inverted “U” crown windows, deep wide eaves with substantial decorative brackets, a one storey porch and a second storey balcony. This form of architecture was made popular through pattern books written by designers in the 1850s. Below is a picture of our home which some of you may recognize.

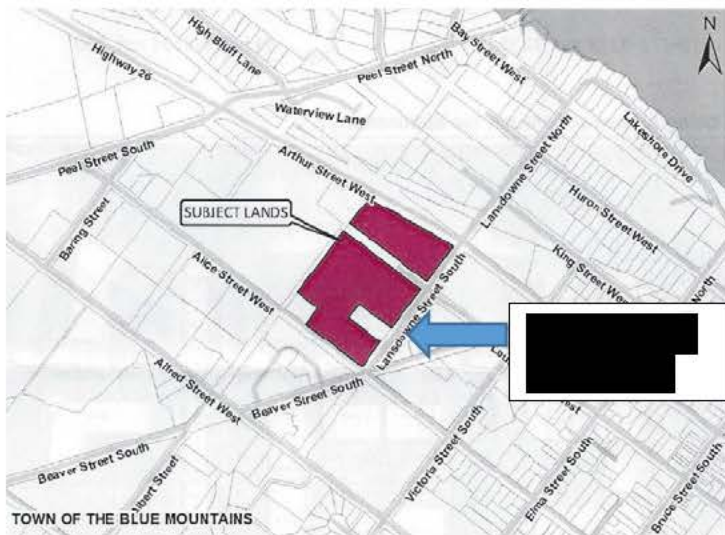


2015 Aerial Photographs:

As can be seen in the 2015 aerial photographs, as provided by the County of Grey, our home property abuts the development lands on three (3) sides being both interior side lot lines and our rear lot line.



Development Lands (Subject Lands):



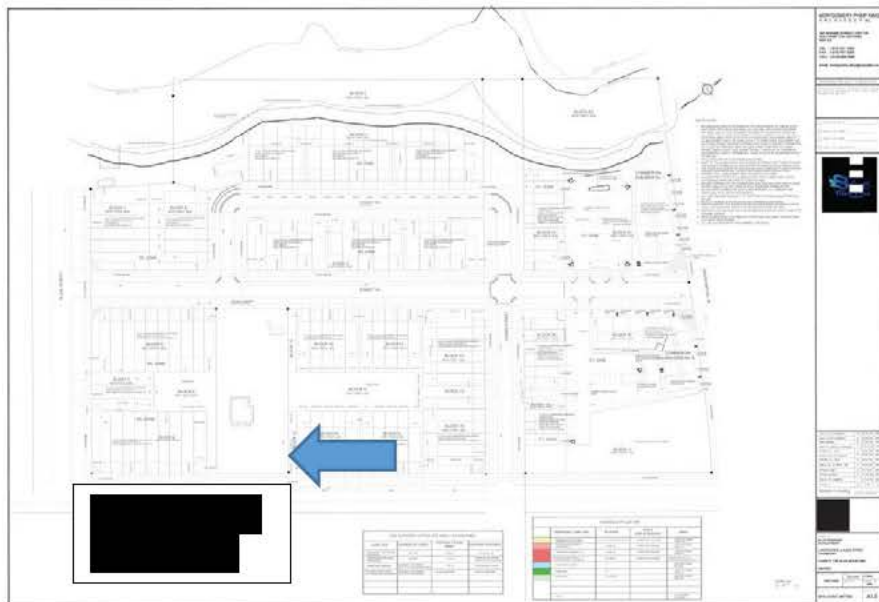
Proposal:

As we understand it, the developer proposes to create a Plan of Subdivision that would create roads and blocks of lands to accommodate the following types of development:

- Ninety-eight (98) residential **rowhouse dwelling units**,

- Two (2) buildings complete with ground floor commercial units and seventy-five (75) upper storey residential units,
- Eighteen (18) Live/Work freehold rowhouse units having commercial on the ground floors and two (2) storey residential units on the second and third storey levels,
- Total of 191 residences
- Parkland,
- Internal streets, and
- the construction of a Stormwater Management Facility.

Concept Plan:



Observations:

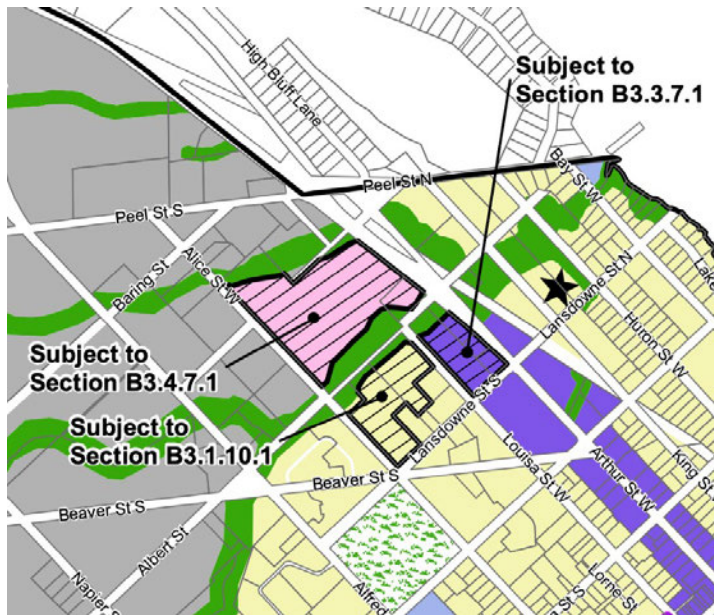
- The developer proposes to transform our lot from a standard lot having one (1) road frontage to a 'Through Lot' having road frontages on two (2) sides of our property. (with our permission?)
- The Open Space blocks inclusive of recreational lands and access walkways are to be located directly adjacent to both our interior lot lines.
- In the interest of public safety open space blocks and walkways should be located in locations visible from public streets and illuminated for evening use.
- The Open Space blocks and the Stormwater Management Facility should be integrated into one large open space facility to achieve both active recreation uses and passive recreation activities such as connecting walking trails around

the stormwater detention pond, natural vegetation enhancement and promotion of waterfowl activities.

- The combined Open Space/Stormwater Management Facility should be located away from the Commercial designated lands to ensure the greatest amount of non-residential floor area and resulting taxes for the Town.
- Proposed Blocks 5 and 23 should be conveyed to the Town as non-parkland conveyances which the Town should permit passive walking trails within, thereby connecting Arthur Street West to Alice Street and connecting links from the proposed development to such north-south pedestrian trail to access the commercial areas along Arthur Street and the Town's existing public trails running to the water (Victoria Street trails) and the east-west Georgian Trail.
- No indication of efforts toward better compatibility incorporating buffering (landscaping, berming, fencing, restricted lighting) as part of mitigation efforts between the existing low density uses (singled detached dwellings) and the higher density uses (proposed rowhouses).
 - Personal Note: The density of this development is far in excess of any other residential area in Thornbury making it possibly the largest the largest development ever in Thornbury. Is this compatible with the density and character of surrounding communities?

Town of The Blue Mountains Official Plan:

- Schedule 'A-2' of the Town Official Plan designates the southern portion of the development lands which surround our lands as Community Living Area of which part of that has an overlay policy land use designation identified as Section B3.1.10.1, which as we understand is not applicable in context to this development proposal.



Section B3.1 Community Living Area:

B3.1.1 Objectives:

It is the intent of this Plan to:

- **maintain the unique small town feel and *character* of Thornbury-Clarksburg;**
- **maintain compatibility** and where necessary, ***enhance the character and identity of existing residential areas;***
- **encourage the provision of a full range of housing opportunities** to meet the Town's housing needs;
- promote the efficient use of existing and planned *infrastructure* by creating the opportunity for *residential intensification*, where appropriate; and,
- **maintain the community's low (height) profile and low density feel.**

The Community Living Area land use designation encourages the provision of a full range of housing types including:

- a) single detached dwellings;
- b) semi-detached dwellings;
- c) duplex dwellings;
- d) townhouse, multiple and apartment dwellings subject to Section B3.1.5;
- e) accessory apartments in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- f) home occupations subject to Section B2.10;

- g) bed and breakfast establishments in single detached dwellings, subject to Section B2.5.1;
- h) *home occupations* subject to Section B2.10;
- i) parkettes and neighbourhood parks;
- j) other similar uses.

Observations:

1. Rowhouse dwelling type units **are not listed** in the Permitted Uses of the Official Plan's Community Living Area land use designation. **An Official Plan Amendment (OPA) may be required in this instance.**
2. The Official Plan defers to the Zoning By-law to define dwelling types which distinguishes a townhouse dwelling from a rowhouse dwelling.
3. The Official Plan encourages the provision of a **full range of housing opportunities** (Single detached, Semi-detached and Townhouse dwellings)

Town of The Blue Mountains Zoning By-law 2018-65, as amended:

Part 3.0 Definitions, defines a Rowhouse and a Townhouse to be different dwelling types.

DWELLING, ROWHOUSE:

Means one of three or more *dwelling units* divided by a vertical common wall each such *dwelling unit* having an independent entrance directly from outside the *building* and such *dwelling unit* shall be located on a separate *lot*.

DWELLING, TOWNHOUSE

Means a *dwelling unit* in a *building* that is vertically divided into a minimum of three *dwelling units*, each of which has an independent entrance to the outside at the front, rear, and/or side of the *building*. A dwelling in any other type of *building* is not a *townhouse dwelling*.

Overall Comments:

We look to Council to promote and support a development plan which would see the *south half of the subject lands developed more in keeping with the residential community* of Thornbury which would:

- *maintain the unique small town feel and character of Thornbury,*
- in the interest of conformity to the Town's Official Plan provide a *better range of housing types* inclusive of a mix of single detached, semi-detached and townhouse units providing for a more balanced community development approach,
- confirm the allowance of rowhouses is a permitted use in the Town's Community Living Area land use designation which does not require an Official Plan Amendment (OPA),
- If rowhouses are permitted without the need of an OPA, then reduce the number of rowhouse dwellings proposed to provide a better balance of housing types in line with good community design,
 - Personal Observation: Does the monotonous sameness of these row houses respect the history and character of Thornbury homes and neighbouring communities? The example of the row houses opposite Georgian Peaks does not set a pleasing visual standard.
- provide for a development in which the existing residents of our community would gravitate to as their full-time residences and not just a development that non-resident recreation users would purchase for weekend activities and short-term rental opportunities,
- *ensure the provision of compatibility of the existing housing stock (eg. our single detached home) with new single detached dwellings adjacent to our home,*
- incorporate *buffering around our property and that of the neighbouring residence on Alice Street.* The use of berms, trees, and fencing by the developer on all of the abutting sides of the properties of the existing residents would help protect our privacy, prevent intrusion onto our property by the new residents and promote good neighbour relations,
- protect and enhance the existing tree canopy within the development lands and along Lansdowne Street South,
 - Personal Note: We have planted over 200 trees and shrubs on our property and the proximity of these homes could damage the roots of our trees and cut off sunshine that would harm their ability to grow.
 - We urge Council to ask that the Developer at least match the landscaping of surrounding communities – Rankins Landing, Apple Jack and Far Hills
- ensure the stormwater management design for the development improves existing drainage conditions of adjacent landowners and the stormwater management facility is designed appropriately and situated in the most ideal location,
 - Personal Note: The land south of us is already higher than our property (due to dumping land fill from construction of Far Hills) and heavy rains

cause serious flooding of our backyard with water 3-4 inches deep for several days and the death of several trees.

- direct Lansdowne Street and Alice Street to be upgraded to accommodate the additional vehicle volumes *while ensuring their present streetscapes are protected and enhanced*,
- promote the provision of sidewalks on only one side of the new roads and direct the incorporation of internal trails in the interest of active transportation and community connectivity, and
- design and provide additional parkland to be open to the entire community not focused internally to just this development.

Marsha and I thank all of Council for their time and consideration of our comments of this proposed development and we look forward to Council undertaking its best efforts to encourage this developer * to redesign their development to be cognizant of our community's existing residential character and dwelling composition and focus its design to blend in and be more compatible to and balanced with our small-town Thornbury community.

Respectfully submitted,

Marsha and Robert Mitchell

[REDACTED]

* Question: Who is the developer, and do they have experience with a project of this size and scale? What is their track record of completion, timeliness and keeping a tidy job site?

Natalya Garrod

From: Allison Kershaw
Sent: Tuesday, May 10, 2022 4:41 PM
To: Planning General
Subject: FW: Development Review Committee - June 9, 2022 - Blue Meadows
Attachments: Attachments.html

Hi there,

The capacity of the water and sewer plants and systems will need to be assessed to ensure there is capacity.

I didn't see an FSR with the proposal.

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.

From: Karen Long <klong@thebluemountains.ca>
Sent: May 10, 2022 4:10 PM
Subject: Development Review Committee - June 9, 2022 - Blue Meadows

The Town received an application for a proposed Zoning By-law Amendment and Plan of Subdivision. This file will be reviewed at a virtual meeting of the Development Review Committee on June 9, 2022.

Please find attached all documents received for preliminary review and comment. Kindly forward your written comments to planning@thebluemountains.ca no later than June 7th, 2022.

Municipal File No: P3162
Project: Zoning By-law Amendment and Plan of Subdivision
Municipal/Legal Description: Part of Lots 40-44 southwest side of Arthur Street, all of Lots 40 – 44 northeast side of Louisa Street, all of Park Lots 11 & 12 southwest side of Louisa Street, Part of Park Lots 11 & 12 northeast side of Alice Street, and Part of Louisa Street, geographic Town of Thornbury
Applicant: Blue Meadows
Agent: Plan Wells Associates
Municipal Planner: Natalya Garrod, Planner

Project Description:

Natalya Garrod

From: circulations@wsp.com
Sent: Monday, May 16, 2022 8:22 AM
To: Planning General
Subject: ZBLA (P3162) & Draft Plan of Subdivision (42T-2022-02), 40-47 Arthur St. 40-44, 46-49 Louisa St., 11-15 Alice St., The Blue Mountains.

2022-05-16

Planning Department

The Blue Mountains

, ,

Attention: Planning Department

Re: ZBLA (P3162) & Draft Plan of Subdivision (42T-2022-02), 40-47 Arthur St. 40-44, 46-49 Louisa St., 11-15 Alice St., The Blue Mountains.; Your File No. P3162, 42T-2022-02

Our File No. 93355

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

"The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca.

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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Natalya Garrod

From: Robert Mitchell [REDACTED] >
Sent: Monday, July 18, 2022 7:16 AM
To: shelley@planwells.com
Cc: Natalya Garrod; Shawn Postma; Adam Smith; melissa hutton; [REDACTED]
Subject: Blue Meadows

Hi Shelley

I am here to take you up on your offer to submit further questions - to add to those posed in our deputation.

Most important is the question of why this development could not be one of mixed housing unit styles – a combination of single family, semi-detached and town houses would better fit the style of surrounding communities and I might say better protect the privacy of our home in the middle of this project

Next, do we need that much additional commercial space in Thornbury. Has a survey been undertaken to establish that need? I see some vacant commercial space now. As well, at four stories these buildings will form a looming visual block that is not seen anywhere else in Thornbury. What impact will these commercial buildings have on downtown Thornbury – history shows that retailers struggle to survive.

Let me suggest a better use for that section of the development and one which might better suit your density goals. Why not locate 3 or 4 condominium buildings – 3 story like at Far Hills. This would have the added benefit of better traffic control, saving the existing residents on Lansdowne South from intensifying the traffic on Lansdowne South that is already growing with the closure of Beaver Street (I had to wait several minutes to turn into our driveway on Saturday) . With this change you can better accommodate single family and semi-detached homes on the southern section of this development. I would be remiss if I did not say we would prefer single family homes on the southern side of our property.

The row houses presently proposed are so close to our property that there will be shading effects for our trees and even our house, not to mention potential damage to the roots of the many trees we have planted all around our property – I might say at great expense.

I should add that the position and design of these row houses also represents an invasion of our privacy with blocks of these homes peering into our home and yard. Perhaps if you were to plant new rows of higher trees we could be protected from this privacy invasion. Better still, plan single family homes.

Thank you for considering these concerns

AMS Partners
[REDACTED]

From: Robert Mitchell [REDACTED]
Sent: Monday, July 18, 2022 9:18 AM
To: Natalya Garrod
Cc: [REDACTED]

I am writing to ask if the experience and track record of a developer is a criterion you consider in evaluating development proposals? As you may know from our deputation I raised the question of the developers experience and track record with regard to developments of this size and scale, not knowing if this factor is material to you, though it is to us.

In the case of Aster Homes they list two previous developments which were acquired/approved in the 2027-19 time frame (Aster Homes was formed in 2021) and they stand today as empty/vacant lots:

Catharines: <https://www.google.com/maps/place/104+Lakeport+Rd,+St.+Catharines,+ON+L2N+4R1/@43.1965783,-79.2612001,3a,45y,224.86h,90t/data=!3m6!1e1!3m4!1s9gJSThtbMmhHnMjRs3N6cQ!2e0!7i16384!8i8192!4m5!3m4!1s0x89d3513bd00279ff:0xb1b598265929813e!8m2!3d43.19639!4d-79.26146>

Kingston: https://www.google.ca/maps/place/70+Barbara+Ave,+Kingston,+ON+K7K+2M8/@44.2489219,-76.4972202,3a,15y,153.76h,90t/data=!3m7!1e1!3m5!1sKJBLf5Lnw9_ZUGYUjmr5BQ!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DKJBLf5Lnw9_ZUGYUjmr5BQ%26cb_client%3Dmaps_sv.tactile.gps%26w%3D203%26h%3D100%26yaw%3D153.76207%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192!4m5!3m4!1s0x4cd2abbeaf3c41b9:0x6fa9deda9ba506b!8m2!3d44.24872!4d-76.49708

Is there any point at which the experience of a developer enters into your considerations? Do you check the references of proponents, in this case Mr. Shekhar Delal, who claims 22 years of real estate experience?

Just seeking clarification

Thanks

