



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: April 30, 2024
Report Number: PDS.24.075
Title: Recommendation Report – Zoning By-Law Amendment and Plan of Subdivision for Part Lots 35 and 36, Concession 10 (Lora Greens)
Prepared by: David Riley, SGL Planning & Design Inc.

A. Recommendations

THAT Council receive Staff Report PDS.24.075, entitled “Recommendation Report – Zoning By-Law Amendment & Plan of Subdivision for Part Lot 36 & 36, Concession 10 (Lora Greens);

AND THAT Council enact a By-law to rezone the subject lands from the Development (D), Development-Holding 40 (D-h40) and Hazard-Holding 39 (H-h39) to Residential One-Holding 46 (R1-1-h46), Open Space-Holding 46 (OS-h46) and Hazard-Holding 39 (H-h39) as outlined in Attachment 1 of Staff Report PDS.24.075;

AND THAT Council adopt the Draft Plan of Subdivision shown in Attachment 2 of Staff Report PDS.24.075 and refer the matter to Grey County Council for approval.

B. Overview

The purpose of this report is to provide Council with a summary of public consultation and a recommendation regarding a proposed Zoning By-law Amendment and Plan of Subdivision for Lora Greens.

The application proposes the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed zoning by-law amendment would rezone the subject property from Development (D), Development-Holding 40 (D-h40) and Hazard-Holding 39 (H-h39) to Residential One-Holding 46 (R1-1-h46), Open Space-Holding 46 (OS-h46) and Hazard-Holding 39 (H-h39). The dwellings are proposed to connect to municipal water and wastewater services. The proposal includes the construction of a new road, a stormwater management facility and a walkway linkage to the Georgian Trail. The subject property is currently vacant.

The application proposes to use the existing performance standards of the R1-1 Zone, and is not proposing any changes to any established provisions of the Town’s Zoning By-law.

Planning Staff are supportive of the proposed zoning by-law amendment and Plan of Subdivision, and recommend approval of the Draft Zoning By-law Amendment shown in Attachment 1 to this report, and the adoption of the Draft Plan of Subdivision shown in Attachment 2 to this report.

At this time, Council has the following options available:

- A. Approve the Zoning By-law Amendment as outlined in Attachment 1 to rezone the subject lands from the Development (D), Development-Holding 40 (D-h40) and Hazard-Holding 39 (H-h39) to Residential One-Holding 46 (R1-1-h46), Open Space-Holding 46 (OS-h46) and Hazard-Holding 39 (H-h39), and adopt the Draft Plan of Subdivision as contained in Attachment 2.
- B. Modify the requested Zoning By-law Amendment to the satisfaction of Council and/or modify the Draft Plan of Subdivision.
- C. Refuse the requested Zoning By-law Amendment and recommend refusal of the Draft Plan of Subdivision and require a resubmission of an alternative development proposal.
- D. Not make a decision at this time for reasons provided by Council which may include requirements for additional information, a future staff report, and Council consideration.

C. Background

The Town of The Blue Mountains and the County of Grey received a plan of subdivision application, known as the Lora Greens development (County File No. 42T-2023-03) to create thirty-eight (38) lots for single detached residential dwellings and associated uses. Access is proposed via 10th Line. The lots are proposed to be serviced by municipal water and wastewater as well as a storm water management facility. The applicant is proposing cash-in-lieu for parkland.

The subject lands are designated 'Recreational Resort Area' and 'Hazard Lands' in the County of Grey Official Plan, and 'Residential Recreational Area' and 'Hazard' in the Town of The Blue Mountains 2016 Official Plan.

Prior to the current applications, the lands were the subject of an appeal to the Ontario Land Tribunal (OLT). The effect of the OLT Minutes of Settlement is now reflected in the Town's Zoning By-law 2018-65, which rezoned the lands to recognize a proposed floodway re-channelization to establish holding provisions to ensure satisfactory development through a future planning application process. We are now considering that future planning application process.

The Public Meeting as required under the Planning Act was held on May 30, 2023. Plan Wells Associates Inc. presented the development proposal.

Town staff received written and verbal comments from internal departments, external agencies and the public in advance of, and following the Public Meeting. All comments received have been summarized and consolidated into Attachment #3. All original written correspondence is included in Attachment #4.

The Town's project page for the subject applications is up to date with all supporting information provided by the applicant for the public to consider.

D. Analysis

This section should include the analysis that led to the recommendation, including an analysis of the risks of following through (or not) with the recommendation.

Planning Act

In making planning decisions, the Planning Act requires approval authorities to have regard for matters of Provincial Interest, as outlined by Section 2 of the Act and the Provincial Policy Statement. Council must also have regard for the policies of the Official Plan which apply to the lands. S.34 of the Act provides authority to municipal councils to enact land-use zoning by-laws, and S.51(24) of the Act provides criteria for consideration of draft plans of subdivision.

Additional commentary is provided below regarding the policies of the PPS and Official Plan.

PPS

The Provincial Policy Statement (PPS) provides more detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a settlement area. The PPS supports a wide range and density of uses within Settlement Areas, acknowledges these areas as the focus for growth and development, and that their vitality and regeneration shall be promoted.

Section 1.0 of the PPS promotes Building Strong Healthy Communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs. Residential uses should have compact form and be comprised of a range and mix of dwelling types and densities in order to allow for efficient use of land and services (PPS Section 1.4.3). In this regard, the PPS directs growth and intensification to existing Settlement Areas where suitable infrastructure is available or planned, adjacent to existing development. Municipal water and sanitary sewer systems are the preferred servicing form within settlement areas (PPS Section 1.6). Healthy active communities should be promoted by facilitating active transportation, providing a range of built and natural recreational amenities, providing opportunities for public access to shorelines, and encouraging a sense of place by promoting well-designed built form (PPS Sections 1.5, 1.6.7 and 1.7.1). The proposed applications provide for efficient land-use by maximizing the development potential of the lands.

The proposed development provides for single detached dwellings that are being constructed to facilitate future provision of additional residential units, providing for a mix and range of housing which will be connected to existing municipal streets and public trail systems within the development area. In addition, the proposed development will include a connection to the Georgian Trail, and will facilitate the construction of a floodway channel and stormwater management facility which will improve stormwater management in the area.

Section 2.0 of the PPS promotes the long-term prosperity, environmental health, and social wellbeing of the province through the conservation of biodiversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. Natural heritage features are to be protected for the long term. Site alteration is not permitted within areas containing habitat for fish, or endangered or threatened species, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. There are very few trees on the property, and removal of any trees will be subject to a Tree Preservation and Planting Plan, as required in the Draft Plan Conditions (**Attachment 5**). A net gain in vegetation is expected from pre to post development, with vegetation to be planted in the channel, the SWM Pond block, along streets and in the Open Space block.

The potential for natural and cultural resources have been evaluated through an Environmental Impact Study and Stage 1-2 Archaeological Assessments. These studies concluded that there are no existing natural or cultural resources on the lands which require further protection or mitigation measures. These studies have been reviewed by Grey County Planning Ecology Staff, Grey Sauble Conservation, the Ministry of Citizenship and Multiculturalism Archaeology Program Unit.

Section 3.0 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

As noted, the proposed development is facilitating the construction of a channel and stormwater management facility to address stormwater management, and ultimately will improve the current condition of the subject lands with respect to potential flood hazard. The submitted reports and studies further confirm that there will be no unacceptable risk to public health or safety, or property damage, as a result of the development of the lands.

Based on the above comments, Planning Staff are satisfied that the proposed zoning and draft plan of subdivision are consistent with the direction provided by the Provincial Policy Statement (2020).

Grey County Official Plan

The subject lands are designated as Recreational Resort Area (RRA). This designation applies to settlement areas which have developed as a result of site-specific amendments to the County and local Official Plan. This designation consists of a defined development area, specific recreational amenities, and residential development serviced with full municipal services. New development in the RRA designation must serve the public interest by contributing to community

recreational amenities and facilitating municipal service infrastructure. The RRA designation shall further strive to enhance recreational and tourism activities encouraging the maintenance and expansion of existing recreation facilities and encourage new land uses that will promote existing recreation facilities.

The County Official Plan encourages the provision of a variety of housing types within the County. Within this designation, the County does not support residential zones which only allow for single detached dwellings as the only residential use in a zone. As-of-right permissions for additional residential units could satisfy this policy. New residential developments are promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development (Section 4 Live Grey). Section 7 of the Official Plan also promotes the conservation and protection of natural heritage features within the County.

The proposed applications provide for residential development in proximity to existing residential development and the Georgian Trail, with direct connection to the Trail proposed. The development of the lands will further facilitate logical extension of municipal infrastructure to support housing types of a similar density consistent with the current development pattern on High Bluff Lane, and some of the proposed dwellings will be constructed to facilitate the future provision of additional residential units within each dwelling.

Generally, buildings and structures are not permitted within the hazard lands designation of the County OP. Extensive consultation and review has occurred with GSCA regarding the hazard lands on-site, there are associated draft plan conditions that address the technical matters of the identified hazard lands.

County transportation staff had no concerns with the proposed development.

Planning Staff are therefore satisfied that the proposed development is consistent with the policies of the County of Grey Official Plan.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan is intended to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in the Blue Mountains. The Official Plan directs the majority of new residential growth to areas where full municipal services are available, and encourages infilling, intensification, and redevelopment in appropriate locations with appropriate built form and design (A3.3.2). Infrastructure required to service urban areas shall be built prior to or coincidental with new development. The Official Plan must be considered in its entirety in the review of all new development proposals.

Residential Recreational Area 'RRA'

The subject lands are designated as Residential Recreation Area 'RRA' within the Municipal Official Plan. It is the intent of the RRA designation to recognize areas within the Town which consist of a mix of seasonal and permanent residential and recreational uses and to recognize

areas where residential uses are located to support and provide access to recreational uses. It is also the intent of this designation to maintain the open landscape character and image of the area. Permitted uses within this designation include single detached dwellings and low-rise multiple units, as well as recreational uses and golf courses. New residential development within the RRA designation is limited to a maximum density of 10 units/hectare and must provide a minimum open space component of 40% to provide for recreational opportunities. All development must also be accompanied by a landscape analysis to ensure that the visual quality of the area is preserved and enhanced.

The Lora Greens lands are approximately 7.11 ha in area. Given the size of the lands, a total of 51 units may be accommodated in accordance with the maximum permitted density (note: the density calculation excludes hazard lands and Floodway Channel Corridor). Thirty-eight (38) units are proposed, which results in a proposed density of 7.48 units/hectare. The proposed density conforms to the policies of the Official Plan.

A 40.1% open space component is provided for the proposed subdivision, which meets the minimum open space requirement for the lands.

Community Design Guidelines

Section A3.4 provides policy direction related to urban community character and directs that new development be held to a high standard of community design through demonstrated consideration for the Town Community Design Guidelines.

Section D5 of the Official Plan provides policy direction for community design, including the enhancement of the unique character of the Town's community areas by encouraging high quality design that is complementary and compatible with existing development. Further reference to the Town Community Design Guidelines is also made.

Section 4.5 of the Town Community Design Guidelines provides recommendations for the design of residential areas, including that a variety of front yard setbacks along a street to provide visual interest and depth along the streetscape should be used. The proposed development consists of lots that meet the established minimum lot standards of the R1-1 zone, and as such, there is flexibility in the applicable standards to accommodate a variety of built form and setback conditions to achieve the intent of the guidelines.

Servicing and Stormwater Management

Section D1 outlines that the preferred means of servicing within a settlement area is by full municipal water and sewage services. Lora Greens is proposed to be serviced by municipal water and sanitary sewer services, with water service connections proposed to Peel Street and 10th Line (to create a closed loop system), and sanitary service connection proposed to Peel Street. Storm sewers will service the proposed residential lots and will drain to a proposed Stormwater Management (SWM) facility. The proposed development will also facilitate the development of a realigned drainage channel to support broader stormwater management improvements. In principle, the Town is satisfied with the proposed servicing solutions. Detailed engineering will be finalized through the process of the applicant fulfilling all proposed Draft Plan Conditions (**Attachment 5**).

Roads, Transportation, and Active Transportation

Section D2 provides policy direction on roads and transportation. A traffic impact study may be required to support development applications to ensure that impacts on the adjacent road network are appropriately mitigated. Active transportation and public transit considerations are also important for the development of healthy communities.

Access to the Lora Greens lands is proposed to be provided by construction a new local road from 10th Line. The new local road is proposed to be municipally owned and maintained.

Through the development review process, Town engineering staff have reviewed the proposal and have signed off on the proposed road configuration, permitting a deviation to facilitate the construction of a cul-de-sac, with no requirement for a secondary emergency access (as originally proposed).

Access to the Georgian Trail is proposed from Block 40 (walkway block) and from Block 41 (SWM block), allowing for an active transportation link to other parts of the Town and beyond.

The applicant has submitted a Transportation Impact Study (TIS), prepared by Tatham Engineering in support of the proposed development. Part of the analysis within the TIS involves the impact of the proposed development on the intersection of Highway 26 & 10th Line with respect to traffic and operations, while considering background traffic (existing and planned traffic prior to Lora Greens being constructed) and total traffic (existing and planned traffic after Lora Greens is constructed) conditions. It is important to note that the background and future traffic conditions consider all proposed development in the area (includes all Lora Bay, Community Campus Care, and Trailwoods developments).

The Highway 26 and 10th Line intersection is comprised of a provincial highway (east and west) a county road (south) and municipal road (north). Responsibility for the maintenance and upgrade of the intersection is held by the Province under the Ministry of Transportation.

To address background traffic conditions, the TIS recognizes that existing traffic volumes and intersection controls at Highway 26 and 10th Line provides an acceptable level of service with average delays during peak hours and thus no improvements are required to support the existing conditions. Future growth including the development of the Lora Greens Site as well as other area developments including Lora Bay, Campus of Care, and other general growth in the area suggests that warrants for the signalization and illumination of the Highway 26 and 10th Line intersection will be reached in 2031. These improvements would be in response to increased traffic volumes not wholly precipitated by the proposed development. With respect to total traffic, the proposed Lora Greens development is anticipated to generate 27 trips during the morning peak period, and 36 trips during the afternoon peak period. According to the TIS, the additional traffic generated by the proposed development does not generate any further required improvements beyond recommended improvements for background traffic conditions. From an operational perspective, the TIS states that the existing left turn lanes on Highway 26 are of sufficient length to accommodate all projected traffic, that no exclusive turn lanes are required from 10th Line into the proposed development, and that sight lines along Highway 26 and 10th Line are all adequate.

The Ministry of Transportation has completed a preliminary review of the development site as well as the TIS. The Ministry has identified that additional work be completed through a “signal warrant analysis” and “illumination warrant analysis” to determine the timing for intersection upgrades. Any required intersection improvements are the financial responsibility of the developer. In order to ensure that the above analysis are completed and final acceptance of the Traffic Impact Study by MTO is completed, Draft Plan Conditions have been added to require the completion of this work to the satisfaction of MTO, the County of Grey and the Town.

On April 9, 2024, a deputation was made at Committee of the Whole regarding concerns related to traffic and safety at the intersection of Highway 26 and 10th Line, as well as consideration for a roundabout at the intersection in light of reference to this in the Town’s Transportation Master Plan (TMP). At this time there are no firm dates as to when or if any intersection improvements will occur and further to the TMP does not commit to a roundabout in the absence of further study. The previously mentioned studies must be completed first and accepted by the Town and MTO prior to construction occurring on the Lora Greens site.

In response to the applicant’s TIS and the deputation made at the April 9, 2024 Committee of the Whole meeting, the Town has reviewed all submitted materials, as well as further responses provided by the applicant in response to comments provided by the Town and the Ministry of Transportation (MTO). Town Staff are of the opinion that all concerns raised have been adequately addressed, and the proposed mitigation to signalize and illuminate the intersection adequately and appropriately addresses the traffic and safety concerns raised. The proposed conditions of Draft Plan Approval require the implementation of the recommendations of the TIS.

Planning Staff are of the opinion that the proposed development conforms to the policies of the Official Plan with regard to roads, transportation, and active transportation, and that matters with respect to traffic and safety are adequately addressed provided the recommendations of the TIS are implemented.

Cultural Heritage

Section D3 of the Plan outlines the importance of protecting and maintaining the cultural heritage of the Town. All new development is required to complete an archaeological assessment to assess potential impacts on cultural resources. A Stage 1 and 2 Archaeological Report was completed for the Lora Greens lands. As a result of the Stage 2 property assessment, no archaeological resources were encountered. As such, no areas of archaeological interest are proposed to be reflected through zoning.

Parks, Recreation, Trails and Open Space

Section D6 of the Plan describes the Town’s parkland and open space policies. These policies aim to establish a system of connected public open space and parkland areas. In order to achieve this objective, park land dedications shall be obtained through the development process at a rate of 5% of the land, or cash-in-lieu, in accordance with the Planning Act. Land is generally preferred for larger development proposals. When cash-in-lieu payments are received, the Plan directs that the funds be used to purchase park land or to secure public shoreline access.

Due to the size of the lands and the requirement to realign the channel through the property, as well as adjacency to the Georgian Trail, cash-in-lieu of parkland is requested, and the applicant is proposing to provide it.

An internal trail network is not proposed, however, multiple connections to the Georgian Trail have been included, via Blocks 40 and 41, as previously noted. These connections would provide future residents of Lora Greens with easy access to the Trail and promote the use of the Town's existing trail system.

Range and Mix of Housing

Section D7 of the Plan provides policy direction on housing, requiring the Town to monitor the housing supply within the municipality and to maintain a ten-year supply of residential land. These policies further identify that a variety and range of housing types shall be encouraged.

The Lora Greens development provides for a single detached dwelling. It is also noted that updates to the Planning Act as a result of Bill 23 allow for up to three residential units (additional residential units) on single detached and rowhouse lots connected to full municipal services, which may allow for basement apartments and other similar additional dwelling units on a lot. The developer has stated that they will be providing basement rough-ins and home designs for 16 of the 38 total proposed units that can allow for the easy construction of these additional residential units.

Section A3.10 contains strategic objectives for housing in the Town, including the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations. All units in Lora Greens are proposed to be market-rate units and as such, these units would not be considered affordable or attainable housing. In the absence of affordable or attainable units, staff have requested that there be consideration towards a contribution to the Housing Within Reach Community Improvement Plan program to facilitate such projects elsewhere. The applicant has agreed to a contribution to be secured through a future development agreement.

Based on the respective Official Plan policies, Planning Staff support the proposed concept of development and support the proposed Zoning By-law Amendment and Draft Plan of Subdivision.

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

The developable portion of the Lora Greens lands are zoned as Development 'D'.

The proposed Zoning By-law amendment application proposes to rezone the developable portion of the subject lands to permit the development of single detached dwellings. The subject lands are proposed to be rezoned to R1-1-h46. The proposed open space, walkway and stormwater management facility blocks are proposed to be placed into the Open Space 'OS-h46' Holding zone.

Based on commentary in previous sections of this report, Planning Staff are supportive of the proposed use of the subject lands for residential and open space development. Additional commentary is provided below on the specific holding zones proposed.

'OS' and 'R1-1' Holding Zones

The proposed 'OS' and 'R1-1' holding zones are proposed to ensure that no development or site alteration is permitted until the site alteration as required for the re-channelization of a floodway to convey natural hazard (flooding) events within the Hazard (H) zoned lands abutting to the south have been constructed and that the new hazard limits of the re-channelized works have been accepted by the Grey Sauble Conservation Authority.

Summary

In summary, we have reviewed the proposed development, as revised, and find that the proposal, including both the Zoning By-law Amendment and Draft Plan of Subdivision, has appropriate regard for matters of Provincial interest of S.2 Planning Act, satisfies all of the criteria of s.51(24) of the Planning Act, is consistent with the PPS, and conforms to the County and Town Official Plans. We recommend the approval of the Zoning By-law Amendment and adoption of the Draft Plan of Subdivision.

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

As noted above, the potential for natural and cultural resources have been evaluated through an Environmental Impact Study and Stage 1-2 Archaeological Assessments. These studies concluded that there are no existing natural or cultural resources on the lands which require further protection or mitigation measures.

G. Financial Impacts

Decisions of Council on planning applications may be subject to an appeal to the Ontario Land Tribunal (OLT). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required. The Lora Greens application is not subject to the refund of application fees due to the timing of when the application was submitted. However, the appeal window is open and the application could be appealed at any time. The applicant has continued to work cooperatively with the Town on the continued processing of the applications.

H. In Consultation With

Town Departments via Development Review Committee

Stephanie Lacey-Avon, County of Grey

Shawn Postma, RPP, MCIP, Manager of Community Planning

Adam Smith, Director of Planning and Development Services

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **May 30, 2023**. Those who provided comments at the Public Meeting, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report.

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

J. Attached

1. Draft Zoning By-law Amendment
2. Draft Plan of Subdivision
3. Public Meeting Comments (Summary)
4. Public Meeting Comments (Original)
5. Draft Plan Conditions

Respectfully submitted,

David Riley, SGL Planning & Design Inc.
Principal

For more information, please contact:

planning@thebluemountains.ca

(519) 599-3131 ext. 263

Report Approval Details

Document Title:	PDS.24.075 Recommendation Report - ZBA and Plan of Sub for Part Lots 35 and 36, Concession 10 (Lora Greens).docx
Attachments:	- PDS-24-075-Attachment-1.pdf - PDS-24-075-Attachment-2.pdf - PDS-24-075-Attachment-3.pdf - PDS-24-075-Attachment-4_Redacted.pdf - PDS-24-075-Attachment-5.pdf
Final Approval Date:	Apr 19, 2024

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

Adam Smith - Apr 19, 2024 - 10:09 AM



Planning and Development

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

March 5th, 2024

Planning Staff
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, Ontario N0H 2P0

**RE: Lora Greens – ZBA & 42T-2023-03 Plan of Subdivision
Part Lot 35 & 36, Concession 10
Town of The Blue Mountains
Owner/Applicant: Plan Wells Associates**

Dear Planning staff,

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

Schedule A of the County OP designates the subject lands as 'recreational resort settlement area' and 'hazard lands'. Section 3.8(6) of the County OP states:

The County does not support residential zones within the Recreational Resort Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit additional residential units and other forms of housing such as semi-detached, townhouses, rowhouses, etc.

As per item #4 of the commenting matrix, staff would note that it appears the developer has committed to rough-in accessory dwelling unit rental basement apartments for 16 of the 38 units. Generally, staff would reiterate comments provided by Town staff offered under items #21 & #35 of the commenting matrix that speaks to housing variety. Staff recognize that the lot fabric is consistent with that of the adjacent subdivision to the north on high bluff lane, and the developer notes that this 'honours the character of the surrounding lands'. Through development review, staff typically take the lens of whether the proposed development is 'compatible' with the surrounding neighbouring lands as defined by the County's OP:

Means the development or redevelopment of uses which may not necessarily be the same as or similar to the existing development but can coexist with the surrounding area with limited impacts.

Staff would note that we will be looking for the lands to be zoned as something other than a zone that would only accommodate single-detached dwellings.

County Transportation Services would note the draft plan includes a 0.3 metre reserve and there is also a daylight triangle at the intersection Grey Road 113 and Highway 26. Staff wondered whether a round-about was considered at this intersection, through discussion with MTO rather than traffic signals as proposed by the TIS.

County's Ecologists have had the opportunity to review the proposal and offer the following comments:

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is Grey County staffs understanding that the proposed development will be located adjacent to the features on previously disturbed lands. Grey County Staff has reviewed the Environmental Impact Study (EIS) submitted by Tarandus and the tree retention plan and find them acceptable. Conditions of approval for the application(s) should mirror the recommended mitigation measures listed within the EIS as follows:

1) Construction methods shall incorporate techniques which will achieve relevant provincial and municipal standards to minimize the effects of siltation and erosion.

2) Any fill materials deposited in the development area should conform to the fill quality standards of the relevant regulatory agencies.

3) Any stockpiled soils and material used during construction shall be located away 30 meters from the water. Appropriate sediment control measures should be implemented between any stockpiled fill materials and the water.

4) All fueling and maintenance of construction equipment should be completed 30 meters away from the water to minimize the possibility of water contamination. All on site fuels, oils, and chemicals should also be stored 150 meters from any surface waters.

5) Soil stabilization measures shall be implemented to minimize erosion and siltation. the application of plant mulches, chemical stabilization, or matting should be used, as appropriate, to reduce the effects of rainfall and runoff.

6) Excess construction materials should not be deposited anywhere where they could be reintroduced into the aquatic environment.

7) Environmental monitoring of construction activities should be undertaken by appropriate qualified personnel.

8) Any required tree removal should be undertaken outside of the bird nesting and breeding season which extends from March 31 - August 30.

Stormwater Management

Grey County Staff have reviewed the stormwater management report, sediment and erosion control plan, hydrogeological assessment, and natural channel design, and find them acceptable. Conditions of approval for the application(s) should mirror the recommended mitigation measures listed within the hydrogeological assessment as follows:

1) The proponent shall implement the best management practices to avoid overland flow of any contaminants to the natural environment, increasing groundwater infiltration with low-impact development measures, and to develop a spills management plan to handle any spills that take place within an event-based area.

Source Water Protection

It is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application, please contact rmo@greysauble.on.ca.

In summary, County planning staff are looking for the following:

- Section 3.8(6) of the County OP to be addressed (no zones that permit single detached dwelling units only),
- Was a roundabout considered at the intersection of Highway 26 & Grey Road 113?
- Mitigation measures from the EIS shall be implemented,
- Mitigation measures listed within the hydrogeological assessment shall be implemented,
- Comments should be received from the Risk Management Official (rmo@greysauble.on.ca).

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

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

Yours truly,



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March 5th, 2024

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca

Thursday, February 15, 2024 at 09:03:43 Eastern Standard Time

Subject: RE: Development Review Committee - March 14, 2024 - Full Submission Application 3 of 3 - Part Lots 35 & 36, Concession 10 (Lora Greens)
Date: Wednesday, February 14, 2024 at 3:20:43 PM Eastern Standard Time
From: Karen Long
To: Ontario Lands
CC: Carter Triana, David Riley, Sierra Horton
Attachments: image002.png, image005.png, image001.png, image003.png

Thank you for your email.



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

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, February 14, 2024 1:10 PM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Development Review Committee - March 14, 2024 - Full Submission Application 3 of 3 - Part Lots 35 & 36, Concession 10 (Lora Greens)

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.

Kelly Buchanan
Land Analyst

—
ENBRIDGE GAS INC.
TEL: 519-436-4673 | FAX: 519-358-4271
50 Keil Dr N, Chatham ON N7M 5M1
enbridge.com
Safety. Integrity. Respect.

From: Karen Long <klong@thebluemountains.ca>
Sent: Wednesday, February 14, 2024 12:43 PM

March 8, 2024
GSCA File: 23161

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

Sent via email: planning@thebluemountains.ca

**Re: Application for Plan of Subdivision 42T-2023-03 and Zoning By-law Amendment
Roll No: 42420000150300, 424200001500310, 424200001500320 & 424200001500330
Town of the Blue Mountains, formerly Collingwood Township
Applicant: 1290337 Ontario Inc. & 10 Keith Avenue Inc.**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal involves the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed zoning by-law amendment would rezone the subject property from Development 'D' zone, Holding Symbol 'h40' and Holding Symbol 'H-h39 to Residential 'R1-1' and Holding Symbol 'H-h39' to permit 38 single detached dwellings.

GSCA provided initial comments on the application dated June 6, 2023.

Documents Reviewed

Staff have reviewed documents provided with the application but specifically note the following relevant documents for GSCA review:

- Flood Hazard Assessment, prepared by Tatham Engineering Ltd., dated June 14, 2022
- Fluvial Channel Design, prepared by Water's Edge, dated September 14, 2022
- Preliminary Stormwater Management Report, prepared by Tatham Engineering, dated December 15, 2023
- Updated Natural Heritage Evaluation, prepared by Tarandus Associates Ltd., dated November 2022
- Hydrogeological Assessment Report, prepared by Cambium Inc., dated September 28, 2022
- Geotechnical Investigation Report, prepared by Cambium Inc., dated September 15, 2022
- Service Corridor – Block 45 Review, prepared by Tarandus Associates Ltd., dated January 2024

Site Description

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

The subject property is located at the northeast corner of Highway 26 and 10th Line in the Town of Blue Mountains. The property is currently vacant and is primarily utilized for agricultural purposes. The site is higher to the north with grades declining gradually to a low area that features a seasonal watercourse that outlets to the east.

GSCA Regulations

A portion of the subject property is regulated by Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated the regional storm (Timmins Storm) and a 15 metre regulated allowance. A permit is required from our office prior to development occurring within the regulated area or alteration to the watercourse.

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.

The proposal includes a watercourse realignment in order to accommodate the proposed development, which is subject to obtaining a permit from our office. The future limit of the regulated area will be adjusted upon completion of the realignment.

It is noted that the Province recently announced new a Conservation Authority regulation effective April 1, 2024. At this time, it is anticipated that a permit will still be required from GSCA under the new regulation Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural hazards are associated with the flood and erosion potential of the intermittent watercourse.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

The existing limits of the regional storm (Timmins Storm) are identified in the Flood Hazard Assessment report. To accommodate the proposed development, the watercourse and associated flood hazard is proposed to be realigned on the subject property to the south within a floodway channel corridor. GSCA is generally accepting of the proposed approach based on the information provided at this stage and are of the opinion the proposal is consistent with Section 3.1 of the PPS.

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.

Technical Review Comments & Recommendations

The Comments Matrix, dated January 29th, 2024 notes that all GSCA comments to be addressed at detailed design in support of development agreement, which is an acceptable approach. The comments #1-11 were provided in GSCA's letter from June 6, 2023 and are provided below for continuity. Comments #11-14 are new comments:

1. Please provide GSCA with shapefiles of the existing and proposed floodlines. Alternatively, provide our office with a plan with the existing and proposed floodlines for georeferencing purposes. We note, there are not enough control points within the Natural Hazards Plan (Drawing HAZ-1) for accurate georeferencing.
2. Please provide a workplan and drawings that details the different construction stages/phases of the proposed watercourse realignment. This plan should detail timing, any stabilization proposed, by-pass, dewatering, and staging areas.
3. Please provide details on the upstream and downstream tie in points of the realigned channel. Please note, any works within the Town's unopened road allowance will require Town acceptance as part of the permit submission to GSCA. However, the Town should demonstrate they accept this work prior to draft plan approval.
4. Please provide a monitoring plan that details how the proposed realignment will be monitored during construction and post construction. We note, as-built plans and certification of works will be required.
5. Please provide a detailed planting plan and restoration plan.
6. Please provide a detailed grading and drainage plan identifying building envelopes and proposed elevations for each lot.
7. The Geotechnical engineer is to verify if there are any special considerations for development and/or temporary restoration of the lots where the existing watercourse is located.
8. The Stormwater management report indicates quantity controls are achieved for the various design storm events. Please provide a final stormwater management report.
9. Stormwater plans should include measures to protect for erosion at the outlet and overflow spillway.
10. Please provide a detailed erosion and sediment control plan.
11. The approach to stormwater management is considered generally acceptable.
12. We note a discrepancy between the on-site soil characteristics as described in the SWM Report and in the Geotechnical Report prepared by Cambium, dated September 15, 2022. The SWM Report indicates that the soils are Brighton Sand which is of the Hydrological Soil Group A and is very well drained. It is assumed this is based on the Grey County Soil Survey Maps. This results in very low runoff rates with a Runoff Coefficient of 45. However, the Geotechnical Report indicates the native soils are generally described as silt, silty sand and sandy silt with hydraulic conductivities in the 10-5 and 10-6 m/s range. Generally, the site specific information should be favoured over Soil Survey Maps, if available. Please reassess the runoff coefficients based on soil information from the Geotechnical Study and provide justification in the SWM Report as to the Runoff Coefficients and Curve Numbers used in the modelling.
13. The Post-Development imperviousness would seem to be the minimum required. Please provide justification as to how the imperviousness was calculated and it is recommended to be conservative so that restrictions don't need to be placed on the lots ahead of future development.
14. Following review of the proposed Grading and Drainage Plans, we note that it would be helpful if additional detail and a cross-section can be provided along the rear of lots 1 to 21 to confirm if the drainage swale is located directly on the rear property line or off the property line.

Recommended Conditions of Draft Plan Approval

Subject to addressing the above matters, the GSCA has no objection to the draft approval of the plan of subdivision subject to the following conditions:

1. That prior to final approval the following shall be prepared to the satisfaction of the Grey Sauble Conservation Authority and Town of the Blue Mountains:
 - A detailed Stormwater Management Report.
 - A detailed Erosion Control Plan.
 - A detailed Grading Plan.
 - A detailed Channel Re-alignment Plan.
 - A detailed Geotechnical Report for the storm water facilities.
2. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Grey Sauble Conservation Authority, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.
3. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the XXX XXXX Conservation Authority, to ensure that all sediment and erosion control measures will be in place prior to any site alteration. The agreement must also contain a provision stating that all major stormwater management facilities must be in place prior to the creation of impervious areas such as roads and buildings.
4. That the owner shall agree in the Subdivision Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the Grey Sauble Conservation Authority.
5. That the stormwater management facilities, regulatory floodplain areas and any easements required for storm water drainage purposes shall be dedicated/granted to the Town of the Blue Mountains
6. That prior to any site alteration, a permit, under the Conservation Authorities Act, will be obtained from the Grey Sauble Conservation Authority.
7. That the Grey Sauble Conservation Authority is notified in writing through a copy of the passed zoning by-law including its text and schedule that the Regulatory Floodplain and the storm water management facilities have been restrictively zoned (e.g. Environmental Protection (EP)).

** Notes to Draft Approval **

The Grey Sauble Conservation Authority will require a copy of the executed subdivision agreement prior to the clearance of draft plan conditions.

The owner shall agree, prior to final plan approval, to pay all development fees to the conservation authority as required in accordance with the Grey Sauble Conservation Authority's fees policy, under the Conservation Authorities Act.

Please send us a copy of your "Notice of Draft Plan Approval".

Regards,



Mac Plewes
Manager of Environmental Planning

c.c. Alex Maxwell, GSCA Director, Town of the Blue Mountains
Planning Department, County of Grey
Miriam Vasni, Plan Wells Associates

Adam Fraser

From: Kyra Dunlop
Sent: May 5, 2023 3:59 PM
To: [REDACTED]m; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: ZBLA (P3270) and Draft Plan of Subdivision Application (42T-2023-03), NE of Hwy 26 and 10th In., Town of the Blue Mountains

Good afternoon,

Thank you for providing the below comments in relation to the May 30, 2023 Council Public Meeting: Notice of Public Meeting - Zoning Bylaw Amendment and Plan of Subdivision (Lora Greens). By way of copy I am forwarding same to our Council and staff for the review. Your comments will be summarized and read aloud during the meeting and included in the followup staff report to the meeting.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: [REDACTED]a | 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: circulations@wsp.com <[REDACTED]>
Sent: Friday, May 5, 2023 2:24 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: ZBLA (P3270) and Draft Plan of Subdivision Application (42T-2023-03), NE of Hwy 26 and 10th In., Town of the Blue Mountains

2023-05-05

Corrina Giles

The Blue Mountains

Thornbury, ON, N0H 2P0

Attention: Corrina Giles

Re: ZBLA (P3270) and Draft Plan of Subdivision Application (42T-2023-03), NE of Hwy 26 and 10th In., Town of the Blue Mountains; Your File No. P3270,42T-2023-03

To Whom this May Concern,

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 [REDACTED] 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.

We would note that WSP operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison

Email: [REDACTED]

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Adam Fraser

From: Karen Long
Sent: May 10, 2023 2:31 PM
To: Ontario Lands
Cc: Adam Fraser
Subject: RE: Development Review Committee - June 8, 2023 - Full Submission Application 1 of 2 - Lora Greens Plan of Subdivision and Zoning By-Law Amendment

Thank you for your email,

I have copied Adam Fraser, Planner, on this email.

Take care,



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: [REDACTED]@[REDACTED].ca | Website: www.thebluemountains.ca

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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 <[REDACTED]@[REDACTED].m>
Sent: May 10, 2023 1:27 PM
To: Karen Long <[REDACTED]@[REDACTED].ca>
Subject: RE: Development Review Committee - June 8, 2023 - Full Submission Application 1 of 2 - Lora Greens Plan of Subdivision and Zoning By-Law Amendment

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

It is Enbridge Gas Inc.'s (operating as Union Gas) 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.

Kelly Buchanan

Land Analyst

ENBRIDGE GAS INC.

TEL: 519-436-4673 | FAX: 519-358-4271

50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com

Safety. Integrity. Respect.

From: Karen Long <[REDACTED]>

Sent: Wednesday, May 10, 2023 9:43 AM

Subject: [External] Development Review Committee - June 8, 2023 - Full Submission Application 1 of 2 - Lora Greens Plan of Subdivision and Zoning By-Law Amendment

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Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

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Please be advised the Town has received a full submission application for a Plan of Subdivision and Zoning By-law Amendment for a property municipally known as Concession 10 Part Lots 35 & 36 RP 16R-3168 Parts 32, 33, 34, 35, and 36. More details on the proposal are available below. A DRC meeting to discuss this proposal is scheduled for June 8, 2023.

If you have comments on this proposal, kindly forward your written comments to planning@thebluemountains.ca by no later than June 6, 2023.

Municipal File No: P3270
Project: Plan of Subdivision and Zoning By-law Amendment
Municipal/Legal Description: Concession 10 Part Lots 35 & 36 RP 16R-3168 Parts 32, 33, 34, 35 and 36
Applicant: Miriam Vasni
Agent: Plan Wells Associates
Municipal Reviewer: Adam Fraser, Intermediate Planner

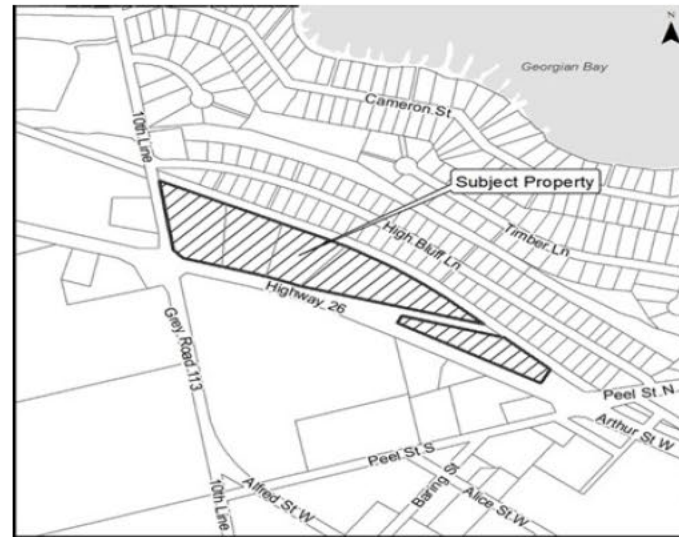
Project Description:

The proposal involves the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed Zoning By-law Amendment would rezone the subject property from Development 'D' zone, Holding Symbol 'h-40' and Holding Symbol 'H-h39' to Residential One 'R1-1' and Holding

Symbol 'H-h39' to permit 38 single detached dwellings. The dwellings are proposed to connect to municipal water and wastewater services. The proposal includes the construction of a new road, a stormwater management facility and a walkway linkage to the Georgian Trail.

A Key Map is provided below. For more information, please see the full submission package.

Key Map:



1. P3270 Lora Greens - Concept Site Plan.pdf	1 MB
10. P3270 Lora Greens - Phase 2 ESA, Soil I...ion.pdf	710.1 KB
11. P3270 Lora Greens - Archaeology Report.pdf	1.9 MB
12. P3270 Lora Greens - Noise Study.pdf	1.8 MB
13. P3270 Lora Greens - TIS.pdf	8.7 MB
14. P3270 Lora Greens - FSR.pdf	4.4 MB
15. P3270 Lora Greens - SWM.pdf	7.5 MB

16. P3270 LoraGreens - Public Utility Site Se...lan.pdf	369.6 KB
17. P3270 Lora Greens - Topographic Survey.pdf	282.6 KB
18. P3270 Lora Greens - Site Servicing Plan.pdf	375.3 KB
19. P3270 Lora Greens - Existing Vegetation...lan.pdf	876.1 KB
2. P3270 Lora Greens - Proposed Draft Plan ...ion.pdf	1.1 MB
20. P3270 Lora Greens - Preliminary Gradin...lan.pdf	302.3 KB
3. P3270 Lora Greens - Planning Opinion.pdf	9.8 MB
4. P3270 Lora Greens - Updated Natural He...ion.pdf	2.6 MB
5. P3270 Lora Greens - Flood Hazard Asses...EIS.pdf	8.5 MB
6. P3270 Lora Greens - Geotechnical Investi...ion.pdf	4.2 MB
7. P3270 Lora Greens - Hydrogeological Ass...ent.pdf	8.1 MB
8. P3270 Lora Greens - Fluvial Natural Chan...ngs.pdf	1.5 MB
9. P3270 Lora Greens - Phase 1 ESA.pdf	16 MB
County Subdivision Application.pdf	1.9 MB
Natural Heritage Evaluation - Tarandus.pdf	13.1 MB
TOBM Subdivision Application.pdf	1.5 MB
ZBA Application.pdf	1.7 MB

[Download Attachments](#)

Blue Mountains Planning uses ShareFile to share documents securely.

At this time, I trust you find this in order,



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: [REDACTED]@a | Website: www.thebluemountains.ca

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

Adam Fraser

From: Karen Long
Sent: May 17, 2023 10:14 AM
To: ARABIA Gabriel
Cc: Adam Fraser
Subject: RE: Town of Blue Mountains - P3270, 42T-2023-03 & P3271

Good morning,

Thank you for your email.

I have copied Adam Fraser, Planner, on this email.

Take care,



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: [REDACTED]@[REDACTED].ca | Website: www.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: ARABIA Gabriel <[REDACTED]@[REDACTED].ca>
Sent: Wednesday, May 17, 2023 10:06 AM
To: Karen Long <[REDACTED]@[REDACTED].ca>
Subject: Town of Blue Mountains - P3270, 42T-2023-03 & P3271

Hello,

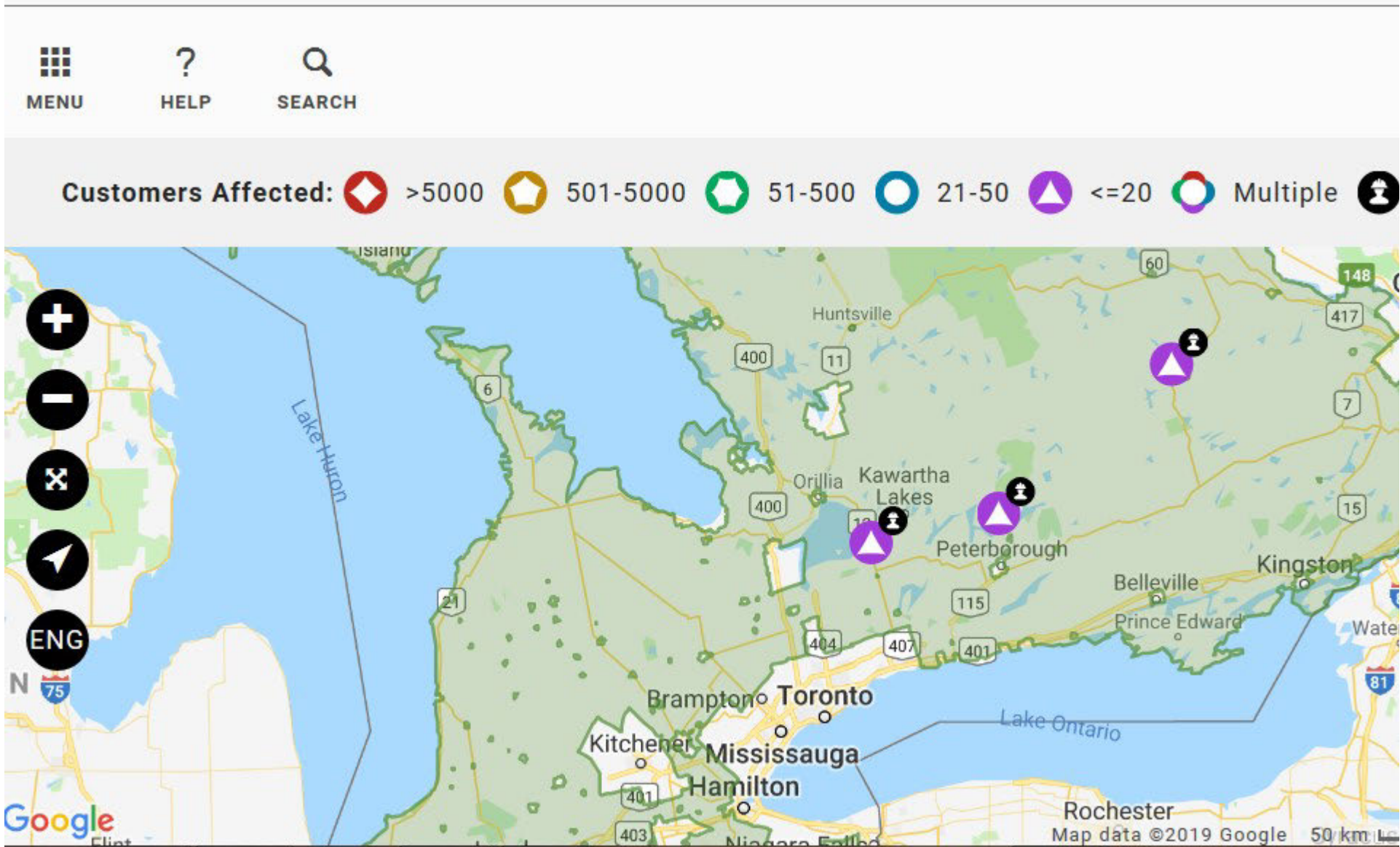
We are in receipt of your Site Plan Application, P3270, 42T-2023-03 & P3271 dated May 4th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor 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,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [REDACTED]

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Adam Fraser

From: Sherwood, Sarah (MNRF) <[REDACTED]>
Sent: May 18, 2023 1:08 PM
To: Planning General
Subject: NEC Comments on File# P3270 - Full Submission Application 1 of 2 - Lora Greens Plan of Subdivision and Zoning By-Law Amendment

Attention Adam Fraser, Intermediate Planner

Hi Adam,

Thank you for circulating the application for a Plan of Subdivision and Zoning By-law Amendment for a property municipally known as Concession 10 Part Lots 35 & 36 RP 16R-3168 Parts 32, 33, 34, 35, and 36. The Niagara Escarpment Commission has determined that the subject property is outside the Niagara Escarpment Plan area and therefore our policies do not apply. At this time we have no comments as it is outside our authorized area to provide comment.

Regards,
Sarah

Sarah Sherwood

A/Senior Planner | Niagara Escarpment Commission
232 Guelph St., Georgetown, ON | L7G 4B1
Tel: (226) 668-0220 | Website: www.escarpment.org



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

The NEC offices are now open to the public in a limited capacity. In order to ensure a safe and secure environment for staff and clients, the NEC **requires** that you make an appointment to meet with staff in person. Alternatively, the NEC will continue to provide services via telephone and email. Updates can be found on our website: <https://escarpment.org/covid-19-update/>

Adam Fraser

From: Dominic Ste-Marie <[REDACTED]@[REDACTED].a>
Sent: May 10, 2023 2:50 PM
To: Planning General
Cc: Naomi Leduc; Mario Gros Louis; Lori-Jeanne Bolduc
Subject: RE: Notice of Public Meeting - May 30, 2023
Attachments: Notice of Public Meeting - Proposed Telecommunications Tower (136 Happy Valley Road).pdf; Notice of Public Meeting - Proposed Telecommunications Tower (373 Sunset Boulevard).pdf; Notice of Public Meeting - Proposed Telecommunications Tower (Margaret Drive Sewage Pumping Station).pdf; Notice of Public Meeting - Zoning Bylaw Amendment and Plan of Subdivision (Lora Greens).pdf; Notice of Public Meeting- Zoning Bylaw Amendment and Site Plan Control (4th Line Bed and Breakfast).pdf

Kwe,

Thank you for your email. The Huron-Wendat Nation wishes to be consulted for all the attached projects. We are also interested in participating in all archaeological fieldwork for these projects, as well as receiving copies of the draft reports for review and comments. Funding must be made available to insure our participation.

Tiawenhk chia' önenh
Dominic Ste-Marie



NATION HURONNE-WENDAT
Bureau du Nionwentsiö

Dominic Ste-Marie

Conseiller en gestion du territoire

255, Place Chef Michel-Laveau

Wendake (Qc) G0A 4V0

Téléphone : 418-843-3767

Courriel : dominic.ste-marie@wendake.ca



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ATTENTION: Any new consultation from Ontario must be sent to Mario Gros-Louis [redacted], Lori-Jeanne Bolduc [redacted], Naomi Leduc [redacted] and Dominic Ste-Marie [redacted].

For inquiries relating specifically to archaeology (fieldwork planning, monitoring, reports review, etc.), please contact Thieffaine Terrier [redacted], Isabelle Lechasseur [redacted] and Jean-François Richard [redacted].

De : Mario Gros Louis <Mario.GrosLouis@wendake.ca>

Envoyé : 4 mai 2023 13:18

À : Dominic Ste-Marie <Dominic.Sainte-Marie@wendake.ca>; Naomi Leduc <Naomi.Leduc@wendake.ca>; Lori-Jeanne Bolduc <Lori-Jeanne.Bolduc@wendake.ca>

Objet : TR: Notice of Public Meeting - May 30, 2023

De : Karen Long <klong@thebluemountains.ca>

Envoyé : 4 mai 2023 08:51

Objet : Notice of Public Meeting - May 30, 2023

Good morning,

Kindly find attached the Notices scheduled for the May 30th Public Meetings.

If you have any comments or questions, please forward them to planning@thebluemountains.ca

Trust you find this in order,



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: [REDACTED]@a | Website: www.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.

Adam Fraser

From: Robert Martin [REDACTED] >
Sent: June 19, 2023 3:14 PM
To: Adam Fraser
Cc: Hiba Hussain; Dominic Ste-Marie
Subject: Re: The Blue Mountains Concession 10 Par Lots 35, 36 (Lora Greens) ZBA and Plan of Subdivision P3270

Hi,
The reassessment was just conducted and there is no report yet, I was just implying that it's a good company and that the reporting and outcomes will be acceptable to son, there shouldn't be any issues going forward
All best
Rob

Sent from my iPhone

On Jun 19, 2023, at 3:07 PM, Adam Fraser <afraser@thebluemountains.ca> wrote:

Hi Robert,

Thanks for this update. Can you clarify what 'in good order going forward' means? The Town doesn't appear to have any record of the results of the reassessment. Any insight?

Regards,



Adam Fraser

Intermediate Planner

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

Tel: 519-599-3131 ext. 308 | Fax: 519-599-7723

Email: afraser@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: Robert Martin <archaeology@saugeenajibwaynation.ca>

Sent: Thursday, June 8, 2023 3:52 PM

To: Adam Fraser <afraser@thebluemountains.ca>

Cc: Hiba Hussain [REDACTED]; Dominic Ste-Marie [REDACTED] >

Subject: Re: The Blue Mountains Concession 10 Par Lots 35, 36 (Lora Greens) ZBA and Plan of Subdivision P3270

Hi friends,

I understand that crm labs has conducted a reassessment of this property very recently, so everything should be in good order going forward.

Apologies, with so much going on I have had difficulty keeping up on all my emails.

Best wishes,

Rob

Sent from my iPhone

On Jun 8, 2023, at 2:38 PM, Robert Martin <archaeology@saugeenajibwaynation.ca> wrote:

Hi friends,

This report looks to be a total redo but our specialist review is just getting underway I believe. The Huron wendat have also noted the issues with the amick report and feel similarly. Will update and engage with the proponent as soon as I can make formal recommendations.

Miigwetch!

Sent from my iPhone

June 6, 2023
GSCA File: 23161

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

Sent via email: planning@thebluemountains.ca

**Re: Application for Plan of Subdivision 42T-2023-03 and Zoning By-law Amendment
Roll No: 42420000150300, 424200001500310, 424200001500320 & 424200001500330
Town of the Blue Mountains, formerly Collingwood Township
Applicant: 1290337 Ontario Inc. & 10 Keith Avenue Inc.**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal involves the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed zoning by-law amendment would rezone the subject property from Development 'D' zone, Holding Symbol 'h40' and Holding Symbol 'H-h39 to Residential 'R1-1' and Holding Symbol 'H-h39' to permit 38 single detached dwellings.

Documents Reviewed

Staff have reviewed documents provided with the application but specifically note the following relevant documents for GSCA review:

- Flood Hazard Assessment, prepared by Tatham Engineering Ltd., dated June 14, 2022
- Fluvial Channel Design, prepared by Water's Edge, dated September 14, 2022
- Preliminary Stormwater Management Report, prepared by Tatham Engineering, dated September 14, 2022
- Updated Natural Heritage Evaluation, prepared by Tarandus Associates Ltd., dated November 2022
- Hydrogeological Assessment Report, prepared by Cambium Inc., dated September 28, 2022

Site Description

The subject property is located at the northeast corner of Highway 26 and 10th Line in the Town of Blue Mountains. The property is currently vacant and is primarily utilized for agricultural purposes. The site is higher to the north with grades declining gradually to a low area that features a seasonal watercourse that outlets to the east.

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

GSCA Regulations

A portion of the subject property is regulated by Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated the regional storm (Timmins Storm) and a 15 metre regulated allowance. A permit is required from our office prior to development occurring within the regulated area or alteration to the watercourse.

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.

The proposal includes a watercourse realignment in order to accommodate the proposed development, which is subject to obtaining a permit from our office. The future limit of the regulated area will be adjusted upon completion of the realignment.

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural hazards are associated with the flood and erosion potential of the intermittent watercourse.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

The existing limits of the regional storm (Timmins Storm) are identified in the Flood Hazard Assessment report. To accommodate the proposed development, the watercourse and associated flood hazard is proposed to be realigned on the subject property to the south within a floodway channel corridor. GSCA is generally accepting of the proposed approach based on the information provided at this stage and are of the opinion the proposal is consistent with Section 3.1 of the PPS.

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.

Comments & Recommendations

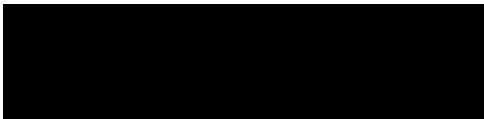
GSCA does not have any objections in principle with the development as proposed. We anticipate providing conditions of Draft Approval for the second submission review. We offer the following specific comments and recommendations moving forward with subject proposal:

1. Please provide GSCA with shapefiles of the existing and proposed floodlines. Alternatively, provide our office with a plan with the existing and proposed floodlines for georeferencing purposes. We note, there are not enough control points within the Natural Hazards Plan (Drawing HAZ-1) for accurate georeferencing.
2. Please provide a workplan and drawings that details the different construction stages/phases of the proposed watercourse realignment. This plan should detail timing, any stabilization proposed, by-pass, dewatering, and staging areas.

3. Please provide details on the upstream and downstream tie in points of the realigned channel. Please note, any works within the Town's unopened road allowance will require Town acceptance as part of the permit submission to GSCA. However, the Town should demonstrate they accept this work prior to draft plan approval.
4. Please provide a monitoring plan that details how the proposed realignment will be monitored during construction and post construction. We note, as-built plans and certification of works will be required.
5. Please provide a detailed planting plan and restoration plan.
6. Please provide a detailed grading and drainage plan identifying building envelopes and proposed elevations for each lot.
7. The Geotechnical engineer is to verify if there are any special considerations for development and/or temporary restoration of the lots where the existing watercourse is located.
8. The Stormwater management report indicates quantity controls are achieved for the various design storm events. Please provide a final stormwater management report.
9. Stormwater plans should include measures to protect for erosion at the outlet and overflow spillway.
10. Please provide a detailed erosion and sediment control plan.

Should any questions arise with respect to the above please do not hesitate to contact our office.

Regards,



Mac Plewes
Manager of Environmental Planning

c.c. Alex Maxwell, GSCA Director, Town of the Blue Mountains
Planning Department, County of Grey

May 10, 2023

Ms. Corrina Giles
Town Clerk
Town of The Blue Mountains
32 Mill Street – Box 310
Thornbury, Ontario
N0H 2P0

Re: Lora Greens Development Proposal

Dear Ms. Giles,

Enclosed is a copy of a discussion paper which raises issues and lists questions we have about water volumes and flow from the proposed Lora Greens development property. A copy was left with Shawn Postma during a brief meeting this morning.

Because we are unable to attend the public meeting scheduled for May 30 and will be out of province for most of the month of June, we are sending this material to you.

We understand that a Planning Report may be delivered to Council on June 27 – a “placeholder” has been made to that effect – and that there will be an opportunity to raise any further questions and/or address Council on this matter at a later date.

We hope the questions we have raised will assist Council in their deliberations.

Sincerely,

A large black rectangular redaction box covering the signature area.

Richard & Shelagh Bowden

A black rectangular redaction box covering contact information.

Richard & Shelagh Bowden

For Discussion with TBM Planner

Re: Lora Greens

Water Throughput

The Hydrogeological Assessment Report calculates that without mitigation, the runoff from the subject parcel of land will increase from 9,957m³/year to 30,627m³/year after development, a three-fold increase.

There seem to be two physical elements to the drainage of the lands; the realigned watercourse and the Storm Water Management Facility (SWMF).

- The Flood Hazard Assessment Report summary states that the realigned drainage swale along the south side of the property will "safely convey the Regional Storm peak flow to the east parcel of the property while maintaining the existing floodplain storage". But this applies only to the water flowing through the uncontrolled Catchment 202 area of 1.73 ha.
 - The remaining water flows from Catchment 201 area of 5.09 ha. This is the developed portion of the site that is responsible for the increase in runoff from the entire site. This runoff will flow through the proposed SWMF.
 - While the SWMF may slow down the runoff and peak storm flows for a period of day or two, essentially all the additional water will be delivered to the wetlands downstream.
1. What will be the impacts on the wetland (hazard land) parcel as a result of this additional water volume? Who is responsible for determining these impacts? Where are the impacts documented?
 2. What impacts are expected downstream of the wetland (east of Peel St) and who is responsible for determining those impacts?
 3. As a comparison, where does storm water runoff go from neighbouring High Bluff Lane and Blu Thornbury (there are no apparent SWM facilities)?
 4. Who will be responsible for the wetland parcel after the subdivision is approved?

The Stormwater Management Facility (SWMF)

Page 17 of the Preliminary Stormwater Management Report contains a detailed plan of the proposed SWMF. The northern border of the SWMF is shown to have an elevation of 198.2 metres with the words “match existing” next to it. The top of the berm on the south side of the Georgian Trail varies from 198.5 to 197.5 meters in the vicinity of the SWMF. The bottom of the SWMF is planned to be 195.3 meters.

1. What setback is required between the SWMF and the TBM trail property?
2. Will the SWMF use the existing berm on the side of the Georgian Trail or provide its own wall? If using the existing, is there assurance that it is strong enough and safe?
3. Will the SWMF construction damage the large trees along the trail berm? There are some dead ash trees there but there are also other healthy species that are valuable not only because of their ability to store carbon but also to transpire (reducing the water load on the surrounding lands).
4. What is the level of the Georgian Trail itself? Is it above or below the SWMF bottom?
5. Will the SWMF be lined to prevent leaching of contaminants?
6. Since the SWMF water level appears to be elevated above the Georgian Trail and some properties in the eastern end of High Bluff Lane, what impacts might be expected downstream of a worst-case collapse or breach of the SWMF wall?
7. Who owns and maintains the SWMF post development?

Mitigation of Increased Runoff at Source

According to the Hydrogeological Assessment Report, the three-fold increase in runoff is attributed to two significant factors:

- Loss of infiltration – this is due to hard surfaces (roofs, driveways, sidewalks and asphalt roadways) which cover the permeable soil surface.
- Loss of evapotranspiration – this is due to loss of vegetation and trees which release moisture into the air.

The report notes that Low Impact Development (LID) measures can significantly reduce the loss of infiltration. Could the town require additional LID mitigation efforts such as French drains for rain water leaders and porous driveway and road surfaces?

The development's Existing Vegetation Preservation Plan is just a diagram showing what vegetation will be preserved. It shows that many trees and shrubs could be removed along the north side of the development and around the SWM facility. The tree loss could be a significant contributor to the predicted loss of evapotranspiration. The development reports suggest that a new tree will be planted on each lot and that the SWM facility would be naturalized, otherwise, this factor of evapotranspiration is not well documented. What can be done to improve it?

The Impact of Global Warming and Climate Change.

The data supporting the engineering reports is, understandably, about the past, not the future. The Regional Storm standard for example, is based on an event in Timmins Ontario that occurred in 1961. Since the SWMF water level appears to be elevated above the Georgian Trail and some properties on High Bluff Lane, what safeguards can the town add to mitigate unforeseen circumstances caused by climate change?

Town Response

1. How does the town respond to the filing of all this information?
2. How is the public informed about progress, not just decisions and approvals, but the negotiation steps between the developer and the town, county and Grey Sauble? We have subscribed for town updates but we don't know what they will be.

May 10, 2023

Adam Fraser

From: Kyra Dunlop
Sent: May 30, 2023 1:45 PM
To: Dave Powell; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Lora Greens Subdivision - May 30th Meeting

Hi Dave,

On behalf of Corrina, thank you for your below comments regarding today's Public Meeting: Lora Greens. By way of copy I am forwarding same to Council and staff, and your comments will be included in the followup staff report.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: [REDACTED] | 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: Dave Powell [REDACTED]
Sent: Tuesday, May 30, 2023 1:29 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Lora Greens Subdivision - May 30th Meeting

Hi Corrina,

I verbally stated my feelings below during the public meeting but if I understood correctly the written comments/questions are the only ones which will be answered with a reply going to the sender.

- Regarding the proposed walkway from the sub-division to the Georgian Trail: Based on where the plans show, it appears that 2 large trees are in the path of this walkway (on the southern side of the Georgian Trail). I hope that the town ensures that these trees will not be removed. In addition, I hope if a walkway is necessary that there will be consideration for moving this walkway between lots further to the East so that these trees are preserved.
- How is it determined whether to put a walkway in or not? I'm assuming walkway's are installed primarily for resident access to the Trail. If the majority of residents of a subdivision/street don't want a walkway does the town accept the wishes of the residents? Not sure if the town even asks whether a walkway is necessary/wanted? Just trying to understand the town processes...
- If as the developer has suggested that the Georgian Trail be widened, I hope that widening will only occur on the southern side of the trail, not the northern side which residents of High Bluff Lane back out onto.

Thanks

Dave Powell



June 13, 2023

To: Adam Smith, Director of Planning and Development Services, Shawn Everitt, Chief Administrative Officer, Mayor Andrea Matrosovs, Deputy Mayor Peter Bordignon, Councillor Gail Ardiel, Councillor Paula Hope, Councillor June Porter, Councillor Alex Maxwell, Councillor Shawn McKinlay

From: Betty Muise, Tree Trust TBM

Re: Lora Greens Development

I am writing on behalf of Tree Trust TBM regarding the proposed Lora Greens subdivision.

The proposed plan for Lora Greens, as presented at the Public Meeting of May 31, 2023, does not reflect the deep importance and value of the Georgian Trail and the natural environment to residents of The Blue Mountains.

The Georgian Trail is one of our most important recreational assets. It is also one of our most vital natural assets, serving as a unique vegetative corridor extending through our urban settlement areas. Maintaining the integrity of the Georgian Trail is of paramount importance. This includes, most importantly, protecting and expanding the tree canopy along this corridor.

Tree Trust TBM, working closely with the Town and the Georgian Cycle and Ski Trail Association, plays an integral role in this process. We have led major tree planting and tree care programs, and these programs include the section of the Georgian Trail corridor (at the 10th Line) that borders the proposed Lora Greens development.

In 2022, more than 100 community volunteers planted tree saplings in this section within the 20-metre Georgian Trail right of way. Residents have continued their volunteer efforts through participation in a tree care day this spring and regular watering of saplings.

In this context, several specific concerns related to development on the Lora Greens property must be addressed:

- All community planted trees must be identified and recorded as part of the Lora Greens planning process.
- Effective tree protection measures must be specified and followed during all phases of construction and development.
- The proposed 6.0m wide walkway connecting the development to the Georgian Trail is not acceptable and it must be removed.
- The proposed plan includes sanitary sewer and possibly water main connections extending from Peel St. to Lora Greens along the Georgian Trail, and a reconstruction of this segment of the Georgian Trail to serve as an emergency road access. These service connections would require extensive damage or the elimination of tree canopy and natural vegetation along this portion of the Georgian Trail. Using the Georgian Trail as a service corridor is unacceptable.

- The vegetative buffer extending along the northeast boundary of the proposed Lora Greens development and included within the applicant's property should be preserved. Clear-cutting of trees on development lands is a major issue in TBM, with several high-profile examples in recent months. Residents are concerned and express these concerns regularly to members of Council and to Tree Trust. This practice is damaging, no longer appropriate given environmental and climate change priorities, and must stop.

In conclusion, going forward and as a basic design principle, there should be no disruption of established or recently planted trees along the Georgian Trail. This includes potential damage during the construction process.

The proposed Lora Greens development presents an important opportunity to demonstrate how the protection of our natural assets can be addressed as a top priority in planning and development. This would represent a long-overdue shift from badly outdated but unfortunately persistent practices, in which these assets are viewed as disposable annoyances that get in the way of pipes and pavement.

Many thanks for your attention and I hope that you will see the potential for Lora Greens to set an important precedent for all new developments in TBM by incorporating practical design and construction practices that protect and enhance our tree canopy.

Betty Muise
Manager, Tree Trust TBM



July 4, 2023

To: Adam Smith, Shawn Everitt, TBM Mayor and Members of Council

From: Kay Schaltz, Climate Action Now Network TBM

Re: Lora Greens Development

On behalf of CANN, I am writing regarding the proposed Lora Greens subdivision.

Here is an example of a new subdivision which can represent the preservation of our natural assets such as trees, natural corridors, and green space for all, and enhancement of the watershed functions of these lands.

We would like to point out areas of opportunity for this Council and Staff to change the trajectory of how we build development for the future and community.

Specifically, please consider the following suggestions:

1. There is to be no disruption or damage of vegetation and trees during and after construction on the Georgian Trail. In addition, there is to be no disruption or damage to a buffer zone along the Georgian Trail (to be determined by conservation experts).
2. Clear cutting of trees on the development properties must be prohibited except:
 - a) if the Town has received, from the Developer, in advance of the submission of a proposed plan of subdivision, a Tree Inventory for the holding that precisely identifies trees that are to be preserved within the proposed development;
 - b) if the Developer has fulfilled the Open Space requirement for the holding, as specified in the Town's Official Plan and the Town's Land Use designations and Open Space requirements in effect;

- c) if the Town receives a "permit to remove trees" issued by the Conservation Authority that has jurisdiction to allow the destruction of trees under the authority of the Conservation Act before Draft Plan Approval or a Zoning By-law Amendment to enable the development has been enacted.
3. The Official Plan 2016 requires that new developments in "Residential/Recreational" Land Use areas of the Town reserve 40% of the development area for Open Space. This requirement may be a reminder to help save the tree canopy and vegetation pointed out in the previous 2 points.
4. Parts of the western lands of the development are within a "meander" under the jurisdiction and protection of the Grey Sauble Conservation Authority. However, there do not appear to be comments from the GSCA or another independent environmental agency. A report would be helpful to make a factual decision on the harmful effect of disrupting any vegetation or trees in this environmentally sensitive area which is a highly functioning part of the Beaver River Sub-watershed. We cannot ascertain the presence of a Municipal Drainage Plan for this area of the Town.

There are no replacements for the trees and water-purifying ecosystems on our lands. Let's ensure that going forward, we, as stewards of our land and communities make the protection of our natural resources the top priority in planning and development. All of our children and grandchildren will be thankful for our foresight and fortitude to do what's right, not what is easy.

Thank you for the opportunity for democratic input and support by citizens to set a critical precedent for all new developments in TBM.

Kay Schaltz, member Climate Action Now Network - TBM

CANN! We are a volunteer group in Town of the Blue Mountains. Our goal is to reduce the carbon footprint of the area and work together towards a more sustainable community.

Ministry of Transportation

Ministère des Transports

West Operations
Corridor Management Section West

Opérations ouest
Section de la gestion des couloirs routiers de l'Ouest

659 Exeter Road
London, Ontario N6E 1L3
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659, chemin Exeter
London (Ontario) N6E 1L3
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Télécopieur: (519) 873-4228



July 25, 2023

Ms. Karen Long
Administrative Assistant for Planning Services
Town of The Blue Mountains
32 Mill Street, P.O. Box 310,
Thornbury, ON N0H 2P0

By E-mail: klong@thebluemountains.ca

RE: Lora Greens Plan of Subdivision and Zoning By-law Amendment, P3270

Documents Reviewed

- **Proposed Draft Plan of Subdivision** - PREPARED BY: Plan Wells Associates, dated December 16, 2022.
- **Functional Servicing Report** – PREPARED BY: Tatham Engineering, Stamped by M.J. Cullip, dated November 24, 2022.
- **Preliminary Stormwater Management Report** - PREPARED BY: Tatham Engineering, Stamped by D.R.W. Twigger, dated September 14, 2022.
- **Traffic Impact Study** - PREPARED BY: Tatham Engineering, Stamped by M.J. Cullip, dated August 29, 2022.

Dear Ms. Long,

The Ministry of Transportation (MTO) has completed a review for the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed Zoning By-law Amendment would rezone the subject property from Development 'D' zone, Holding Symbol 'h-40' and Holding Symbol 'H-h39' to Residential One 'R1-1' and Holding Symbol 'H-h39' to permit 38 single detached dwellings. The proposal has been considered in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies. The following outlines MTO's comments.

Building and Land Use

MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

MTO has concerns with the draft plan of subdivision included in the submission. A floodway channel corridor is proposed directly adjacent to Highway 26. If the channel corridor is integral to the functionality of the site, it must be located beyond MTO's minimum setback distance of 14m from the highway property limit. Please ensure all drawings show the 14m setback requirement.

Site access, Traffic Impact Review & Emergency Access

MTO reviewed the above referenced TIS and have the following comments:

- In accordance with MTO's Access Management Policy, a public road or commercial access on a County or Municipal Road must be located a minimum of 400m from an existing highway intersection. Currently, the proposed access location to Grey Road 113/10th Line does not meet MTO's requirements. MTO require justification as to why a reduced setback for Street 'A' should be supported by MTO.
- The report suggests signalization of the Highway 26 & Grey Rd 113/10th Line Intersection in 2031 and 2036 (reference Table 20 & 21). MTO require that a signal warrant analysis and justification be provided.
- Currently Highway 26 & Grey Rd 113/10th Line Intersection does not appear to have any lighting. To ensure safety of traffic operations, MTO require a warrant analysis for full or partial illumination of the intersection.

MTO require the above information for further review prior to finalizing comments.

Note that the cost of the TIS and any highway improvements as a result of the development are the financial responsibility of the developer.

The developer's TIS consultant reached out to MTO to identify that the Town of the Blue Mountains require an emergency access to the development from Highway 26. Since the subject property has frontage on a provincial highway and a municipal road, all access shall be taken from the municipal road. However, if the municipality are unable to support a variance on their requirements for emergency access, MTO may consider permitting an emergency access to Highway 26.

MTO must be confident that the continued operation and maintenance of the emergency access is assured. A condition must be included in the Subdivision Agreement, and registered on title against the property, whereby the MTO would have the power to enforce requirements for the operation and maintenance of the access on the municipality.

Prior to MTO supporting the emergency access, MTO require confirmation from the Town of the Blue Mountains that:

- The municipality are unable to support a variance on their requirements for emergency access.
- The municipality will add a condition to the subdivision agreement that "The Municipality hereby agrees to assume responsibility for the operation and continued maintenance of the emergency access to the satisfaction of, and at no cost to the MTO. Failure to do so may result in remedial action being taken by the MTO at its discretion, with any costs associated with same invoiced back to the Municipality." MTO will require a draft copy of the Subdivision Agreement for review prior to registration. This is to ensure that an appropriate clause is inserted into the agreement.

Storm Water Management

MTO reviewed the above referenced stormwater management report and the report is acceptable to MTO. Should there be any changes to the report, MTO review will be required.

Signs

Any/all signage visible from Highway 26, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.

Encroachments

Any encroachments and works identified within the Highway 26 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

Conditions of Draft Plan Approval

It is anticipated that the following may be MTO's Conditions of Draft Plan Approval. Other Conditions may be required once MTO have reviewed an official circulation:

1. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a drainage/storm water management plan /report indicating the intended treatment of the calculated runoff.
2. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a traffic impact study indicating the anticipated traffic volumes and their impact upon the intersection/interchange of Highway 26 and the existing provincial highway network.
3. That prior to final approval, if required by MTO, the owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the design and construction of all highway improvements identified in the Ministry of Transportation approved Traffic Impact Study.
4. That prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a draft copy of the M-Plan for the subdivision.
5. That prior to final approval, the Owner will submit to the Ministry of Transportation for review and approval, a draft copy of the Subdivision Agreement.
6. That prior to final approval, a condition to the subdivision agreement be added that "The Municipality hereby agrees to assume responsibility for the operation and continued maintenance of the emergency access to the satisfaction of, and at no cost to the MTO. Failure to do so may result in remedial action being taken

by the MTO at its discretion, with any costs associated with same invoiced back to the Municipality."

Notes to Draft Plan Approval

The owner should be made aware that under the Public Transportation and Highway Improvement Act, Ministry Building and Land Use permits are required for all new developments located within 45m of the highway property limit and located within 395m radius of the centreline intersection of Highway 26 and Grey County Road 113/10th Line.

Please feel free to contact me directly should you have any questions or concerns.

Sincerely,



Jessica Pegelo
Corridor Management Planner
Operations West

c. Joanne Moyes, Corridor Management Officer, MTO