



# Staff Report

## Planning

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**Report To:** COW-Operations\_Planning\_and\_Development\_Services  
**Meeting Date:** July 2, 2024  
**Report Number:** PDS.24.002  
**Subject:** Recommendation Report – 24 Alfred Street REVISED  
**Prepared by:** David Riley, Principal, SGL Planning & Design Inc.

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### A. Recommendations

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THAT Council receive Staff Report PDS.24.002, entitled “Recommendation Report – 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment”;

AND THAT Council defer their decision until such a time that the applicant has submitted a revised Draft Plan of Subdivision and Zoning By-law Amendment to address Staff’s comments and concerns.

### B. Overview

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The purpose of this report is to provide Council with an update on the status of the file and to provide a recommendation regarding a proposed Zoning By-law Amendment and Plan of Subdivision for 24 Alfred Street.

The applications propose the development of a Draft Plan of Subdivision to create 17 residential lots. The proposed Zoning By-law Amendment would rezone the subject property from Residential R1-1 Zone to Residential (R1-1-XX) Zone with a proposed exception to permit a reduced lot frontage on one lot facing Alice Street West, Open Space (OS) Zone, and Residential (R2) Zone. The existing Residential (R1-1) Zone is proposed to remain on those lots proposed for single detached dwellings. The dwellings are proposed to connect to municipal water and wastewater services. The proposal includes the construction of a new private road and a stormwater management facility. The subject property is currently vacant.

Planning Staff are supportive of the proposed framework for infill development, at the densities proposed, which would ultimately see the subdivision of the land and accompanying zoning by-law provisions to implement an infill development on the subject lands. However, Planning Staff recommend deferral of the applications until such a time that the applicant has submitted a revised Draft Plan of Subdivision and Zoning By-law amendment to address Staff’s comments and concerns, as outlined in this report, and summarized as follows:

- Changing the pair of semi-detached dwellings located closest to Alfred Street (Lot 1L and Lot 1R) to a single detached dwelling to address compatibility, landscape and grading concerns discussed in this report;

- Reconfiguring the private road to provide for ten (10) guest/visitor parking spaces, as well as an area that could accommodate snow storage during the winter months; and
- Updating the Draft Zoning By-law Amendment to rezone the entirety of the subject property, with the exception of the OS Zone, as R1-1 Zone with an expanded set of exceptions to permit a reduced lot frontage requirement for one lot fronting onto Alice Street, as well as permitting semi-detached dwellings with similar setback requirements to single detached dwellings.

At this time, Council has the following decision options available:

- A. Approve the Zoning By-law Amendment as requested by the Owner and outlined in **Attachment 1** to rezone the subject lands from Residential (R1-1) Zone to Residential (R1-1) Zone, Residential (R1-1-XX) Zone with a proposed exception to permit a reduced lot frontage on one lot facing Alice Street West, Open Space (OS) Zone, and Residential (R2) Zone, and adopt the Draft Plan of Subdivision as contained in **Attachment 2**.
- B. Modify the requested Zoning By-law Amendment and/or modify the Draft Plan of Subdivision to the satisfaction of Council.
- 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. Defer the application at this time for reasons provided by Council which may include requirements for additional information, a future staff report, and Council consideration.

## C. Background

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County Application File Number:	Plan of Subdivision 42T-2022-01
Town Application File Number:	Zoning Amendment P3146
Application Received Date:	May 30, 2022
Application Deemed Complete Date:	June 29, 2022
County Official Plan Designation:	Primary Settlement Area
Town Official Plan Designation:	Community Living Area
Zoning By-law Category:	Residential Density One 'R1-1' Zone
Location:	Town Plot Park Part Lots 5 and; 6 N/E Alfred St. Plan 107 Pt; Lots 5 and 6, Reference Plan 16R10171; Parts 2 to 4; and Plan 107, Part Lot 6, Reference Plan 16R10171, Part 1, Part of Lot 33,

Concession 10, Geographic Township of Thornbury, in the Town of The Blue Mountains, County of Grey. (Figure 1).

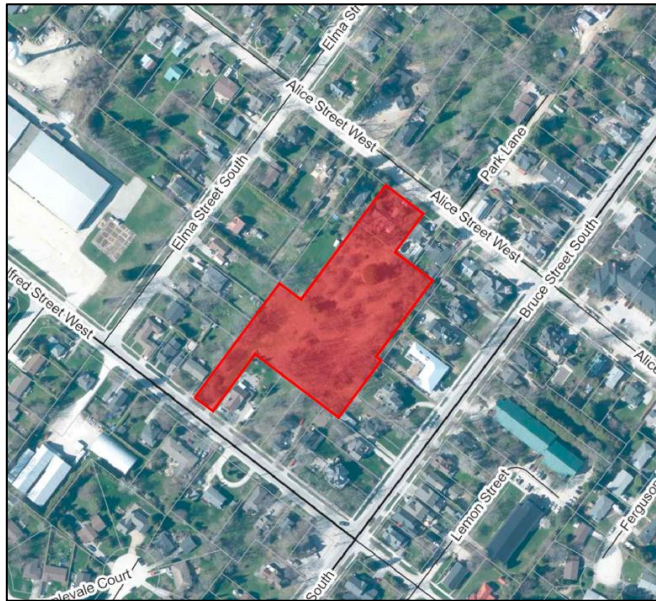


Figure 1. Subject Site Location

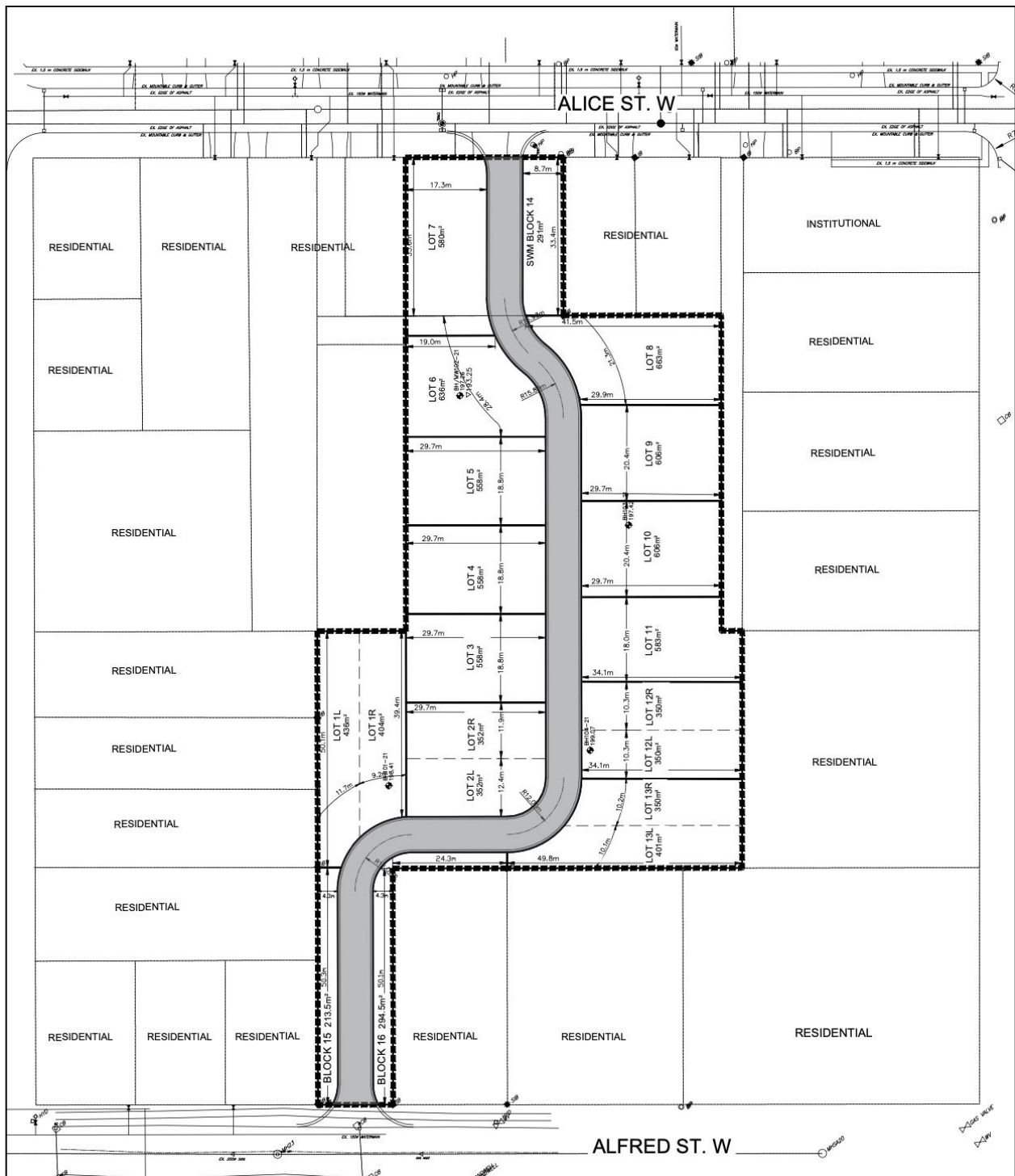


Figure 2. Proposed Rezoning

The subject site is currently accessed from Alfred Street and is located internal to a residential block of lots containing single detached dwellings. The Town of The Blue Mountains and the County of Grey received applications in May 2022 for a Plan of Subdivision and Zoning By-law to develop a total of seventeen (17) residential dwellings including eight (8) semi-detached units and nine (9) single detached units. The new lots are proposed to be located along a one-way private condominium road connecting to both Alfred Street to the south and Alice Street to the north. The existing dwelling at 21 Alice Street would be demolished to accommodate this access. The proposed Draft Plan of Subdivision is included as **Figure 3** below.

The purpose of the Zoning By-law Amendment application is to implement the Plan of Subdivision by rezoning a portion of the lands from the Residential R1-1 Zone to the Residential (R1-1-XX) Zone with a proposed exception to permit a reduced lot frontage on one lot facing Alice Street West, Open Space (OS) zone next to Alice Street and Alfred Street, and to the Residential (R2) Zone for those lots proposed for semi-detached dwellings (**Figure 2**). The Residential (R1-1) Zone is proposed to remain on those lots proposed for single detached dwellings.

Each residential lot and dwelling is proposed to contain a driveway, front yard area, garage and individual backyard. According to the submitted Draft Plan of Subdivision, the single detached lots have a range of frontage from 17.3 m to 28.4 m with the majority of the lots having frontage of over 18m. The semi-detached lots have a range of frontage from 9.2m to 12.4m. The proposed density is 20.48 units per gross hectare. A stormwater management facility is proposed to the north of the site within a new Open Space Zone, that will outlet to the municipal system on Alice Street.



**Figure 3. Draft Plan of Subdivision**

The Draft Plan of Subdivision and Zoning By-law Amendment application was received in May 2022 and deemed complete in June 2022. The Public Meeting as required under the Planning Act was held on September 19, 2022. Presentations were completed by Town Staff, Grey County, as well as Georgian Planning Solutions on behalf of the applicant. In response, the

Town and the County received several written and verbal comments from area residents and outside agencies. To address the comments received at and following the Public Meeting, additional studies and plans were updated to address the comments and concerns.

A Follow Up [Information Report PDS.23.032](#) was brought to Committee of a Whole on April 4<sup>th</sup>, 2023. Proceeding this, the Town’s Planning Department requested new information from the applicant with regards to density, butternut trees, road design, landscape plan details, parkland and open space and zoning limitations. The applicant has since updated the 1<sup>st</sup> Submission Engineering Drawing Set and provided the Town with a Landscape Plan, Butternut Health Assessment and Comment Matrix. The original submission plus the updated information has been posted to the Development Projects section of the Town Website.

Comments received from area residents cover a wide range of concerns. The comments identified several common themes that will be addressed through a potential redesign, or through Conditions of Approval prior to final Draft Plan Approval. The Follow Up Information Report brought to Committee of a Whole on April 4, 2023, outlined a summary list of concerns. The Applicant has provided direct responses to concerns raised and are noted in **Table 1** below.

**Table 1. Applicant Responses to Main Concerns**

Concern	Applicant Response	Relevant Submission Document
Proposed condominium road and access to the site	<ul style="list-style-type: none"> <li>• The laneway is proposed to be one-way and will provide room for pedestrians.</li> <li>• One way road will allow for snow storage areas and another snow storage area has been identified on the SWM block.</li> <li>• The road design and layout meets Town standards for private roadways, including emergency vehicle turning radius.</li> </ul>	Refer to Functional Servicing Report dated December 20,2022
Density of the proposed development	<ul style="list-style-type: none"> <li>• The density is based on the density policies that are in the County and Town of the Blue Mountains Official Plan.</li> <li>• The density is the minimum required for the size of the site.</li> <li>• The uses proposed on the property are residential and include single and semi-detached dwellings.</li> </ul>	Refer to Planning Justification Report (County OP Policy 3.5.5 and Town OP Policy B3.1.4)
Traffic generated from the proposed development	<ul style="list-style-type: none"> <li>• Given the limited traffic volume to be generated by the development of the site and in considering the traffic volumes on the road system, such will not have any significant operational impacts on the operations of the local road system.</li> <li>• Alice Street can accommodate the limited traffic volume to be generated by this development.</li> </ul>	Refer to the Transportation Impact Study dated May 30, 2022.

<p>Impact of traffic lights into adjacent properties</p>	<ul style="list-style-type: none"> <li>Lights into Alice Steet house across from entrance are no different than a T-intersection in new subdivisions. However, the new road is not directly across from existing houses and the one-way road from the development will only be able to turn right on the one-way Alice Street.</li> </ul>	<p>Refer to Landscape Plan.</p>
<p>Lack of privacy</p>	<ul style="list-style-type: none"> <li>A 1.8m high fence (details) will be provided along to perimeter of the property to provide privacy, buffering and reduce lighting from cars on adjacent properties.</li> <li>Best efforts will be taken to maintain the existing hedges along the property lines.</li> </ul> <p><i>Town Staff note that, while a fence can address privacy concerns, a fence may not be required or appropriate around the entire perimeter of the property. Should the applications be approved, Town Staff will work with the applicant through detailed design to establish appropriate mitigation measures to address privacy.</i></p>	<p>Refer to Landscape Plan.</p>
<p>Lack of setbacks from adjacent properties/ Reduced lot lines from existing homes</p>	<ul style="list-style-type: none"> <li>A 1.8m high fence (details) will be provided along to perimeter of the property to provide privacy, buffering and reduce lighting from cars on adjacent properties.</li> <li>Forested setback (20foot) not required. 1.8m high privacy fence will be provided.</li> </ul>	<p>Refer to Landscape Plan.</p> <p><i>See Town Staff's comment above regarding the fence.</i></p>
<p>The proposed stormwater management and groundwater issues related to creation of lots</p>	<ul style="list-style-type: none"> <li>Perimeter drainage/swales are being provided along the property boundaries which will discharge to a storm sewer system to the underground stormwater tanks.</li> <li>Swales and storm drains are designed for the 100-year storm event to ensure adjacent properties are protected and not impacted.</li> <li>The storm parameters used to size the drains and stormwater tank are based on current Town standards. Data used is current and not limited or outdated as noted.</li> <li>Additional test pits will be completed to confirm water table elevation and proposed basement elevations.</li> <li>Best efforts for LID/ infiltration measures will be provided.</li> <li>Sufficient distance has been provided from the proposed underground stormwater tanks to the adjacent house foundation using best construction practice. If there are concerns during construction shoring maybe an option to install the units. Roads and sewers along Alice Street are being upgraded as part of the Town's Thornbury Road Infrastructure Project which is presently underway.</li> </ul>	<p>Refer to Stormwater Management Report dated December 20, 2022.</p>
<p>Potential soil contamination</p>	<ul style="list-style-type: none"> <li>An ESA study was completed, no contaminated soils noted.</li> <li>Topsoil pile will only be temporary.</li> </ul>	<p>Refer to Environmental Site Assessment Phase I and Phase II dated February 10, 2022.</p>

Removal of current trees (Black Walnut, Butternut)	<ul style="list-style-type: none"> <li>Best efforts will be taken to preserve some existing trees that are not in conflict the grading and drainage plans or the proposed road and house locations.</li> <li>A butternut assessment has been completed and butternut trees are located on the property.</li> </ul>	Refer to Azimuth Environmental - Butternut Health Assessment Report dated July 14, 2023
Lack of landscaping	<ul style="list-style-type: none"> <li>Best efforts will be taken to preserve some existing trees that are not in conflict the grading and drainage plans or the proposed road and house locations.</li> <li>Landscape Plan will be prepared.</li> </ul>	Refer to Landscaping Plan
Changing character of the existing neighbourhood	<ul style="list-style-type: none"> <li>The height of the dwellings will conform with the zoning by-law provisions.</li> <li>The density is based on the density policies that are in the County and Town of the Blue Mountains Official Plan.</li> </ul>	Refer to Section B3.1.4 in the Town of the Blue Mountains Official Plan and Section 6 of the Town of the Blue Mountains Zoning By-law
Conformity with the Town's Official Plan	<ul style="list-style-type: none"> <li>The new proposed development meets the required density. The lands can be serviced by municipal services.</li> <li>This development provides for single detached and semi-detached dwellings on an infill property providing a range of dwelling types.</li> </ul>	Refer to Section B3.1.4 in the Town of the Blue Mountains Official Plan
Lack of services and amenities	<ul style="list-style-type: none"> <li>This property is a small infill development near a large community park and trails.</li> </ul>	N/A

## D. Analysis

A detailed review of applicable Provincial, County and Town policies is found in **Attachment 3** of this report. A summary of the analysis is provided here.

The proposal represents residential intensification on a vacant infill site, within an existing built up area. Together, the Provincial Policy Statement, Grey County Official Plan and The Blue Mountains Official Plan encourage intensification within the Thornbury Primary Settlement Area which is to be achieved through appropriate infill, intensified development and redevelopment in suitable locations, in order to diversify the housing stock and provide for a range of housing options. According to the Grey County Official Plan, The Blue Mountains is to accommodate 10% of its residential development through intensification within its Primary Settlement Area of Thornbury/Clarksburg.

While the proposal represents a significant intensification opportunity, both the Grey County Official Plan and The Blue Mountains Official Plan note measures or tools shall be implemented to mitigate the effects of intensification within existing neighbourhoods, with respect to transitions in height, built form, massing and land uses. As noted in Section B3.1.5 of The Blue Mountains Official Plan, new housing does not need to mimic the character, type and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood. The Town's Official Plan permits infill and intensification where it respects the

scale and built form of the surrounding neighbourhood and conforms to the remainder of the Official Plan policies. Section B3.1.5.2 sets out infill development criteria Council shall be satisfied with where development is proposed for single detached and semi-detached dwellings.

Based on the main concerns addressed in **Table 1** above, the following provides an analysis of key themes and associated comments/concerns.

### **Density and Housing Mix**

- Section 3.5.5 of the Grey County Official Plan requires a minimum density of 20 units per net hectare for new development within Primary Settlement Areas. The permitted density range set out in The Blue Mountains Official Plan for single and semi-detached detached dwellings is as follows:
  - Single detached dwellings: 10 to 25 units per gross hectare; and
  - Semi-detached dwellings: 15 to 35 units per gross hectare.
- The proposed development meets the minimum required densities, with 20.48 units per gross hectare proposed. Town and County Staff would only support a development that meets the minimum density requirements of both Official Plans. If fewer than 17 units were proposed, both Town and County Staff would not support the proposed development.
- Higher density is now required within our communities, which can take the form of many different dwelling types and lot sizes. However, it is clear that greater densities than what currently exists within the lowest density areas of Thornbury (including the large lots immediately adjacent to the subject site) are required to meet minimum density requirements of the Town and County Official Plans. Infill development, such as that proposed on the subject site, is a great opportunity to provide for a greater mix of housing types and densities.
- Discussions have been had with the applicant with respect to the proposed unit mix, and the potential for the introduction of townhouses as an additional dwelling type on the site. The applicant indicated their preference to limit the unit mix to single and semi-detached dwellings only, to mitigate potential compatibility concerns with immediate adjacent residential lots, given that the subject site is surrounded by single detached dwellings.
- Town Staff have considered this matter further, and are of the opinion that from a density and dwelling type perspective, the proposed development is compatible with the surrounding residential area. The proposal for semi-detached units adds additional density to the subject site as compared to what could otherwise be achieved by single detached dwellings alone. Semi-detached units have a built form that is similar to that of single detached dwellings, which leads to a compatible relationship between the proposed dwellings and the existing adjacent lots where there are visual breaks between each pair of semi-detached dwellings.
- As such, the proposed unit mix of single detached and semi-detached dwellings is appropriate, as the minimum density requirements are being met.
- Regarding the provision of affordable housing, it is noted that this development proposal is increasing the overall supply of housing with Thornbury, and providing for greater diversity in housing types by introducing semi-detached dwellings, in a neighbourhood that is



characterized primarily by single detached dwellings at the current time. The increase in variety and supply of housing types and supply will improve affordability within Thornbury but will not meet affordable housing criteria set forth in the Town’s Housing Needs Assessment. The Town encourages further measures to address affordability through this application where possible.

- With respect to detailed subdivision design, Planning Staff have additional comments, addressed below, which substantiate the recommendation to defer the application for further consideration.

**Character, Compatibility, Subdivision Design and Landscaping**

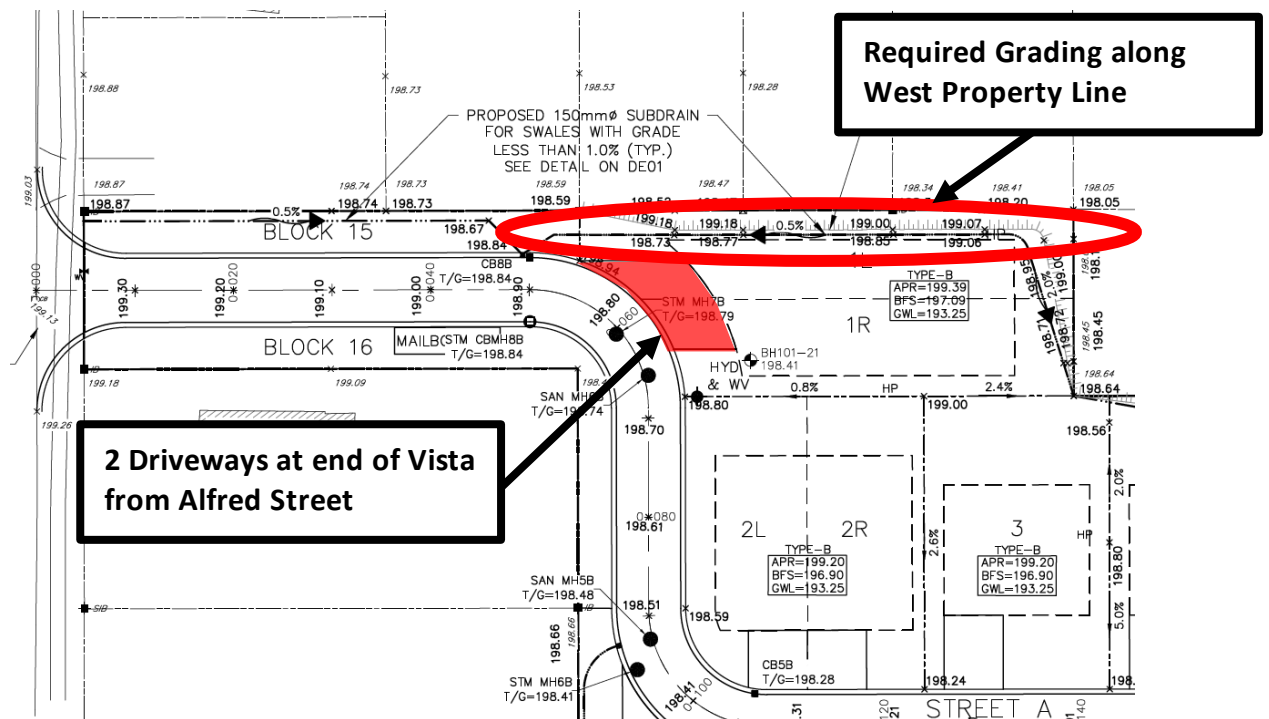
- The development currently proposes build out utilizing the full flexibility provided in the R1-1 (single detached) and R2 (semi-detached) zones relating to lot frontage, lot coverage, height, minimum required setbacks for front yards, side yards and rear yards, and all other applicable provisions, with the exception of one lot within the R1-1 zone, fronting onto Alice Street, which requires site-specific permission for a reduced lot frontage. The R1-1 and R2 zone provisions under the Blue Mountains Zoning By-law 2018-65 are provided in the table below:

	R1-1 Zone	R2 Zone (semi-detached)
Lot Frontage	18 metres	9 metres
Lot Coverage	30 %	n/a
Height	2.5 Storeys / 9.5 metres	2.5 storeys / 9.5 metres
Setbacks:		
Front	7.5 metres	6.0 metres
Side	2.0 metres	1.2 metres
Rear	9.0 metres	6.0 metres

- Town Staff are of the opinion that from a built form and massing perspective, the proposed development is compatible with its surroundings. The single detached dwellings are already permitted within the R1-1 zone and are proposed to be constructed in accordance with established zone standards, with the exception of a reduced lot frontage for one lot along Alice Street. The proposal for reduced lot frontage is being made to accommodate the width of the private road to exit the subject site from the subdivision to Alice Street. In this case, Town Staff are of the opinion that the reduced lot frontage for one lot is appropriate to reinforce the established Alice Street streetscape, including the open space character of the street, where the larger separation distance between dwellings can be maintained due to the presence of the new private road.
- The proposed R2 zone is for the semi-detached dwellings, which are proposed to be located internally on the subject site. As proposed, the majority of the semi-detached dwellings will not be visible from either Alfred Street or Alice Street, with the exception of one pair of semi-detached dwellings that can be viewed from Alfred Street at the first bend in the proposed private road (Lot 1L and Lot 1R). Overall, Town Staff is of the opinion that both single detached and semi-detached dwellings are appropriate on the

subject site, and can generally be accommodated in such a way to minimize any potential compatibility impacts with surrounding existing development. This is largely due to the characteristics of the surrounding existing lots, which have large lot depths and generally heavily vegetated rear yards to provide a natural, vegetated buffer and screening from the subject site.

- However, Town Staff is concerned with the location of the pair of semi-detached dwellings that can viewed from Alfred Street (Lot 1L and Lot 1R) for two primary reasons:
  - The vista created from Alfred Street will be driveway and garage dominated due to the requirement for two driveways and separate garages to be provided (as shown on **Figure 4** below); and
  - The proposed configuration of the lots is not appropriate given the proposed grading plan as presented in the Functional Servicing Report submitted in support of the proposed development (as shown on **Figure 4** below).



**Figure 4. Excerpt from Site Grading Plan (Functional Servicing Report by Tatham Engineering)**

- As such, Town Staff has recommended to the applicant a revised plan of subdivision concept (see **Figure 5**), that sees this pair of lots for semi-detached dwellings (Lot 1L and Lot 1R) converted to a single lot for a single detached dwelling. This change would address Town Staff's concerns by reducing the number of driveways visible from Alfred Street, increasing the amount of landscaping visible from Alfred Street, and addressing Town Staff's concern about the feasibility of locating a semi-detached dwelling on the lot given the required grading along the west property line. ***This is one of the reasons a deferral is being recommended, as Town Staff's position is that the proposed draft plan of subdivision needs to be revised to address this matter.*** The added benefit of

changing Lot 1L and Lot 1R into one lot for a single detached dwelling is that there is an opportunity to provide for a greater side yard setback than would be afforded by the semi-detached dwelling, which will create a better and more compatible interface between the side lot line of this lot, and the rear lot lines of the adjacent lots on Elma Street.

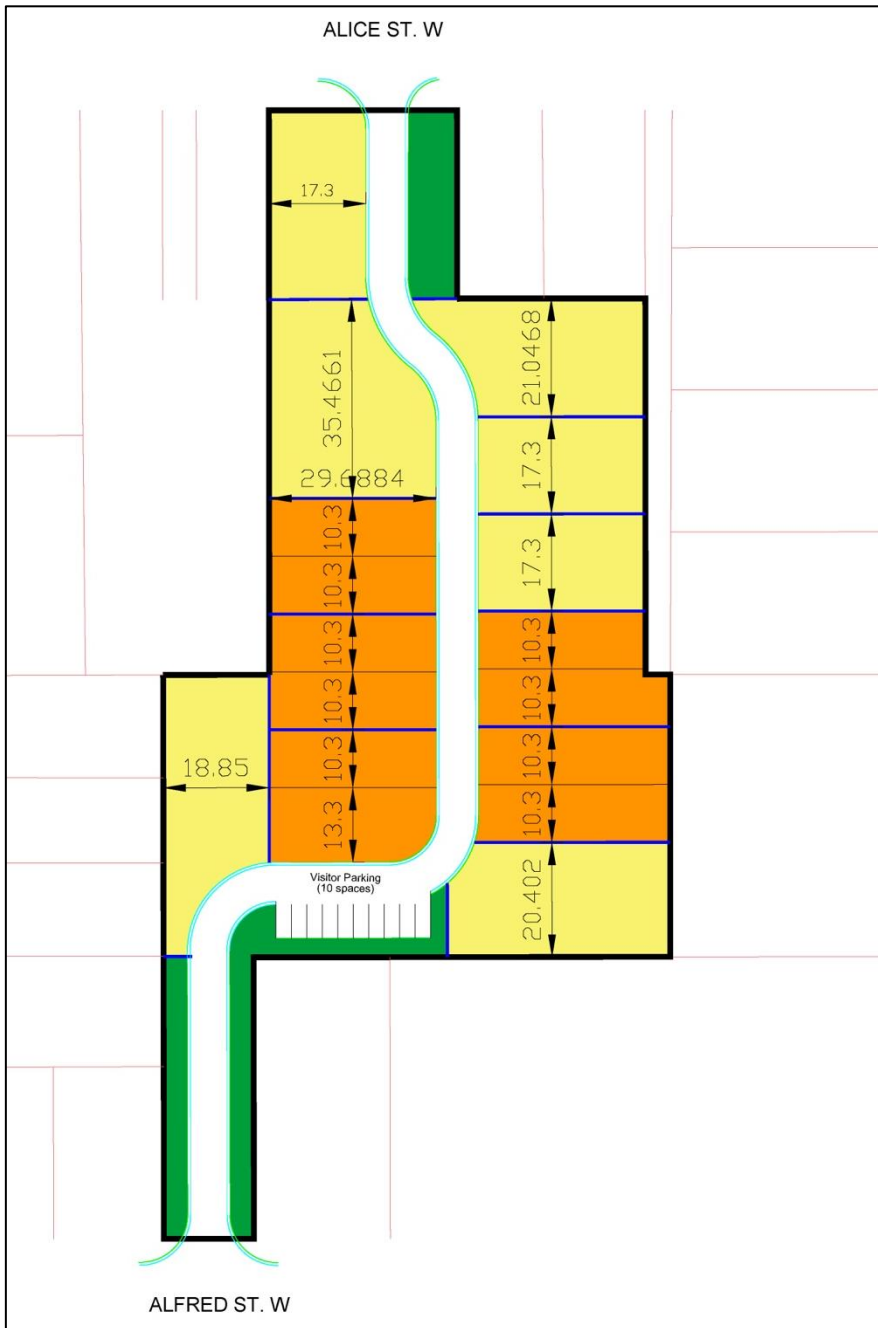
- With respect to trees and vegetation, Town Staff has spoken to the applicant about the tenure of the proposed development, and has recommended to the applicant that the development be implemented by way of Plan of Condominium (Common Elements), once the necessary zoning approvals are in place and the Draft Plan of Subdivision is approved. The applicant agrees with this approach, which will ensure that the private road, stormwater management tank and various open space blocks are ultimately owned and maintained by a condominium board. This approach will also ensure the perpetual maintenance of the road, stormwater management tank and open space blocks, and all associated landscaping and maintenance of landscaping on these blocks. Town Staff would therefore require the future submission of a Plan of Condominium (Common Elements) application, and the subsequent registration of a condominium agreement.
- Both the plan of subdivision and plan of condominium agreements should set out requirements for the open space blocks to be appropriately landscaped, to provide for visual screening of the proposed development, and to contribute to the open space characteristics of the neighbourhood, which is characterized by mature vegetation and landscaped open space.
- Conditions of Draft Plan Approval have been recommended to address the matters noted above, included within **Attachment 4**.
- With respect to the proposed Zoning By-law Amendment, Town Staff recommend that the entirety of the subject site remain within the R1-1 Zone, with the exception of the proposed OS Zone. Rather than introducing R2 Zoning and performance standards for the semi-detached dwellings, Town Staff recommend that the proposed exception for the subject site be expanded to permit semi-detached dwellings (in addition to single detached dwellings) and appropriate accompanying performance standards to ensure that the semi-detached dwellings are appropriately sited on each lot with equal setbacks to those of single detached dwellings. This approach will ensure that the massing of the semi-detached dwellings and the space between buildings appear similar across the entirety of the subject site, and will also ensure that single detached and semi-detached dwellings are the only permitted building and dwelling types permitted to be constructed on the lands (addressing concerns raised by area residents that additional dwelling types such as apartments could be constructed here). ***This is one of the reasons a deferral is being recommended, as Town Staff's position is that the proposed Zoning By-law needs to be revised to address this matter.***

#### **Condominium Road, Site Access and Traffic**

- As noted above, the proposed private road will ultimately form part of a Plan of Condominium (Common Elements). The proposed road has been designed to have a paved width of a minimum 6.0 metres and minimum required turning radii for

emergency vehicles to pass and navigate safely. The road is proposed to be a one-way road, travelling north from Alfred Street towards Alice Street.

- Due to the requirement to maintain a minimum clear fire route of 6.0 metres along the entire stretch of the proposed private road, on-street parking will not be permitted. As proposed, all of the vehicles would be required to park on individual driveways of each proposed dwelling. If additional parking is required, parking would not be permitted along the private road, and guests would need to park off site, along Alice Street, Alfred Street, or other surrounding streets.
- Town Staff accept and agree generally with the design, configuration and proposed operation of the proposed private road as a one-way road from Alfred Street to Alice Street. However, Town Staff have concerns with the proposed road for two primary reasons:
  - There is no guest/visitor parking proposed; and
  - There is no space for snow storage during the winter months.
- The concern with respect to the lack of guest/visitor parking relates to the proposed semi-detached dwellings. While the proposed single detached dwellings are on lots that are wide enough to accommodate a 6.0-metre wide driveway, which would accommodate cars parked side-by-side while still maintaining a large portion of the front yard as landscaping, the proposed semi-detached dwellings would have smaller 3.0-metre driveways, unable to accommodate as many vehicles as driveways for single detached dwellings. The benefit of providing for a guest/visitor parking area is that parking for guests of all residents of the proposed development, and particularly for those living in semi-detached dwellings, can be accommodated on the subject site, without relying on the need for guests/visitors to park on surrounding streets in the neighbourhood. Additionally, the provision of a guest/visitor parking area would also create extra space for snow storage during the winter months.
- As such, Town Staff has recommended a revised plan of subdivision concept to the applicant (see **Figure 5**) that sees the minor reconfiguration of the private road to provide for ten (10) guest/visitor parking spaces, as well as an area that could accommodate snow storage during the winter months. This change would address Town Staff's concerns with respect to the private road. ***This is one of the reasons a deferral is being recommended, as Town Staff's position is that the proposed draft plan of subdivision needs to be revised to address this matter.***
- Town Staff has suggested that the guest/visitor parking area could be located to the rear of the lots fronting onto Alfred Street. The added benefit of providing for guest/visitor parking and a snow storage area in this location is that these elements created a buffer that can be landscaped to create an appropriate transition and visual buffer between the proposed development and surrounding existing homes.



**Figure 5. Town Recommended Subdivision Concept**

## E. Strategic Priorities

### 1. Communications 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**

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

### **G. Financial Impact**

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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.

### **H. In consultation with**

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Adam Smith, Director of Planning and Development Services;

Shawn Postma, Manager of Planning and Development Services.

### **I. Attached**

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1. Attachment 1: Draft Zoning By-law Amendment
2. Attachment 2: Draft Plan of Subdivision
3. Attachment 3: Detailed Policy Review
4. Attachment 4: Draft Plan of Subdivision Conditions
5. Attachment 5: Public Meeting Comments Response Matrix

Respectfully Submitted,

David Riley  
SGL Planning & Design Inc.

For more information, please contact:  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)



### Report Approval Details

Document Title:	PDS.24.002 Recommendation Report - 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft ZBA Alfred Street.docx</li><li>- Attachment 2 - DP Subdivision.pdf</li><li>- Attachment 3 - Policy Analysis.docx</li><li>- Attachment 4 - Draft Plan Conditions Alfred Street_Final.docx</li><li>- Attachment 5 - Comments Matrix for Jul-2-24 Staff Report.docx</li></ul>
Final Approval Date:	Jun 21, 2024

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

**Adam Smith - Jun 21, 2024 - 12:11 PM**



## The Corporation of the Town of The Blue Mountains

### By-Law Number 2024 –

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

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

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

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

1. That Schedule 'A' to By-law 2018-65 is hereby amended by changing the zoning symbols for the lands legally described as Town Plot Park, Part of Lots 5 & 6, N/E Alfred St, Plan 107; Part of Lots 5 & 6 RP 16R10171; Parts 2 to 4, (roll number 424200001815700); and Part 1, Plan 107 (roll number 424200001821300), Part of Lot 6, Registered Plan 16R10171, Part of Lot 33, Concession 10 (Geographic Township of Collingwood) Town of Blue Mountains, County of Grey, from Residential (R1-1) Zone to Residential (R1-1) Zone, Residential (R1-1X) Zone, Open Space (OS) Zone, and Residential (R2) Zone as shown on the attached Schedule 'A-1'.
2. That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding the following Exception:

Exception Number	Zone	Special Provisions
XX	R1-1X	The following provisions shall apply to all residential dwelling units on the subject lands: <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 17.3 metres.</li> </ul>

3. That Schedule 'A-1' affixed hereto is declared to form part of this By-law.

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

Enacted and passed this \_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Andrea Matrosovs, Mayor

\_\_\_\_\_  
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2024-\_\_\_ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the \_\_\_ day of \_\_\_\_\_, 2024.





Dated at the Town of The Blue Mountains, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corrina Giles, Clerk

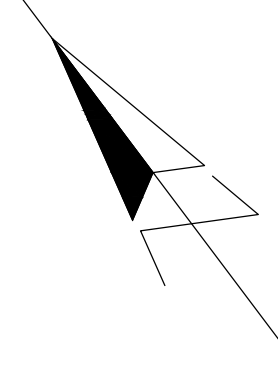
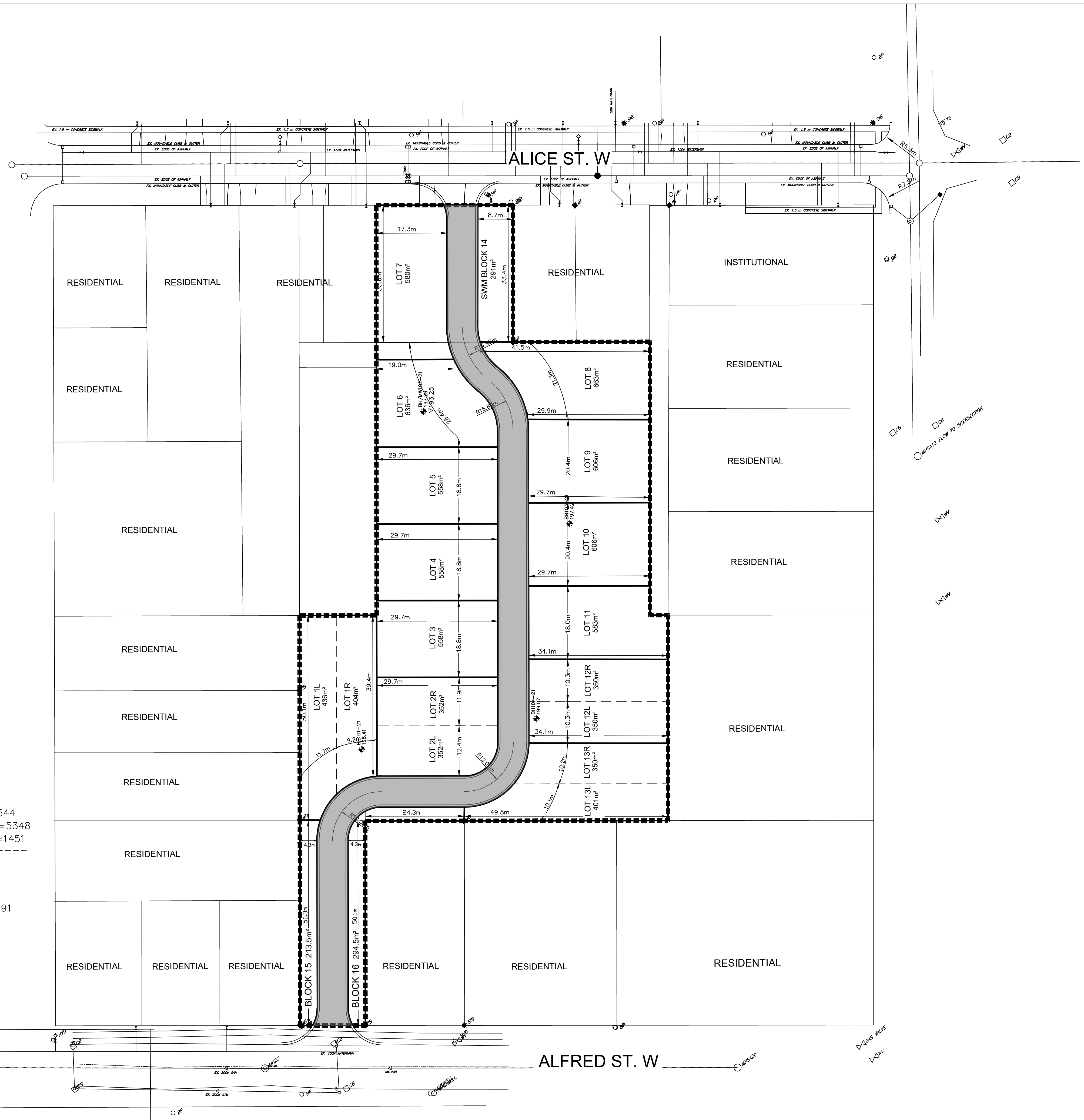
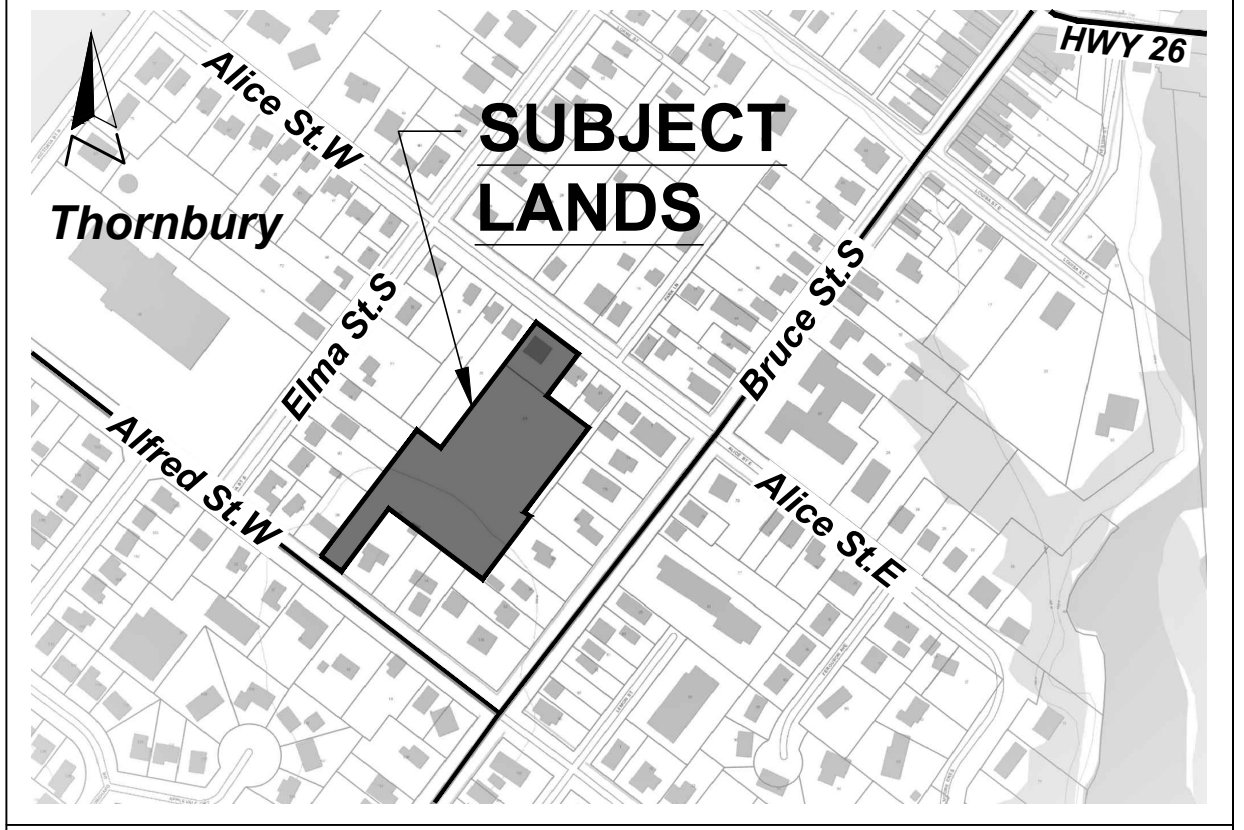
# Town of The Blue Mountains Schedule 'A-1'

By-Law No. \_\_\_\_\_

## Legend

-  Subject Lands of this Amendment
-  Area To Be Rezoned to OS
-  Area To Be Rezoned to R1-1X
-  Area To Be Rezoned to R2





**SCHEDULE OF LAND USE**

LOTS / USE / AREA(m<sup>2</sup>)

LOT 1 – LOT 2 / SEMI-DETACHED LOTS / TOTAL AREA(m<sup>2</sup>)=1544  
 LOT 3 – LOT 11 / SINGLE DETACHED LOTS / TOTAL AREA(m<sup>2</sup>)=5348  
 LOT 12 – LOT 13 / SEMI-DETACHED LOTS / TOTAL AREA(m<sup>2</sup>)=1451

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LOT 1 – LOT 13 / TOTAL AREA(m<sup>2</sup>)= 8343

OPEN SPACE BLOCKS

BLOCK 14 / STORM WATER MANAGEMENT (SWM) / AREA(m<sup>2</sup>)=291  
 BLOCK 15 / OPEN SPACE / AREA(m<sup>2</sup>)= ± 213.5  
 BLOCK 16 / OPEN SPACE / AREA(m<sup>2</sup>)= ± 294.5

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OPEN SPACE BLOCKS / TOTAL AREA(m<sup>2</sup>)= ± 799

ROAD SYSTEM

STREET A / TOTAL AREA(m<sup>2</sup>)= ± 1794.5

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TOTAL SITE AREA(m<sup>2</sup>)= ± 10936.5

KEY MAP n.t.s

**DRAFT PLAN OF SUBDIVISION OF  
 LOT 6 AND PART OF LOT 5  
 REGISTERED PLAN 107  
 AND PART OF PARK LOTS 5 AND 6  
 NORTHEAST OF ALFRED STREET  
 TOWNPLOT OF THORNBURY  
 (FORMERLY TOWN OF THORNBURY)  
 TOWN OF THE BLUE MOUNTAINS  
 COUNTY OF GREY**

**SURVEYOR CERTIFICATE:**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATION TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

DATED THE \_\_\_ DAY OF \_\_\_\_\_ 2022. NAME: PAUL R. THOMSEN  
 ONTARIO LAND SURVEYOR

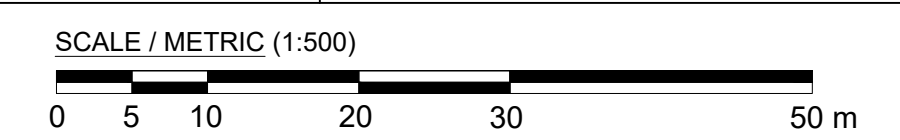
**OWNER CERTIFICATE:**

AS OF THE DATE ON THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE GEORGIAN PLANNING SOLUTIONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE GREY COUNTY PLANNING DEPARTMENT FOR APPROVAL THEREOF.

DATED THE \_\_\_ DAY OF \_\_\_\_\_ 2022. NAME: \_\_\_\_\_  
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

- PLANNING ACT, SECTION 51(17)**
- (a) As shown on draft plan
  - (b) As shown on draft plan
  - (c) As shown on draft plan
  - (d) See schedule of land use
  - (e) As shown on draft plan
  - (f) As shown on draft plan
  - (g) Piped municipal treated water
  - (h) Clayey sandy silt
  - (i) As shown on draft plan
  - (j) Municipal sanitary sewer
  - (k) None

Revision#	Date D/M/Y	Description / Notes
1.	04/01/2022	DRAFT PLAN FOR SUBMISSION
2.	25/01/2022	REVISED DRAFT PLAN FOR SUBMISSION
3.	16/05/2022	REVISED DRAFT PLAN FOR SUBMISSION



ZUBEK, EM O  
**PATTEN & THOMSEN**  
 L T M I T E D

ONTARIO LAND SURVEYORS  
 200 MOUNTAIN ROAD  
 UNIT 4  
 COLLINGWOOD, ONTARIO L9Y 4V5  
 PHONE: (705) 445-4910

**GEORGIAN PLANNING SOLUTIONS**  
 Land Use Planning & Project Management  
 17 Brock Cres., Collingwood, ON L9Y 4A4  
 O: 705.446.0530 / C: 705.606.7526

## 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 and semi-detached dwellings that will be accessed by a private road with direct connection to existing municipal roads. The proposed development will also include an underground stormwater management facility to provide for storage of stormwater during storm events and to ensure controlled release to the Alice street storm sewer. According to the Stormwater Management Report submitted in support of the proposed development, there will be an overall improvement of 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 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 3**). The Town would like to see a net gain in vegetation from pre to post development.

There are no natural heritage features on the subject site. With respect to cultural heritage resources, a Stage 1-2 Archaeological Assessment has been completed. The study concluded that there are no archaeological resources on the lands that would require further protection or mitigation measures. The study has been reviewed by Grey County and 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. There are no hazard lands on the subject site.

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

#### Grey County Official Plan

The subject lands are designated as Primary Settlement Area, which is the location in the County where the majority of growth development is directed to.

The County Official Plan encourages the provision of a variety of housing types within the County. 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).

The proposed development provides for residential development that meets the minimum density requirements of the County Official Plan (20 units per net hectare), and makes efficient use of existing infrastructure.

Planning Staff are therefore satisfied that the proposed development conforms to 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.

#### *Community Living Area*

The subject lands are located within the Thornbury Primary Settlement Area, and are located within the Community Living designation. The purpose of the Community Living designation is to “maintain the unique small town feel and character of Thornbury Clarksburg, maintain compatibility and where necessary, enhance the character and identity of existing residential areas, and promote the efficient use of existing and planned infrastructure by creating the opportunity for residential intensification, where appropriate, and maintain the community’s low (height) profile and low density feel. Permitted uses within the Community Living Area include single detached dwellings and semi-detached dwellings (such as that proposed), as well as other dwelling types.

As the Town’s Primary Settlement Area, it is particularly important that this full range is planned for and accommodated. However, the majority of existing dwellings and recent development comprises single detached dwellings, with some semi-detached and townhouse dwellings.

Infill and intensification policies for Thornbury/Clarksburg are set out in the Community Living Area designation in Section B3.1.5. These policies set a framework for context-sensitive and compatible development within existing residential neighbourhoods, and emphasize that housing does not need to “mimic the character, type and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood (Section B3.1.5.1).

A comprehensive set of criteria for infill development is set out within Section B3.1.5.2. Comments have been received on the subject application with respect to preserving the character of the neighbourhood and ensuring that the development fits in to the context of the immediately surrounding residential properties.

Section B3.1.5.2 sets out the following list of criteria for infill development:

- “a) The proposed development, including building form and density, is compatible with the character of the existing neighbourhood;*
- b) New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;*
- c) Proposed building height reflects the pattern of heights of adjacent housing and shall not exceed two storeys;*
- d) A similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;*

- e) *The predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;*
- f) *Similar side yard setbacks are provided to preserve the spaciousness on the street;*
- g) *The frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings;*
- h) *The frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line;*
- i) *The depth of the new home provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards;*
- j) *The use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;*
- k) *Existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; and*
- l) *The proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads”.*

With respect to all of the infill criteria, the proposed development is generally in line with the intent of the policies, however as noted in the Staff Report, Staff are recommending changes to the proposed draft plan of subdivision with respect to the proposed lots closest to Alfred Street (changing from 2 semi-detached dwellings to 1 single detached dwelling) to address landscaping and grading concerns, as well as the provision of a visitor parking area to accommodate guests and visitor parking spaces as well as an expanded area for snow storage during the winter months. These changes are directly in response to criteria f), k) and l) of Section B3.1.5.2.

#### *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 and R2 zones (with the exception of one lot fronting onto Alice Street), 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.

With the changes recommended by Staff, Staff are of the opinion that the proposed development, as revised, meets the intent of the Community Design Guidelines.

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

The developable portion of the Alfred Street lands are currently zoned as Residential R1-1.

The proposed Zoning By-law amendment application proposes to rezone a portion of the developable lands to Residential (R2) to permit the development of semi-detached dwellings, Open Space (OS) for a couple open space blocks and a stormwater management facility, and a site-specific zone (R1-1X) to permit a reduced lot frontage for one lot fronting onto Alice Street.

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 within the Staff report on the proposed zoning.



## Draft Plan Conditions Alfred Street

### Draft Plan of Subdivision File No. 42T-2022-01

#### General Requirements

1. That this approval applies to the draft plan of subdivision located on on the property legally described as Town Plot Park, Part of Lots 5 & 6, N/E Alfred St, Plan 107; Part of Lots 5 & 6 RP 16R10171; Parts 2 to 4, (roll number 424200001815700); and Part 1, Plan 107 (roll number 424200001821300), Part of Lot 6, Registered Plan 16R10171, Part of Lot 33, Concession 10 (Geographic Township of Collingwood) Town of Blue Mountains, County of Grey, prepared by Georgian Planning Solutions. last revised May 16, 2022 and signed by the Surveyor on X, XXXX and Owner on X, XXXX, showing the following:
  - 9 Single Detached Lots ( Lots 3-11 consisting of 9 Dwelling Units)
  - 4 Semi-Detached Lots (Lots 1-2, 12-13 consisting of 8 Dwelling Units)
  - 1 Private Street (Street A)
  - 3 Blocks:
    - Block 14 (Open Space – Stormwater Management Block)
    - Blocks 15-16 (Open Space Blocks)
2. The Owner shall enter into and execute a Subdivision Agreement, in accordance with these Draft Plan Conditions, prior to final approval and registration of the Plan, to satisfy these conditions and all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the Town of The Blue Mountains (“the Town”) and the County of Grey (“the County”), as well as any statutory requirements of other government authorities, including the payment of all applicable Town and County development charges in accordance with the applicable Development Charges By-law.
3. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.
4. That the Owner shall enter into development and other necessary agreements or obtain necessary approvals, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures. These Agreements may deal with matters including but not limited to the following:
  - i. Engineering works which include municipal water, sanitary sewer services;
  - ii. Professional services including preparation of reports, plans, inspections, certifications and approval;
  - iii. Drainage, stormwater management;

- iv. Storm sewers and infiltration galleries;
- v. Road and intersection construction;
- vi. Securities, cash contributions, development charges;
- vii. Emergency services;
- viii. Land dedications and easements, reserves;
- ix. Hydro, Street Lighting, Natural Gas and Telecommunication Utilities;
- x. Architectural Control;
- xi. Grading and sodding;
- xii. Fencing & Landscaping;
- xiii. Tree retention, enhancement, or compensation
- xiv. Trails/walkways;
- xv. Fire Break Plan, if required;
- xvi. Construction Implementation and/or Mitigation Measures;
- xvii. Warning clauses, signed entry features and safety hoarding;
- xviii. Public notification, signage and minimum notice periods.

The details of which may be indicated in correspondence from appropriate commenting agencies and/or departments.

5. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Subdivision Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
6. The Owner shall agree in the Subdivision Agreement that all of the works required by the Town, the County, other government authorities and utility providers for the development and servicing of the lands shall be designed and installed in accordance with the Town's Engineering Standards, and Provincial & Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement to the satisfaction of the Town. Where compliance with Town Engineering Standards necessitates offsite works, (i.e. water distribution, sanitary sewer, or stormwater management system upgrades) the owner shall enter into agreements with the Town and/or the County to implement or enter into costs sharing agreements for the requisite offsite works, to the satisfaction of the Town.
7. The Owner shall enter into a Common Element Plan of Condominium Agreement to ensure that the Private Road, Open Space Blocks, Stormwater Management Facility and all other road, water, sewer, stormwater and utility services and infrastructure are located within common element condominium blocks and/or are accessible by easements in favour of the plan of condominium.
8. That prior to final approval by the County, appropriate zoning is in effect, to the satisfaction of the Town of The Blue Mountains, for this proposed subdivision that conforms to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan.

9. That prior to final approval by the County, the Owner agrees to provide lot frontage, area, and site-specific information as necessary to ensure that all lots and blocks conform to the Town of The Blue Mountains Zoning By-law.
10. That the Private Street shall be named in accordance with the Town's Street Naming Policy, to the satisfaction of the Town of The Blue Mountains.
11. During site development, construction methods shall incorporate techniques which will achieve relevant provincial and municipal standards to minimize the effects of siltation and erosion.
12. Any fill materials deposited in the development area should conform to the fill quality standards of the relevant regulatory agencies.
13. Excess construction materials should not be deposited anywhere where they could be reintroduced into the aquatic environment.
14. Environmental monitoring of construction activities should be undertaken by appropriate qualified personnel.
15. Any required tree removal should be undertaken outside of the bird nesting and breeding season which extends from March 31 - August 30.

### **Servicing, Grading and Road Requirements**

16. That prior to final approval by the County, a Site Servicing Plan is prepared to show how the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains.
17. That the Owner agrees that prior to entering into a Subdivision Agreement the Owner shall provide the Town with water demands and sewage flows for the proposed development, and that the Town will be responsible to update the town wide water and wastewater models to confirm capacity within the respective distribution, collection, and treatment facilities. The Owner shall be responsible for all costs associated with the Town updating the water and wastewater models to confirm capacity for the proposed development.
18. That prior to final approval and registration of the Plan, the Town shall provide confirmation to the County that there is sufficient water and sanitary capacity available and allocated to service the Alfred Street plan of subdivision, based on actual usage, as determined by the Town's monitoring of water flows and sanitary sewer flows.

19. That the Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
20. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
21. That a stormwater management plan be prepared to the satisfaction of the Town.
22. That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.
23. That prior to final approval by the Town, Operation and Maintenance Manuals for any non-standard infrastructure shall be provided to the satisfaction of the Town.
24. That the Subdivision Agreement shall contain specific clauses related to the required Ontario Building Code / Town Engineering Standards, as applicable, of the Town and County of Grey including but not limited to the following:
  - i. The appropriate horizontal and vertical alignments of all roads, including their intersection geometrics, and underground services;
  - ii. That suitable construction traffic routes are identified to the satisfaction of the Town and County of Grey; and,
  - iii. The street lighting system on roadways be designed and constructed to the satisfaction of the Town. The Subdivision Agreement shall also require that all external lighting, including street lighting, be dark-sky compliant.
25. That the Owner agrees in the Subdivision Agreement to install a temporary construction fence (along the perimeter of the development) and required tree protection prior to commencing any on-site works. The details and the location of the temporary construction fencing and tree protection fencing shall be clearly shown on the approved Erosion and Sediment Protection drawing submitted to the Town as part of the engineering submission. It is the Town's expectation that all temporary construction fencing and tree protection will be inspected and document by the Engineer on a bi-weekly basis and that all deficiencies noted are repaired within a minimum 2 calendar days of the date of inspection.

26. That the Owner agrees in the Subdivision Agreement to have prepared by their Engineer and have implemented by their contractor an Erosion and Sediment Control Plan. This plan will address items such as, but not limited to, mud tracking prevention, temporary storm water management (Quantity and Quality), sediment control, erosion prevention, regular inspection and documentation by the Engineer, immediate repairs to deficiencies, tree preservation, temporary perimeter construction fencing and shall address all phases and stages of construction.

It is the Town's expectation that the engineer shall, at a minimum, provide bi-weekly inspection of the implemented design and, as required, recommend modification to the plan to suit the site condition and time of year. The monitoring by the Engineer shall continue through the home building stage of construction and shall only terminate once the site has been stabilized to the Town's satisfaction. All deficiencies noted during any inspection shall be recorded and rectified within two calendar days.

That the Owner further agrees in the Subdivision Agreement to stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and maintain ground cover, to the satisfaction of Town Administration

Through the Subdivision Agreement and/or site alteration permit the Owner shall provide sufficient securities to the satisfaction of the Town Administration to ensure the maintenance of this plan including the required regular inspection by the Engineer.

27. That the Owner agrees in the Subdivision Agreement to have prepared by their Engineer a plan calculating the total amount of topsoil required for site restoration including all road allowance, open space, storm water management blocks and lots plus 10% and shall identify stockpile location within the site complete with appropriate erosion and sediment control to satisfaction of the Town. It is the Town's expectation that all surplus debris and topsoil shall be removed from the site prior to the commencement of home construction.

28. That the Owner agrees in the Subdivision Agreement to provide 0.3m reserves, where applicable and as required by the Town or County.

29. That the Owner agrees in the Subdivision Agreement that time is of the essence in the completion of site works as set out in the construction schedule and that failing completion of on or off site works in a timely manner as determined by the Town Administration, securities may be drawn by the Town Administration to complete or secure those works including but not limited to providing contractor

payment from the project securities and that any amounts drawn from project securities for such implementation are to be replaced within 30 days.

30. That prior to final approval the following shall be prepared to the satisfaction of the Town of the Blue Mountains:
  - A detailed Stormwater Management Report.
  - A detailed Erosion Control Plan.
  - A detailed Grading Plan.
  - A detailed Geotechnical Report for the storm water management facility.
31. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.
32. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, 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 the stormwater management facility must be in place prior to the creation of impervious areas such as roads and buildings.
33. 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.
34. 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 Town.
35. That the stormwater management facility and any easements required for storm water drainage purposes shall be dedicated/granted to the future condominium corporation on the lands.

#### **Utilities and Canada Post**

36. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, as well as CRTC-licensed telephone and broadcasting distribution, as may be required, to the appropriate agency or public authority.

37. The Owner shall provide to Enbridge Gas (operating as Union Gas) the necessary easements and/or agreements required by Union for the provision of gas services in a form satisfactory to Enbridge Gas.
38. The Owner, in consultation with the applicable utilities and Communications Service Providers, shall prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of the installation.
39. 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.
40. 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.
41. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.
42. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Development Engineering Department for the installation of Canada Post Community Mailbox and that the location be included on the appropriate servicing plans.
43. That the Owner agrees that an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.
44. That the Subdivision Agreement include a clauses regarding the availability of accommodation within a public school operated by BDSB, that student busing is at the discretion of Student Transportation Service Consortium of Grey-Bruce, and that if school buses are required within the subdivision in accordance with Board Transportation policies school bus pick up points will generally be located on the

through street at a location determine by the Student Transportation Service Consortium of Grey Bruce

### **Vegetation, Fencing and Streetscape Requirements**

45. That the Owner agrees the Open Space and stormwater management facility on the subject lands shall be held in the Open Space Zone and that building shall not be permitted in these zones, trees shall be retained and enhanced in accordance with associated approved recommendations of a Tree Inventory and Protection Plan and or Landscape Analysis.
46. That prior to any vegetation clearing on-site, the Owner prepares a Tree Inventory and Preservation Plan by a qualified Environmental Consultant, Landscape Architect or Arborist, which identifies existing trees and other vegetation and means of protection, restoration, enhancement or compensation, through appropriate plantings or other measures including edge management, to the satisfaction of the Town of The Blue Mountains. The Terms of Reference for this report shall be approved by the Town of The Blue Mountains prior to the report being prepared. The Tree Inventory and Preservation Plan shall include amongst other matters:
- i. Consideration for the Town's Engineering Standards;
  - ii. Special provisions to ensure that the existing vegetation on the periphery and throughout the site be maintained and protected, where feasible, during the development process;
  - iii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and
  - iv. That any tree removal be done between October 1<sup>st</sup> and March 31<sup>st</sup>. Should any clearing be proposed at any other times of the year, it must only be done in consultation with the Ministry of Environment, Conservation and Parks, and in accordance with the *Migratory Birds Convention Act* and the *Endangered Species Act*.
47. That the Owner agrees that a Tree Inventory and Preservation Plan shall be incorporated into the Subdivision Agreement with the Town. The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the Tree Inventory and Preservation Plan to the satisfaction of the Town of The Blue Mountains.

### **Park and Open Space Requirements**

48. The Owner shall pay cash-in-lieu for 5% parkland dedication in accordance with the Planning Act.

### **Miscellaneous**



49. That the Owner agrees that the Subdivision Agreement shall contain Notice and Warning clauses on all Purchase and Sale Agreements as follows:

- i. Owners and prospective purchasers shall be advised that model homes may be permitted on the subject lands and that the location and term of operation during which model homes are in operation may be prolonged and that during the term of operation they operate, in part, as sales centres during which higher volumes of traffic and other similar operating characteristics can be expected.
- ii. Owners and prospective purchasers shall be advised that the construction activity within the subject lands may be ongoing until all lots have been developed, that the duration of construction is unknown, and that any construction is subject to the Development Communications Plan agreed to by the Developer.

50. That prior to execution of any Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:

- i. Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
- ii. Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery.
- iii. Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly).
- iv. A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
  - a. Significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping, and/or
  - b. Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).

51. That prior to final approval, the Owner shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any archaeological resources found, to the Saugeen Ojibway Nation (SON) archaeological standards and the Ontario Ministry of Tourism and Culture's standards and Guidelines for Consultant Archaeologists. No tree cutting, stump removal, grading or other soil disturbances shall take place on the subject property prior to the Town of Blue Mountains, SON

and the Ministry of Culture confirming that all archaeological resource concerns have met licensing, resource conservation requirements and SON archaeological standards.

52. That the Owner shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office in a place visible to the public, which indicates the approved location of all community mailboxes, open space areas, stormwater management facility, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures, as applicable.

### **Administration**

53. Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Town:
- i. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.
  - ii. That the Owner shall agree to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Town of The Blue Mountains and that the Engineer provides certification that the final constructed works conform to the approved design.
  - iii. That the Owner shall agree to engage a qualified engineer to review and certify that the completed pre-grading works comply with the pre-grading shown on the approved grading and drainage plan.
  - iv. The Owner, and/or any future Lot Owner, shall agree to engage a qualified consultant to prepare a Final Lot Grading Certificate prior to Final Inspection, indicating that the grading of the lot has been completed in conformity with the Approved for Construction Master Grading/Drainage Plan, and to submit to the Chief Building Official for approval.
  - v. The Owner shall agree that any temporary stormwater management, construction mitigation, sediment and erosion control measures be approved by the Town and in place prior to site alteration with the exception of site alteration to install such measures.

- vi. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, or any other applicable authority, prior to any site alteration.
  - vii. The Owner shall agree to the following:
    - a. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with section 48 (1) of the *Ontario Heritage Act*;
    - b. That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.
  - viii. The Owner shall agree to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
  - ix. the Owner shall agree that a municipal numbering system shall be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during all times of construction.
54. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how Conditions 1-53 have been satisfied.
55. That prior to final approval, the Town and County are advised in writing by Enbridge Gas how Condition 37 has been satisfied.
56. That prior to final approval, the Town and County are advised in writing by Canada Post how Conditions 42 and 43 have been satisfied.
57. That prior to final approval, the Town and County are advised in writing by the Saugeen Ojibway Nation and the Minister of Culture how Conditions 51 and 53 vii) have been satisfied.
58. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey.
59. That the Owner submit to the Town of The Blue Mountains and the County of Grey a digitized copy of the Final Plan in a format acceptable to the Town and the County.

## NOTES TO DRAFT APPROVAL

1. This draft plan approval shall lapse on <DATE>. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
2. Where a condition of approval requires the preparation of a report-study, or plan, the Owner shall:
  - i. Carry out, or cause to be carried out, the study, report, or plan, at the Owner's expense, prior to the registration of the Plan, except in those circumstances that may be specifically authorized by the approving agency(ies).
  - ii. Carry out, or cause to be carried out, the recommendation(s) or work(s) prescribed in the approved study, report, or plan, prior to the registration of the Plan, except in those circumstances that may be specifically authorized by the approving agency(ies).
3. The Town reserves the right to have any of the detailed reports and drawings peer reviewed by an appropriate third-party professional at the Owner's expense, prior to the execution of the Subdivision Agreement.
4. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
5. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
6. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

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

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

Canada Post  
PO Box 90022  
Ottawa, ON, K1V 1J8

Saugeen Ojibway Nation Environment Office  
10129 Highway 6  
Georgian Bluffs, ON N0H 2T0

DRAFT

**Public Meeting Comments Response Matrix**

**Project Name: 24 Alfred Street**

**File No: P3146 (Plan of Sub) P3195 (ZBA)**

**Public Meeting Date: September 19, 2022**

**Recommendation Report Date: July 2, 2024**

<b>Comments Received By:</b>	<b>Comments/Concerns/Questions Summary:</b>	<b>Staff Commentary</b>
<b>AGENCY COMMENTS</b>		
<b>Blue Water District School Board (BDSB)</b>	<ol style="list-style-type: none"> <li>1. BDSB requires conditions to be included as part of the draft plan approval which relate to the availability of accommodation within a public school operated by BDSB, that student busing is at the discretion of Student Transportation Service Consortium of Grey-Bruce, and that if school buses are required within the subdivision in accordance with Board Transportation policies school bus pick up points will generally be located on the through street at a location determine by the Student Transportation Service Consortium of Grey Bruce.</li> </ol>	<ol style="list-style-type: none"> <li>1. Draft Plan Condition added.</li> </ol>
<b>Canada Post</b>	<ol style="list-style-type: none"> <li>1. The completed development project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes and will apply to buildings of 3 or more self-contained units within a common indoor area. The developer will be required to install a mail panel and provide access to Canada Post subject to several conditions.</li> </ol>	<ol style="list-style-type: none"> <li>1. Draft Plan Condition added.</li> </ol>
<b>Ontario Lands</b>	<ol style="list-style-type: none"> <li>1. It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union</li> </ol>	<ol style="list-style-type: none"> <li>1. Draft Plan Condition added.</li> </ol>

	for the provision of gas services for this project, in a form satisfactory to Enbridge.	
<b>Historic Saugeen Metis (HSM)</b>	1. HSM has reviewed the Plan of Subdivision and Zoning Amendment and have no objection or opposition to the proposed application.	1. Acknowledged.
<b>Hydro One</b>	1. No comments or concerns at this time. For proposals affecting Low Voltage Distribution Facilities please consult your local distribution supplier.	1. Acknowledged.
<b>Enbridge Gas</b>	1. It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge	1. Draft Plan Condition added.
<b>Saugeen Ojibway Nation</b>	1. This application requires further engagement with Saugeen Ojibway Nation. Please have the proponent reach out to us to initiate consultation.	1. Draft Plan Condition added.
<b>Wendake</b>	1. Thank you for your email. Could you please let us know if any archaeological studies or fieldwork will be necessary as part of this project?	2. Archaeological Assessment is required. Draft Plan Conditions Added.
<b>Bell</b>	<p>1. We have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada 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."</p> <p>2. 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</p>	<p>1. Draft Plan Condition added.</p> <p>2. Draft Plan Condition added.</p>

	<p>required to pay for the extension of such network infrastructure.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	
<b>County of Grey</b>	<ol style="list-style-type: none"> <li>1. The subject lands are within the Primary Settlement Area and mapped constraints in the Intake Protection Zone and Events Based Area.</li> <li>2. The subject property should be developed at a density at 20 units per net hectare. The proposal meets the required density.</li> <li>3. Staff recommend the applicant investigate opportunities for providing a diversity in housing type.</li> <li>4. Housing Services states that the County owns an apartment building with many seniors across the street and this is something to consider in the construction and design if looking at an entrance in that area.</li> <li>5. Transportation Services states that there are no issues with the submitted drainage study and does not recommend a road access that enter onto the County Road based on the separation of intersections as access can be achieved from lower-tier roads and with the substandard road allowance width of approximately 16 metres it does not lend itself for the County to acquire daylight triangles for utilities and sight lines.</li> </ol>	<ol style="list-style-type: none"> <li>1. Acknowledged.</li> <li>2. Acknowledged.</li> <li>3. Draft Plan revisions have been considered. Single Detached and Semi-Detached are included.</li> <li>4. Acknowledged.</li> <li>5. Internal condominium road has been converted from two-way to one-way traffic only. Modification provides additional space for pedestrian traffic and snow storage. County Transportation has accepted this revision. Draft Plan Conditions included to confirm intersection design requirements. See also Staff Report for further commentary on the internal street.</li> </ol>
<b>PUBLIC COMMENTS</b>		
Jennifer OBrien	<ol style="list-style-type: none"> <li>1. Concerns regarding the planned access road and development.</li> <li>2. I object to the plan. The street is not conducive to having a road building on the property. It will look odd and is not expected.</li> <li>3. Additional traffic resulting from the development will create significantly more traffic.</li> <li>4. Concerns regarding the lights shining into the neighbouring properties, and additional noise. Concerns that the development will be disruptive.</li> <li>5. The traffic generated by the proposed development will be dangerous to neighbourhood children and pets.</li> </ol>	<ol style="list-style-type: none"> <li>1. Internal Condominium road has been modified. See also County Comment above and Staff Report.</li> <li>2. Internal Condominium road has been reduced in width presenting an internal laneway appearance as compared to a municipal street.</li> <li>3. Limited traffic volume will be generated by the development. Road design and connection points to local and county roads are deemed appropriate.</li> <li>4. Additional lighting will result from this development and opportunities to reduce impacts can be considered through the required landscape plan.</li> </ol>



	<ol style="list-style-type: none"> <li>6. The lot sizes in the development are not in keeping with the existing lot sizes in the surrounding neighbourhood.</li> <li>7. The density is too high for the size of the site.</li> </ol>	<ol style="list-style-type: none"> <li>5. Limited traffic volume will be generated by the development. Road design and connection points to local and county roads are deemed appropriate</li> <li>6. Existing lot sizes adjacent to the development site are large and would exceed the maximum lot sizes permitted by current policies. New development must be more compact, be more efficient in the use of land, and meet current policies.</li> <li>7. The proposed density is at the lowest possible density permitted by the Official Plan. Minimum density requirements of the County Official Plan and Town Official Plan is set at 20 units per hectare. Based on the size and number of units proposed on the development site, a density of 20.48 units per hectare are provided.</li> </ol>
Peter Butler	<ol style="list-style-type: none"> <li>1. Concerned about the impact of a T intersection across from Alice. Concerns about the impact of lights into the neighbouring properties.</li> <li>2. Concerned about increased traffic on a busy road. Louisa is switching to a one way road.</li> <li>3. Why concentrate development in an established neighbourhood.</li> <li>4. Neighbors will be diminished privacy and property value.</li> <li>5. Concerned about lead, arsenate and pesticides used to control insects in orchards and how it will endanger neighbors.</li> <li>6. Concerned about an aquifer underground, and weeper systems causing flooding.</li> </ol>	<ol style="list-style-type: none"> <li>1. An existing dwelling is located opposite of the Alice Street access. Limited traffic volume is expected and no adverse impact of vehicle lights on neighbouring properties is expected.</li> <li>2. Internal Condominium road has been modified. See also County Comment above and Staff Report.</li> <li>3. Infill development is encouraged by County and Town policy to more efficiently use land and infrastructure to accommodate growth.</li> <li>4. Privacy concerns have been received and a Draft Plan Condition added so that detail landscaping and fencing details can be completed before final acceptance.</li> <li>5. A Phase I and Phase II Environmental Site Assessment have been completed and providing clearance on the site. The Phase I report considered the presence of pesticides and herbicides. The Phase II report including borehole testing and groundwater monitoring. The reports conclusions to not identify any issues, required remedial work, or other recommendations. It is also noted that Environmental monitoring of construction activities has been added as a Draft Plan Condition.</li> <li>6. A detailed Geotechnical Report has been prepared identifying site conditions. Draft Plan Conditions</li> </ol>

		have been added relating to grading, stormwater management, as well as details on construction methods.
Terry McWhirter	<ol style="list-style-type: none"> <li>1. Concerned about the development affecting privacy of my backyard.</li> <li>2. Will being a corner lot have impacts on taxes and servicing?</li> <li>3. Car lights will sweep through backyard and how will privacy be maintained?</li> <li>4. Tree preservation, particularly with extensive root systems</li> <li>5. An existing hedge is located on the property and provides privacy. Will this hedge be maintained?</li> <li>6. Concerns regarding building heights and options to consider a lower height requirement.</li> </ol>	<ol style="list-style-type: none"> <li>1. The subject lands at 24 Alfred Street are identified for development. A Draft Plan Condition has been added to address privacy concerns with detailed landscaping and fencing designs to be completed before final acceptance.</li> </ol>
Virginia Jamieson	<ol style="list-style-type: none"> <li>1. Concerned about the Stormwater Management block and the proximity to my property and how it will affect the health of my family.</li> <li>2. Concerned about the proposed development and how that will affect my pool.</li> </ol>	<ol style="list-style-type: none"> <li>1. Detailed stormwater management techniques will be confirmed through detailed design and constructed in accordance with Town standards and best engineering practices.</li> <li>2. Pool impacts are not anticipated as a result of the development of this project.</li> </ol>
Karen & Glenn Goldenapple	<ol style="list-style-type: none"> <li>1. Concerns regarding potential basement ground water issues for at least some of the proposed homes</li> <li>2. Concerns regarding potential soil contamination as site is a former apple orchard that predates 1960's and therefore likely to contain arsenic from pesticides used back then</li> <li>3. Concerns regarding density levels beyond reasonable for a land-locked in-town site</li> <li>4. Concerns regarding heavy traffic implications for area residents and specifically potentially high frequency and volume of cars entering and leaving the condominium roadway directly across the street from my driveway and living room windows – very disturbing, especially with headlights shining into the windows after dark.</li> <li>5. Concerns regarding visitor parking and whether there is any.</li> <li>6. Suggests slab on grade to eliminate concerns regarding aquifer.</li> <li>7. Do not support the proposed plan and requests that the county and town reject the plan.</li> <li>8. Would prefer to see development of only 4-6 homes in keeping with the existing residential character.</li> <li>9. Concerns regarding traffic congestion.</li> </ol>	<ol style="list-style-type: none"> <li>1. A detailed Geotechnical Report has been prepared identifying site conditions. Draft Plan Conditions have been added relating to grading, stormwater management, as well as details on construction methods.</li> <li>2. A Phase I and Phase II Environmental Site Assessment have been completed and providing clearance on the site. The Phase I report considered the presence of pesticides and herbicides. The Phase II report including borehole testing and groundwater monitoring. The reports conclusions to not identify any issues, required remedial work, or other recommendations. It is also noted that Environmental monitoring of construction activities has been added as a Draft Plan Condition.</li> <li>3. Density comments have been commented on earlier in this document and in the Staff Report.</li> <li>4. Traffic comments have been commented on earlier in this document and in the Staff Report.</li> </ol>

		<ol style="list-style-type: none"> <li>5. Visitor Parking has been considered in a redesign of the Draft Plan. See Staff Report for further commentary and drawings.</li> <li>6. Geotechnical Report includes recommendations on groundwater levels and construction methods.</li> <li>7. Acknowledged.</li> <li>8. Density comments have been commented on earlier in this document and in the Staff Report.</li> <li>9. Traffic comments have been commented on earlier in this document and in the Staff Report.</li> </ol>
<b>Jacqueline Van Strien</b>	<ol style="list-style-type: none"> <li>1. Irregular lot size/shape, need for an awkward internal road configuration, and presence of low density residential justifies a lower density from what is proposed.</li> <li>2. Concerns over community character particular with the difference in lot sizes, and introduction of more permissive setbacks under the R2 zoning.</li> <li>3. Concerns over lack of sidewalks and snow storage areas.</li> </ol>	<ol style="list-style-type: none"> <li>1. Irregular lot size/shape is acknowledged. Minimum density is provided while also meeting minimum density targets set by the County and Town.</li> <li>2. Draft Plan and Zoning By-law revisions are presented in the Staff Report to reinforce community character, maintain consistent lot development requirements.</li> <li>3. Internal road design modifications are incorporated in the latest draft plan design. Sidewalks are not proposed.</li> </ol>
<b>Mike Gillis</b>	<ol style="list-style-type: none"> <li>1. Requests notice on project updates and decisions</li> </ol>	<ol style="list-style-type: none"> <li>1. Acknowledged.</li> </ol>
<b>Michele Vaugan, Renato Alessandrini</b>	<ol style="list-style-type: none"> <li>1. Concerns over density and the introduction of semi-detached units in an area of single detached dwellings.</li> <li>2. Concerns over parking, space available in driveways, and pedestrian traffic. This concern increases in winter with snow storage taking additional space</li> <li>3. Inadequate buffers between new development and existing homes</li> </ol>	<ol style="list-style-type: none"> <li>1. Density comments have been commented on earlier in this document and in the Staff Report.</li> <li>2. Recommendations are provided on Draft Plan modifications to include visitor parking. Internal street has been modified to increase snow storage areas.</li> <li>3. A preliminary landscape plan including privacy fencing has been provided by the Owner. Further details are required under the Draft Plan Conditions</li> </ol>
<b>Bruce and Charlene Stewart</b>	<ol style="list-style-type: none"> <li>1. Concerns over density and the introduction of semi-detached units in an area of single detached dwellings.</li> <li>2. Would like to receive background growth data as required by the Official Plan.</li> <li>3. Development represents an over-intensification of the existing neighbourhood.</li> <li>4. Supports the use of the R1-1 zone and single detached dwellings across the site.</li> </ol>	<ol style="list-style-type: none"> <li>1. Density comments have been commented on earlier in this document and in the Staff Report.</li> <li>2. Growth Data is available as part of the Official Plan 5-Year review. Growth estimates to 2046 are provided in the Growth Allocations paper available on the project website.</li> <li>3. Density comments have been commented on earlier in this document and in the Staff Report.</li> <li>4. Staff recommendation is to apply the R1-1 zone with exceptions to also permit Semi-Detached dwellings.</li> </ol>

<p><b>Liz Johnston</b>  <b>Shelagh Fox</b>  <b>Michael Arkless</b>  <b>Gillian Arkless</b>  <b>Virginia Jamieson</b>  <b>Glenn Stewart</b>  <b>Karen Newton</b>  <b>Mike Gillis</b>  <b>Jacqueline Boland</b>  <b>Stephanie Fletch</b>  <b>Paul Fletcher</b>  <b>Michelle Green</b>  <b>Denise Hall</b>  <b>Pat Hall</b>  <b>Burce Stewart</b>  <b>Charlene Steward</b>  <b>Kelly Nichols</b>  <b>Andrea Nichols</b>  <b>Marylee Hethrington</b>  <b>Glenn Donley</b>  <b>Margo Boyd</b>  <b>Mike Boyd</b></p>	<p>1. Neighbourhood circulated letter noting the following concerns and signed by / on-behalf of the listed residents:</p> <ul style="list-style-type: none"> <li>• Inappropriate Density</li> <li>• Inappropriate Lot Size</li> <li>• Limited Environmental Site Assessments</li> <li>• Potential Environmental Hazards</li> <li>• Diminished Road Safety</li> <li>• Limited Traffic Study and Planning</li> <li>• Limited Geotechnical Investigation Report</li> <li>• Inappropriate Storm Water Management Plan</li> <li>• No Environmental Impact Study</li> <li>• Diminishing Neighborhood Character</li> <li>• Inaccurate Site Plan</li> <li>• Compromised Privacy</li> <li>• Light Pollution</li> <li>• Lack of Landscape Plan</li> <li>• Height of Proposed Residential Buildings</li> <li>• Lack of Architectural Details</li> <li>• Need for Forested Setbacks</li> <li>• Inappropriate Topsoil Storage</li> </ul>	<p>1. Comments are general in nature and have been addressed in this document and Staff Report. It is noted that an Environmental Study on the health and retention of butternut trees on site has been completed and that a preliminary landscape plan has been provided by the Owner with further details to be confirmed as a Draft Plan Condition.</p>
<p><b>Don Parks</b></p>	<p>1. Concerns over the proposed stormwater drainage design.  2. Requests that access be provided via Alfred Street only.  3. Density is too high.  4. Requests ability to negotiate and/or purchase portions of the 24 Alfred Street site for privacy and landscaping purposes.  5. Tree Preservation to be considered, particularly on town owned lands in north-west area.</p>	<p>1. Stormwater design has been accepted at the concept level. Further engineering review is required to confirm final design details.  2. Traffic comments have been commented on earlier in this document and in the Staff Report.  3. Density comments have been commented on earlier in this document and in the Staff Report.  4. Owner and Applicant can complete negotiations outside of Town Staff. Staff noting that lot boundary adjustments are subject to Council approval, public process and staff recommendations.  5. Trees located on Town Lands are not permitted to be removed without first obtaining a permit from the Town.</p>
<p><b>Lorraine Sutton</b></p>	<p>1. Supports the increase in density based on location.  2. Consideration for a parkette in lieu of a residential unit should be given</p>	<p>1. Acknowledged.  2. Based on the proposed density, Staff are recommending cash-in-lieu.</p>

	<ol style="list-style-type: none"> <li>3. Recommend converting entire development to semi-detached or multi-level dwellings as these unit types can be built more sustainable and attainable compared to single detached.</li> <li>4. Would like to see green development standards imposed on this development recognizing the proclaimed climate change emergency</li> </ol>	<ol style="list-style-type: none"> <li>3. Acknowledged, however this concept is not proposed at this time.</li> <li>4. The Town is working to develop Green Development Standards in the future.</li> </ol>
<b>Brenda Murphy</b>	<ol style="list-style-type: none"> <li>1. Concerns over the proposed density</li> <li>2. Concerns over property values, particularly during nuisance years of construction</li> <li>3. Consider revising plans to a maximum of 7 or 8 homes.</li> </ol>	<ol style="list-style-type: none"> <li>1. Density comments have been commented on earlier in this document and in the Staff Report.</li> <li>2. Property values are not addressed as part of this document or Staff Report.</li> <li>3. Density comments have been commented on earlier in this document and in the Staff Report.</li> </ol>
<b>Matt Distefano</b>	<ol style="list-style-type: none"> <li>1. Opposes the development with Concerns over: <ul style="list-style-type: none"> <li>• Drainage</li> <li>• Protection of trees</li> <li>• Sight lines and privacy</li> <li>• Construction debris and noise</li> <li>• Vernacular design</li> <li>• Fit with the long term urban plan for Thornbury</li> <li>• Property values</li> <li>• Adjustment on tax rates due to property value change</li> <li>• Independent legal and civil engineering reviews</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1. Comments have been addressed earlier in this document and in the Staff Report. Legal and Engineering reviews are completed by Town Staff or on behalf of Town Staff.</li> </ol>
<b>Catherine Milne</b>	<ol style="list-style-type: none"> <li>1. Requests notice and decisions on this development.</li> <li>2. Concerned about impacts on town character.</li> <li>3. Concerns about parking and traffic, no sidewalks, overflow parking, snow clearance, access, appropriateness of the Traffic Study provided.</li> </ol>	<ol style="list-style-type: none"> <li>1. Acknowledged.</li> <li>2. Character has been addressed earlier in this document and Staff Report.</li> <li>3. Concerns has been addressed earlier in this document and Staff Report.</li> </ol>
<b>Rob Robinson Kim Robinson</b>	<ol style="list-style-type: none"> <li>1. Concerned about destruction of enjoyment of personal property.</li> <li>2. Concerns about traffic, parking, winter parking, snow storage, sightlines in and out at Alfred Street, emergency vehicle access, illegal parking (particularly in winter), lighting, loss of property value, removal of trees, impacts to aquifer, character, on-site signage.</li> </ol>	<ol style="list-style-type: none"> <li>1. Acknowledged.</li> <li>2. Concerns has been addressed earlier in this document and Staff Report.</li> </ol>
<b>Peggy Holden</b>	<ol style="list-style-type: none"> <li>1. Identifying need for new sewer/water upgrades, doctors in our area (hoping the new housing will support staff housing)</li> </ol>	<ol style="list-style-type: none"> <li>1. New services will be installed on site. existing services will be used off-site. it being noted that</li> </ol>

	<ol style="list-style-type: none"> <li>2. Opposes development as Town does not have endless supply of resources.</li> </ol>	<p>some area road/servicing improvements are ongoing in the area.</p> <ol style="list-style-type: none"> <li>2. Acknowledged.</li> </ol>
<b>Peter Butler</b> <b>Catherine Butler</b>	<ol style="list-style-type: none"> <li>1. Opposes the development with concerns regarding road layout, traffic, availability of other development sites, property values, impacts of orchard use and potential for pesticides, impacts on aquifer.</li> </ol>	<ol style="list-style-type: none"> <li>1. Concerns has been addressed earlier in this document and Staff Report.</li> </ol>
<b>Andrea Nicholls</b>	<ol style="list-style-type: none"> <li>1. Concerned about the loss of an existing mature black walnut tree located on and adjacent to the site</li> <li>2. Concerned about the proposed height and loss of privacy</li> <li>3. What is the plan for greenspace?</li> </ol>	<ol style="list-style-type: none"> <li>1. Landscape Plan indicates the protection of existing vegetation where possible. Additional plantings are required as a Draft Plan Condition</li> <li>2. Height and loss of privacy have been addressed in this document and staff report.</li> <li>3. Greenspace is intended to be provided on private lands, a draft plan revision has been proposed to incorporate visitor parking and the ability for additional tree plantings. Cash-in-lieu of parkland is recommended with those funds to be used to acquire parkland elsewhere in the town.</li> </ol>
<b>Stephanie James</b>	<ol style="list-style-type: none"> <li>1. Concerned with the location and size of on-site top soil stockpile. Removal of Black Walnut tree appears required and concerns with on-going dust.</li> <li>2. Landscaping details have not been provided and are minimal greenspace is provided. Details on new tree planting and privacy fencing should be included.</li> <li>3. Housing alignment does not match backyards of existing dwellings</li> <li>4. Heights are too tall. Consideration to reduce permitted height from 9.5 metres to 8.0 metres is requested to match surrounding residential building heights.</li> </ol>	<ol style="list-style-type: none"> <li>1. Concern has been noted and will be considered further as part of the 1<sup>st</sup> engineering design submission.</li> <li>2. Landscaping Plan requirements to be confirmed as a Draft Plan Condition</li> <li>3. Housing alignments are difficult to achieve based on the existing density and lot size/layout of existing residential development. Revisions to the Draft Plan provided suggestions on rearranging the unit locations while also maintaining the minimum 17 units required to meet minimum required density.</li> <li>4. Reductions in height were suggested, however the developer maintains the need to maintain the proposed height provisions of 9.5 metres (or 2.5 storeys)</li> </ol>