



Staff Report

Planning & Development Services – Planning Division

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

A. Recommendations

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

B. Overview

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

C. Background

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

Application Received Date: March 11, 2022

Application Deemed Complete Date: April 11, 2022

County Official Plan Designation: Primary Settlement Area and Hazard Lands

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

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

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

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

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

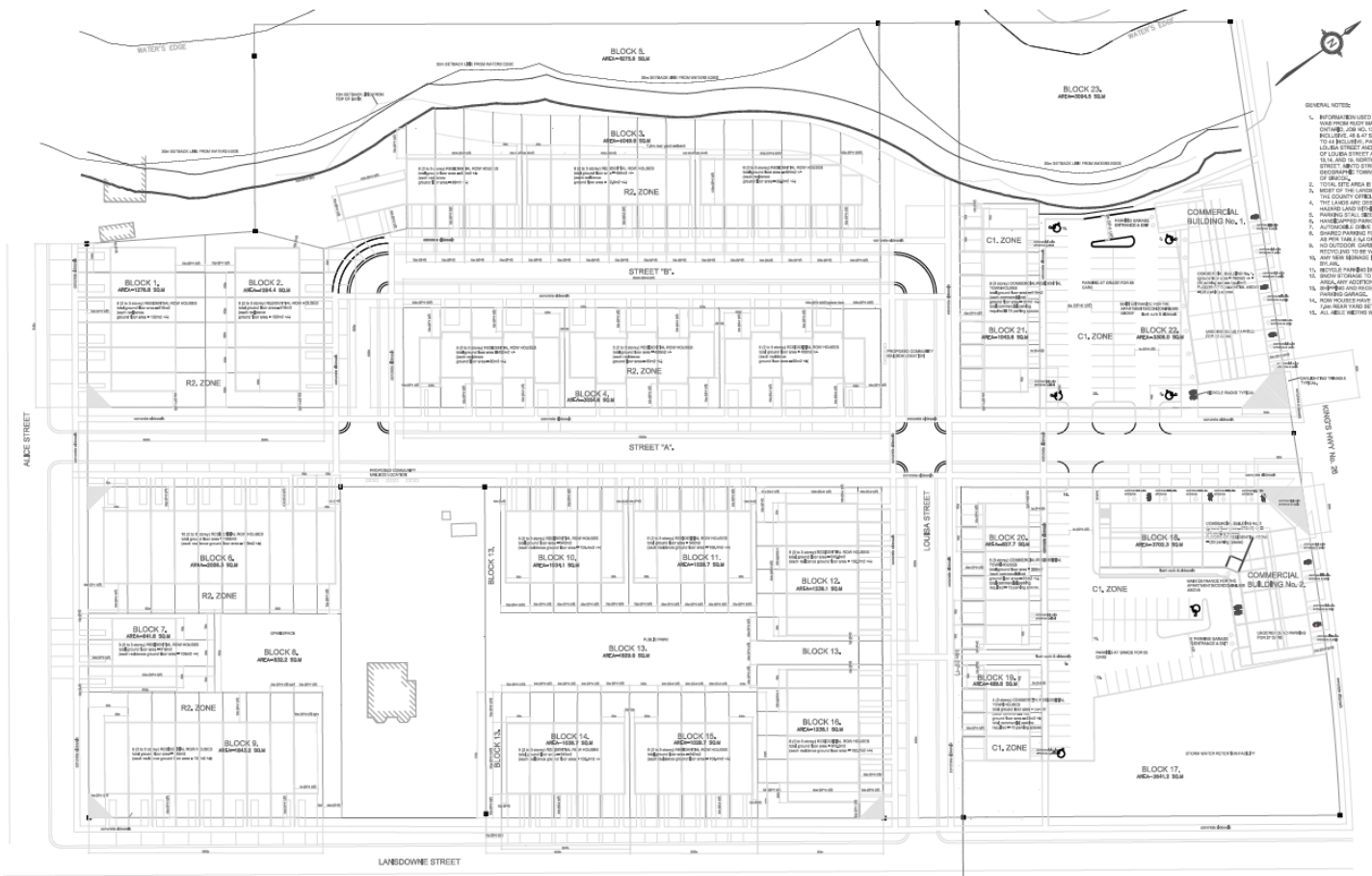


Figure 1 Concept Plan

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


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

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

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

Figure 2: Planning Application Process

Planning Application Review Process:

- ☒ Application received
 - Including Application Forms, Fees and Supporting Materials
- ☒ Application Deemed Complete and Notice Circulated
 - Notice circulated to area residents, Notice posted to website, Notice sent by E-blast
 - Application and supporting materials posted to Town website for viewing
- ☒ Notice of Public Meeting Circulated and Public Meeting held
 - Town Staff provide overview of all written comments received
 - Applicant provides project overview and presentation
 - Additional verbal comments are received
- ☐ Staff Review of Application  **We are Here**
 - Applicant and Town to review and response to comments received from Agencies and Public
 - Review conformity with Provincial Policy, Provincial Plans, Official Plans, Zoning, Etc.
 - Project modifications may be considered
- ☐ Staff Recommendation Report to Committee of the Whole
 - Committee to make recommendation to Council for formal decision
 - Recommendation to approve, refuse, or defer. Reasons for decision provided
- ☐ Town and County Council Decisions
 - Recommendation of Committee is considered by Council for formal decision
- ☐ Appeal Period
 - Decision of Council is subject to an appeal period as described in the Public Meeting Notice
 - If no appeals received, Decision is final.
 - If appeal is received, applications are referred to the Local Planning Appeal Tribunal

Summary of Comments Received:

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

13. Maintenance of green space.
14. Visual impact of the development.
15. Visitors and street parking.
16. Maintenance and repairs of freehold houses.
17. Compact design and shadowing on neighbouring properties.
18. Proximity to the Hazard Lands.
19. The quality of trees proposed to be planted.
20. Drainage and stormwater management.
21. Concerns of effects on existing trees.

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

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

Please note this staff report has been REVISED as of August 11, 2022 as a result of the report being deferred until the August 30th, 2022 Committee of a Whole. Future comments that may be received after this date will be incorporated into a future staff report.

D. Analysis

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

E. Strategic Priorities

1. Communication and Engagement

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

3. Community

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

4. Quality of Life

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

F. Environmental Impacts

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

G. Financial Impacts

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

H. In Consultation With

Shawn Postma, Senior Policy Planner

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **July 11, 2022**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Natalya Garrod, planning@thebluemountains.ca

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J. Attached

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

Respectfully submitted,

Natalya Garrod
Planner

Adam Smith
Director of Planning and Development Services

For more information, please contact:
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519-599-3131 extension 288

Report Approval Details

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

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

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

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Final Approval Date:	Aug 11, 2022

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

Adam Smith - Aug 11, 2022 - 9:54 AM