



Bluewater District School Board

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

May 25, 2022

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

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

Attention: Shawn Postma,

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

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

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

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

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

Sincerely,
Shelley Crummer
Business Analyst

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

May 11, 2022



Karen Long

Administrative Assistant for Planning
Services

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

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

Email: klong@thebluemountains.ca | Website:

www.thebluemountains.ca

Development Review Committee - June 9, 2022 - Blue Meadows

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

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

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

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

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

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

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

Regards,

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

Natalya Garrod

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

Good morning,

Thank you for your email.

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



Karen Long

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

IMPORTANT INFORMATION

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

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

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

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

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

Barbara M.J. Baranow
Analyst Land Support

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

Integrity. Safety. Respect.

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

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

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

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

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

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

EPCOR Utilities Inc. –Conditions of Service Document

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

June 10, 2022

GSCA File: P22302

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

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

Sent via email: planning@thebluemountains.ca

Sent via email: planning@grey.ca

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

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

Subject Proposal

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

GSCA Regulations

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

Member Municipalities

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

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

Provincial Policy Statement 2020

3.1 Natural Hazards

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

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

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

2.1 Natural Heritage

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

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

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

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

2.2 Water

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

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

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

June 10, 2022

GSCA File No. P22302

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

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

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

Recommendations

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

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

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

Regards,



Jake Bousfield-Bastedo, Watershed Planner

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

Natalya Garrod

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

Hi,

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

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

Thanks in advance,
Joshua Gross

July 7, 2022

BY E-MAIL

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

To:

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

Attention:

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

Re:

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

Dear Council

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

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

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

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

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

Respectfully submitted,

Joshua Gross and Emily Hoxford



Natalya Garrod

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

Importance: High

Comments and suggestions:

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

Thank you for allowing to make comments.

John van der ster
[REDACTED]

Natalya Garrod

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

FYI

Scott Taylor

Manager of Planning Services

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



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

[EXTERNAL EMAIL]

Your File: 42T-2022-02 / P3163

Our File: Blue Mountains Municipality

Mr. Taylor and Ms. Garrod,

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

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis

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

address: 204 High Street Southampton, ON

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Natalya Garrod

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

Good afternoon,

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

Kind regards,



Corrina Giles, CMO

Town Clerk

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

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

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

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Sent: June 27, 2022 11:52 AM

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

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

Hello,

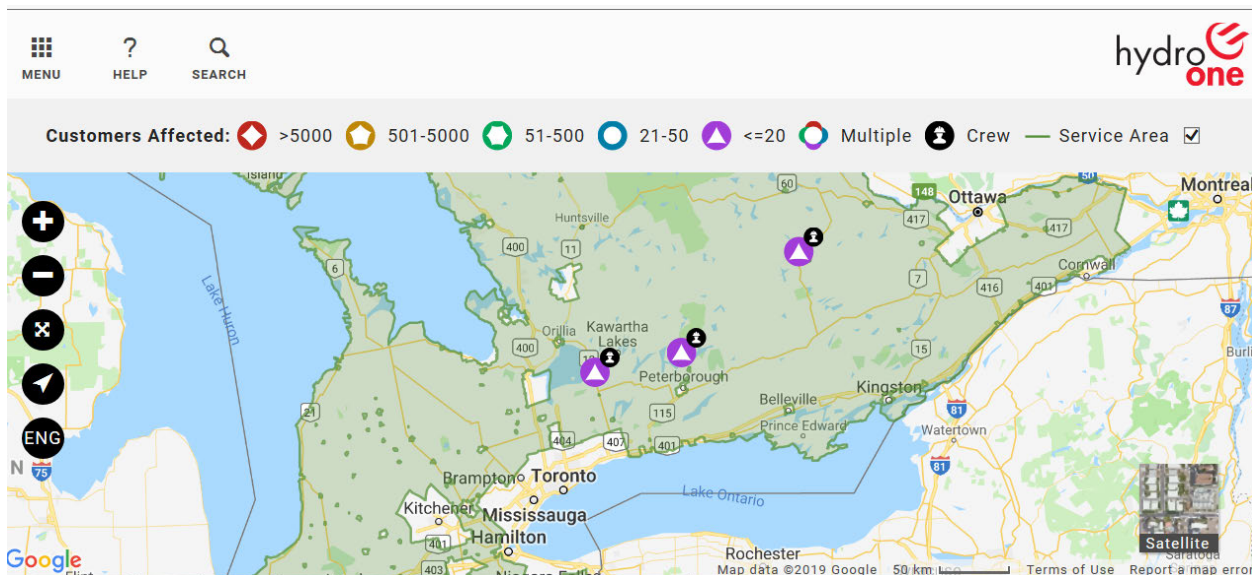
We are in receipt of your Draft Plan of Subdivision Application, 42T-2022-02 dated June 15, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor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

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

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

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

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



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

Thank you,

Kitty Luk

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road

Markham, ON | L6G 1B7

Email: landuseplanning@hydroone.com

From: Karen Long <klong@thebluemountains.ca>

Sent: Wednesday, June 15, 2022 9:40 AM

Subject: Notice of Public Meeting - Blue Meadows

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

Good morning,

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

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

Natalya Garrod

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

Comments and suggestions:

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

John van der ster

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

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

townclerk@thebluemountains.ca

Attention: Council for the Town of The Blue Mountains

Mr. Alar Soever, Mayor,

Mr. Peter Bordignon, Deputy Mayor,

Ms. Paula Hope, Councillor,

Ms. Andrea Matrosovs, Councillor,

Mr. Rob Sampson, Councillor,

Mr. Jim Uram, Councillor,

Mr. Bill Abbotts, Councillor,

Re: Blue Meadows

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

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

Dear Town of the Blue Mountains Council,

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

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

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

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

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

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

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

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

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

Respectfully,

Melissa Hutton

Natalya Garrod

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

Good Morning Mr. Richter:

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

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

Kind Regards,



Krista Royal, Dipl. M.A.

Deputy Clerk

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

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

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

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

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

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

Dear,

Council for the Town of The Blue Mountains

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

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

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

I have concerns related to the following topics:

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

Thank you for taking the time to review my concerns.

Kind regards,
Michael Richter

Natalya Garrod

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

Good morning,

Thank you for your email.

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

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



Karen Long

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

IMPORTANT INFORMATION

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

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

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

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

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

Barbara M.J. Baranow
Analyst Land Support

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

Integrity. Safety. Respect.

Natalya Garrod

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

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

Kind regards,



Corrina Giles, CMO

Town Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723
Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: [REDACTED] >

Sent: July 11, 2022 3:47 PM

To: Krista Royal <kroyal@thebluemountains.ca>

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

Subject: Re: Public Meeting

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

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

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

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

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

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

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

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

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

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

Thank you,

Richard Lamperstorfer

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

Good afternoon Mr. Lamperstorfer:

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

Kind Regards,



Krista Royal, Dipl. M.A.

Deputy Clerk

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

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

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

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

Hi Sean,

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

AMS Partners



M4W 2T5

July 7, 2022

BY E-MAIL

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

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

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

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

Dear Council,

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

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

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

[REDACTED] :

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

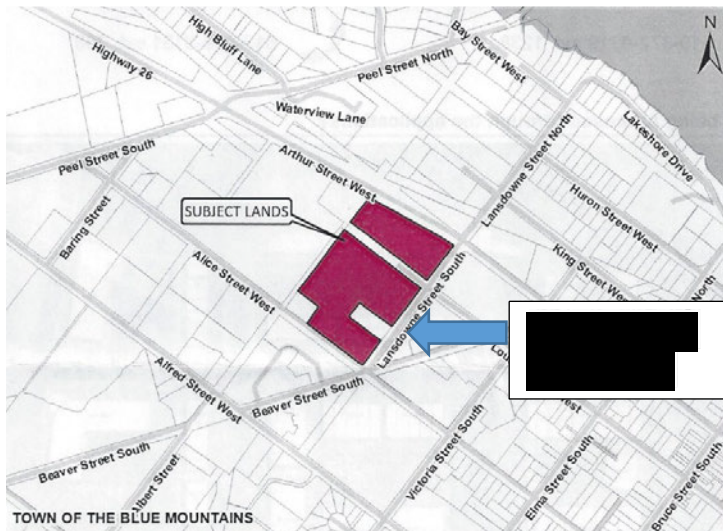


2015 Aerial Photographs:

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



Development Lands (Subject Lands):



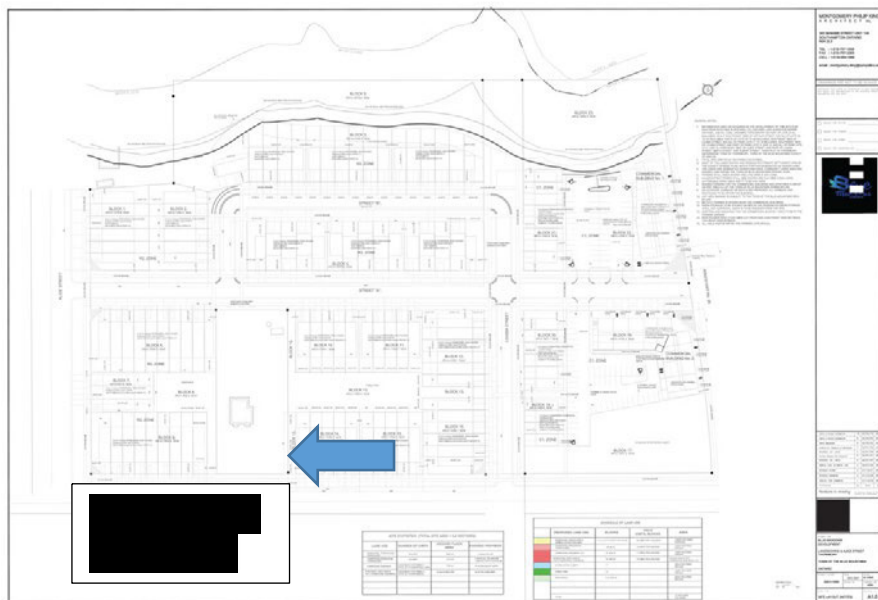
Proposal:

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

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

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

Concept Plan:



Observations:

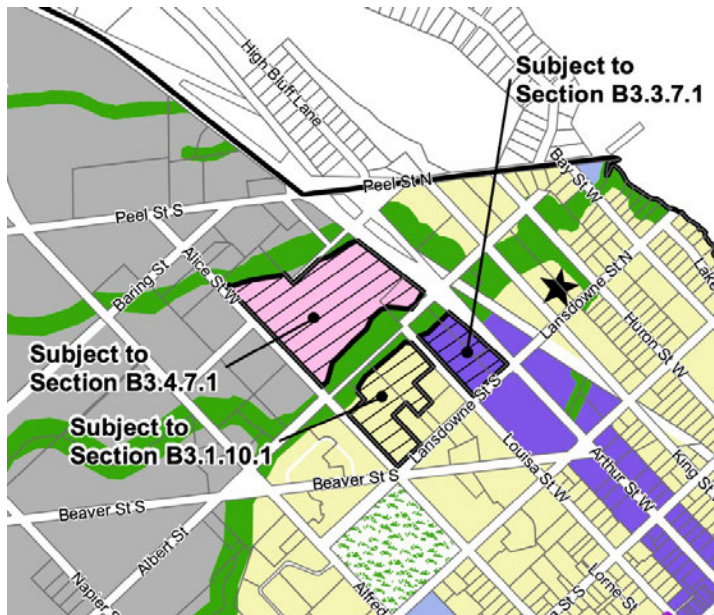
- The developer proposes to transform our lot from a standard lot having one (1) road frontage to a 'Through Lot' having road frontages on two (2) sides of our property. (with our permission?)
- The Open Space blocks inclusive of recreational lands and access walkways are to be located directly adjacent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

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

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

Town of The Blue Mountains Official Plan:

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



Section B3.1 Community Living Area:

B3.1.1 Objectives:

It is the intent of this Plan to:

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

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

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

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

Observations:

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

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

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

DWELLING, ROWHOUSE:

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

DWELLING, TOWNHOUSE

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

Overall Comments:

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

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

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

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

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

Respectfully submitted,

Marsha and Robert Mitchell

[REDACTED]

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

Natalya Garrod

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

Hi there,

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

I didn't see an FSR with the proposal.

Respectfully,



Allison Kershaw

Manager of Water and Wastewater Services

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

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

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

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

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

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

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

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

Project Description:

Natalya Garrod

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

2022-05-16

Planning Department

The Blue Mountains

''

Attention: Planning Department

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

Our File No. 93355

Dear Sir/Madam,

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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Natalya Garrod

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

Hi Shelley

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

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

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

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

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

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

Thank you for considering these concerns

AMS Partners
[REDACTED]

Robert Mitchell [REDACTED]
Monday, July 18, 2022 9:18 AM
Natalya Garrod
[REDACTED]

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

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

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

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

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

Just seeking clarification

Thanks



Natalya Garrod

From: [REDACTED] >
Sent: Saturday, July 23, 2022 1:05 PM
To: Planning General
Cc: council
Subject: Blue Meadows

While waiting for the tree bylaw discussion I listened keenly to the presentation on Blue meadows in thornbury and then drove the site afterwards.

My comments are as follows -

It is a magnificent site with undulating topography and magnificent views - why is this not appreciated and incorporated into the site planning and design of the layout, roads and housing?

There is a natural elevation division between the commercial component and the residential portion which could be enhanced and add to the desirability of the project.

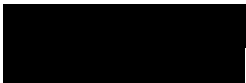
The proximity of the Far West neighbourhood should provide a height, density and character reference that should be respected in the housing across the street - not replicated but respected.

While compact the current site plan is too dense and too compact - there will be extensive shadowing of the community garden and open spaces which are hardly accessible and do not respect the property and heritage home and gardens in the middle.

Proximity to the hazard area at the back should be respected and layout or architecture should be enhanced due to that open space behind. Proper designing can elevate the desirability of the homes abutting that area.

This project needs to go back to the drawing board for a major rework!

Pamela Spence



Natalya Garrod

From: [REDACTED]
Sent: Monday, August 1, 2022 7:14 AM
To: [REDACTED]; Natalya Garrod; Shawn Postma; Adam Smith
Cc: [REDACTED]
Subject: Buffering

Good morning Shelley. I have been reviewing my submissions and believe there is a need to reiterate the importance of buffering around the perimeter of our property (ie. on all three sides). I think Councillor Jim Uram raised this point at the July 11 meeting – to the effect that our property, an historic home, needed more substantial buffering.

I would argue that this more extensive buffering should include a berm of 3 to 4 feet and trees to give it added height and a fence on the inside to protect our property from intrusion from closely located neighbouring homes and to preserve our privacy. It is important that this buffering should also include appropriate distancing to protect our trees and home from shadowing effects of the row houses and protect the roots of our trees from damage. Placing trees on top of the berm will provide residents of Blue Meadows and ourselves with a more pleasing appearance while also contributing to the community's tree canopy.

It is very important that the berm be continued on the west side of our property where you are showing a road with a sidewalk on both sides of the road which would bring people walking very close to our property where they could easily be tempted to wander off into our property just to "check it out" or find a private place. I have mentioned before that there is really no need, or planning requirement, to have a sidewalk on BOTH sides of the road when one will do. With sidewalks come street lights as well which means that the back of our property would be flooded with light all night long – representing a real intrusion into our privacy.

One final point in favour of a berm is that it would help solve the drainage problem we currently have as a result of the land to the south of us being higher than our land – as a result of landfill from Far Hills being dumped on these lands many years ago. Placing all these row houses on this land without a berm will only make our drainage problem worse.

Respectfully yours,

Robert Mitchell

[REDACTED]

Natalya Garrod

From: [REDACTED]
Sent: Tuesday, August 2, 2022 12:00 PM
To: [REDACTED]
Cc: Natalya Garrod; 'Taylor, Scott'
Subject: RE: Thornbury Project - Blue Meadows

Hello Melissa,

Thankyou for your email. We welcome all comments on the Blue Meadows project. I have passed along your note to Natalya Garrod the file planner at Town of Blue Mountains. We await Town staff planning comments and planning comments from the County of Grey staff planners on our submission for Draft Plan of Subdivision and ZBA. In order to participate in the public process I am suggesting you, or your planner write to Natalya setting out the opinion you expressed in your note to me on planning policy. Again thank you for these comments for our consideration.

Kind regards,
Shelley Wells

From: [REDACTED]
Sent: July 28, 2022 6:09 PM
To: shelly planwells.com [REDACTED]
Subject: Thornbury Project - Blue Meadows

Hi Shelly,

I live across from the proposed project and I have a good friend who is also a planner. She looked at your proposed plans and had a few suggestions that may make this development more palatable for those who are opposing what was presented.

My friend works mostly in The Blue Mountains, Collingwood and Clearview so she is quite familiar with all developments and how they have been received. The biggest issue with your proposal is that there is no transition from what is currently in the immediate neighbourhood (single detached homes immediately in vicinity of the project and then townhome type of buildings). She suggested that you have some single detached homes in the area inside the Lansdowne and Alice Streets transitioning to density similar to Far Hills on Alice Street as you move into the lot, with the rowhouses at the back portion, away from the single homes as well as across from Foodland and the Towns of Thornbury development. This shows transitioning from a lower density to a higher density. The single detached do not have to be large lots. As well, she suggested that the townhomes not be 3 stories and that you keep the taller buildings to the back part of the lot, again, showing transitioning in height from houses to larger, taller buildings.

Not sure if this helps - but it makes sense to me and as a resident who lives in this area, makes me feel better about the development. You will find little to no support for such high density and height as it is completely out of the character of the area. My friend kept using the word "transition" and I would agree. Ease the development from lower to high density so that it makes sense and visually keeps the larger buildings in the back part of the lot.

I'm happy to talk with you if you would like to talk.

Thank you for your time.

Sincerely,

Natalya Garrod

From: Corrina Giles
Sent: Wednesday, August 3, 2022 5:11 PM
To: [REDACTED]
Subject: SMT; Karen Long; Town Clerk; council; Planning General; Natalya Garrod; Director PDS
RE: COW August 9 Item B.14.1

Good afternoon Ms. Spence,
I acknowledge receipt of your comments below as it relates to staff report [PDS.22.099 Information Report - Follow up to Blue Meadows Public Meeting](#) included on the August 9, 2022 Committee of the Whole Agenda. By way of copy, I have provided your comments to Council and staff and confirm we will include your email correspondence on the August 9 COW Agenda, when it is revised on Friday, August 5.

Kind regards,



Corrina Giles, CMO

Town Clerk

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

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

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

From: Pamela Spence [REDACTED] >

Sent: August 3, 2022 4:18 PM

To: [REDACTED]
[REDACTED]

Subject: COW August 9 Item B.14.1

Dear Sirs and Madam,

I am unable to attend to speak to the matter of item B.14.1 but would like my comments presented when the item comes up.

I feel PDS.22,099 does not fairly represent the concerns and comments expressed in writing and at the public meeting. I was in attendance at the public meeting where there was considerable negative reaction to the proposal for a lot of different reasons. The staff report page 4 does not reference this negativity.

Furthermore in the attachment of comments my submission is not included which I provide here again for you. I wonder if there may be other comments not included?

To: Planning General

Cc: Council

Sat, Jul 23 at 1:05 p.m.

While waiting for the tree bylaw discussion I listened keenly to the presentation on Blue meadows in Thornbury and then drove the site afterwards.

My comments are as follows -

It is a magnificent site with undulating topography and magnificent views - why is this not appreciated and incorporated into the site planning and design of the layout, roads and housing?

There is a natural elevation division between the commercial component and the residential portion which could be enhanced and add to the desirability of the project.

The proximity of the Far West neighbourhood should provide a height, density and character reference that should be respected in the housing across the street - not replicated but respected.

While compact the current site plan is too dense and too compact - there will be extensive shadowing of the community garden and open spaces which are hardly accessible and do not respect the property and heritage home and gardens in the middle.

Proximity to the hazard area at the back should be respected and layout or architecture should be enhanced due to that open space behind. Proper designing can elevate the desirability of the homes abutting that area.

This project needs to go back to the drawing board for a major rework!

[REDACTED]

[REDACTED]

I concur with the conclusion that the Blue Meadows development team took all the negative reactions into account and promised to relook at their proposal.

It is disturbing that so much time of staff and council was spent on a clearly unsatisfactory proposal. This should have been sent back to the drawing board earlier. Clearly there are insufficient policies or metrics in the current OP on design guidelines and housing strategy to direct better development proposals.

Thank you for your consideration of these comments.

Pamela Spence

[REDACTED]

COMPILATION OF OBJECTIONS TO BLUE MEADOWS DEVELOPMENT

Prepared by Robert Mitchell for consideration by Council of The Town Of Blue Mountains

1. DENSITY

- At 191 units this development far exceeds the target density of 20 units per hectare (100) and even the proposed target of 25 units per hectare (125). How is this level of density justified, especially in a lower density neighbourhood?
- Compare this to the density at Rankins Landing, Apple Jack or Far Hills. As Melissa Hutton pointed out at July 11 meeting this development is more that 2 to 3 x the density at Far Hills.
- Deputy Mayor Brodignon noted at the July meeting that density of this development is excessive
- This one development exceeds the targeted number of units to be constructed for the entire year in this community
- Council should ask the developer to respect the low density neighbouring communities with mixed housing styles for better integration into the surrounding community
- Has all of the land been rezoned to meet development requirements?

2. HEIGHT

- 3 story homes, some with a 4th floor option, will tower over neighbouring properties with third and fourth floors peering into neighbouring homes with a loss of privacy.
- Moving to a 4th floor target, even for commercial buildings, should await completion of a Height Study.
- Given the close proximity of the homes in this development to our property there will be a serious shadow effect on our property, especially the south side where these 3 story homes (4th floor option) will cut off sun to the trees we have planted on the border of our property.
- I see no evidence that a **Shadow Study** has been conducted by the developer

3. DESIGN

- The design is based on row houses, a first for Thornbury/Clarksburg, making them incompatible with surrounding homes and communities like Rankins Landing, Apple Jack and Far Hills, not to mention neighbouring single family homes.
- As designed, these row house will have little to distinguish one unit from another resulting in a numbing sameness within each block of homes (over 15 “blocks”). For reference the row houses across from Georgian Peaks is a reminder that these homes will prove to be an eye sore in our community. The lack of **architectural and design standards** in the Official Plan does not excuse the design of monotonous row houses.
- Rowhouse dwelling type units are not listed in the Permitted Uses of the Official Plan. An Official Plan Amendment (OPA) may be required to proceed with this plan. Has that been done?

- If rowhouses are permitted without an OPA, then reduce the number of rowhouse dwellings to provide a better balance of housing types in line with good community design.
- Row houses are more suitable for city suburbs like Markham where the developer comes from. Do we want a suburban look and feel in Thornbury?
- What is the rationale to justify how these row houses would complement the character of neighbouring communities not to mention Thornbury itself?
- The goal of this development should be to attract **full-time residents** and not just non-residential **recreation users and “investors”** who would be more likely to purchase these row houses for weekend and short-term rental opportunities, which is where it is targeted now.
- In the interest of conformity to the Town’s Official Plan, this development should provide a **better range of housing types** inclusive of single detached, semi-detached and townhouse units providing for a **more balanced community development approach**.
- As Luke Sauder noted at the July 11 meeting, Windfall at Blue Mountains, would be a good model for this development with its range of housing styles

4. CHARACTER AND COMPATIBILITY

- How does this plan **conform** to the Objectives of the Town Plan?
 - **Maintain the unique small town feel and *character*** of Thornbury/Clarksburg
 - **Maintain compatibility** and where necessary ***enhance the character and identity of existing residential areas***
 - **Encourage the provision of a full range of housing opportunities** to meet the Town’s housing needs.
 - **Maintain the community’s low (height) profile and low density feel**
- Answer: this development fails on all counts.
- Councillor Hope cited a survey of 600 residents where residents ranked “community character” as the most important concern. In meetings regarding the Official Plan it is clear that community character continues as a major concern and we should not act hastily to do anything that endangers that character.

5. LANDSCAPING

- Landscaping needs to be improved to match the quality of landscaping at Rankins and Landing, AppleJack and Far Hills so that it fits into the community while also improving the tree canopy within the community
- If this development proceeds with row houses high and dense hedging will be needed along Lansdowne and Alice to improve their appearance and mitigate against the eye sore effect of the Georgian Peaks row houses. Rankins Landing provides a good example of this kind of hedging.
- More trees should be added to this plan partly to compensate for the great loss to the tree canopy on these lands from the previous owner who clear cut everything in sight. Given the density of the row houses and lack of land with each unit, trees on the streets will be of great importance to provide some character, not to mention shade in the summer months. And when it comes to trees, I am urging Council to require that these

trees be at least six feet high, not the spindly sticks typically planted by developers in suburbs many of which wither and die.

6. GREENSPACES

- There is simply not enough greenspace for the number of homes in this development and no recreational space. These green spaces are important for recreation while trees and shrubs help to slow global temperature increase by absorbing carbon dioxide and open spaces help cool residential areas and reduce stormwater flow during storm events.
- According to the World Health Organisation (WHO), every city is recommended to provide a minimum of 9 square metres of urban green space for each person
- The current design shows two small green spaces adjacent to and close by our interior lot lines, hidden from the public
 - Given the lack of green space around the homes in this development these small greenspaces will be gathering places for residents and likely become “party central”, creating an unpleasant environment for ourselves and neighbours. These spaces will also need to be lighted meaning that our property will be flooded with light until late at night.
 - Who will maintain these greenspaces – cutting grass, planting and caring for plants, cleaning up debris?
- These greenspaces need to be relocated and integrated into **one large open space** facility with the Stormwater Facility to achieve both recreation uses and passive recreation activities such as connecting walking trails around the stormwater pond to promote natural vegetation and waterfowl activities AND **be open to the entire community**
- A single large open space will have a number of positive impacts on the environment which helps human health, including reducing noise, providing shade and cooling and reducing both the likelihood of flooding and air pollution.

7. OWNERSHIP

- It is proposed that this development be based on free-hold ownership rather than the condominium form of ownership.
- This will create serious problems in the future with 191 owners each making their own decisions on maintaining their homes and property or even whether to do any maintenance.
- Compare that to the quality and care shown for homes and landscaping in Rankins Landing, Applejack and Far Hills where condominium ownership prevails.
- Which form of ownership is in the best interest of the Town?

8. BUFFERING

- As Councillor Uram and Luke Sauder noted at the July 11 meeting, our property with its historic home, needs significant buffering
- At a minimum this buffering should include berming (3-4 feet high); trees on top of the berms; restricted lighting; and fencing around the perimeter of our property to prevent people strolling onto our property; and distancing (10 feet+) to ensure that the roots of our trees are protected and have access to sunshine. Placing trees on top of the berm

will provide residents of Blue Meadows and ourselves with a more pleasing appearance while also contributing to the community's tree canopy.

- This buffering is needed on **all three sides** of our property
- One final point in favour of a berm is that it would help solve the drainage problem we currently have as a result of the land to the south of us being higher than our land – as a result of landfill from Far Hills being dumped on these lands many years ago. Placing all these row houses on this land without a berm will only make our drainage problem worse.

9. PARKING

- There is no provision for visitor or guest parking in the residential areas of this development - a normal feature of these larger developments.
- With no guest/visitor parking cars will be parked all over neighbouring streets on weekends

10. ROADS AND SIDEWALKS

- The plan calls for a new road (ROAD A) immediately behind our home including a sidewalks on both sides of the road which will require lighting.
- Only one sidewalk is required and it should be on the western side of the road to prevent people from attempting to access our property and limit the night-time lighting of our property.
- It also means that the developer proposes to transform our lot from having one road frontage to a "Through Lot" having road frontages on two sides of our property. We were not consulted on this important change and ask that the location of Road A be changed so that we can retain the one road frontage designation.

11. COMMERCIAL BUILDINGS

- The plan shows two four story commercial buildings which exceed the current height limits in the Town Plan and should not be considered before completion of the Height Study.
- Think of the shock effect on anyone driving along Highway 26 to be suddenly confronted with 4 story buildings after observing other Thornbury buildings of 2 to 3 stories. These are neither compatible nor suitable with the low height and density character of Thornbury.
- Has a **visual impact study** been done to assess the effect of two large four story commercial buildings?
- It is not clear what is the square footage devoted to commercial space (vs. residential) in these buildings but it encompasses two buildings plus Town house units with commercial space which means there is likely to be substantial commercial space available for rent. Has the developer done any **studies or surveys** to show that there is serious **demand for this much space**? By my reckoning there are at least 4 or 5 commercial units available for rent in Thornbury at the moment, two or three of which have been for rent for quite some time. It therefore seems a distinct possibility that many of the commercial units in these buildings could go unrented for extended periods of time, leaving gaping holes in these buildings conveying an unwelcome message to visitors and other tenants.

- Have there been any **studies** to show how this substantial increase in commercial space will **impact downtown Thornbury and Clarksburg** and its tenants? These downtowns are an important part of the character of Thornbury and Clarksburg and I'm sure many residents would not like to see these business people affected adversely by these commercial buildings.
- Accordingly, I would reiterate my suggestion that these commercial buildings be replaced with 3 or 4 condominium buildings (3 story) like those at Far Hills which will allow you to reach your density goal while providing for a broader mixture of home styles, including single detached homes, in the southern section of these lands.

12. TRAFFIC

- With the closure of Beaver Street, traffic volume on Lansdowne Street has already increased significantly and will increase even more with this development. A **new traffic study** is needed that reflects the reality of Beaver Street closing.
- Speed is another issue on Lansdowne which is used to access the Foodland store and for access to Hwy 26. With two more entries to Lansdowne (including from the Towns Of Thornbury) speed and volume will become an even greater problem.
- As suggested by Melissa Hutton speed bumps should be given serious consideration to control and slow traffic down on Lansdowne.
- Lansdowne and Alice Streets will need to be upgraded to accommodate this additional traffic – while ensuring that their **present streetscapes, including trees, are protected and enhanced**.
- Traffic on Hwy 26 on the west side of Thornbury where this development is located is already congested and this development will add seriously to that congestion. Has a **traffic study been done to consider the effect on Hwy 26?**
- To provide secure access to the Georgian Trail and govern traffic a cross walk or stoplight will be needed on Lansdowne and Hwy 26.

13. INFRASTRUCTURE

- In her comments to the July 11 meeting Melissa Hutton mentioned the added pressure a development of this size would impose on the local school which is already overcrowded. How will the Town address this important need?
- We assume that other essential infrastructure such as water, electricity, waste management, roads and lighting have been examined and correctly addressed.
- Has safety been examined and been deemed adequate?

14. ECOLOGY

- The ecology of the Little Beaver River needs protection. For example, it is not clear how clearing land for this development will affect the trees along the bank of the river and the trail along the river. Given the excessive tree cutting undertaken by the previous owner no further tree cutting should be permitted and in fact new trees should be planted to supplement the tree canopy.
- The Beaver River Watershed Initiative (BRWI) is seeking funding to build a fish culvert at the mouth of the Little Beaver Creek in Thornbury, as part of a series of projects being undertaken to rehabilitate and promote a healthy ecosystem in the river. This project should be encouraged and supported by the developer.

15. CONSTRUCTION

- What protections can neighbours have against noise and dust pollution while the development is under construction?
- Can the Town establish rules or standards for timeliness of construction and tidiness of the job site to avoid the problems that have occurred with the Towns Of Thornbury development?



Planning and Development

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

August 3rd, 2022

Ms. Natalya Garrod
Town of The Blue Mountains

*Sent via email to planning@thebluemountains.ca and townclerk@thebluemountains.ca

RE: Town of The Blue Mountains Zoning By-law Amendment File # P3163 & Plan of Subdivision File # P3162 and Grey County Plan of Subdivision File # 42T-2022-02

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,

Town of The Blue Mountains (geographic Town of Thornbury)

Owner: Blue Meadows Inc.

Agent: Miriam Vasni, Plan Wells Associates

Dear Ms. Garrod,

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

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

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.

Schedule A of the OP designates the subject property as 'Primary Settlement Area' and 'Hazard Lands'. Policies 3.5(2), 3.5(3) and 3.5(6) of the County Plan state;

"Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans.

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses.

Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in section 3.4.1 of the Official Plan are met."

Generally, staff defer to the local municipal official plans for development within Primary Settlement Areas. However, it's worth noting that section 3.5(5) of the County Plan states;

"For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;"

County staff would note that the above-quoted densities represent minimum densities and are not to be interpreted as maximum densities. Generally, any time there are apartment buildings or condominium-style apartment buildings proposed, the above-noted densities would be far exceeded. This policy should not however be interpreted in a manner to limit such multi-residential development. Section 4 of the County Plan encourages a wide variety of housing types to be required across the County, particularly in our settlement areas with full municipal servicing. The County has been taken active steps to diversify the housing types across the County (i.e. the County Official Plan identifies a need for a broad range of housing beyond the more typical

single detached dwellings). County staff are pleased to see that this development is offering a range of housing types.

County staff would further note that the above-referenced densities only apply to residential development and would not apply to the commercial components of the proposed development.

If there are any opportunities to consider affordable units, or even some attainable units as part of this development, staff would be supportive of such inclusions. Staff understand that at this stage the final pricing of the units is unknown, but as the development proceeds through the development application process, then affordability considerations should be contemplated. However, even if the units do not reach the affordable or attainable thresholds, additional rental development is also needed. The County has also recently made changes to the County's Development Charges By-law, which considers conditional exemptions for purpose built rental housing (should there be purpose-built rental units proposed). The changes can be accessed here: <https://www.grey.ca/development-charges>.

Appendix B to the County Plan maps a portion of a watercourse (the Little Beaver Creek) along the northwest boundary of this development, which is the location of the designated Hazard Lands on-site. New development is not permitted within the designated Hazard Lands on-site. Grey Sauble Conservation Authority (GSCA) staff have been actively involved in the review of this development. County staff would defer to GSCA staff and their expertise on this subject matter, including their comments dated June 10, 2022.

Section 7 of the County Plan, as well as section 2.1 of the PPS, provide policies on the protection of significant natural heritage features. County staff would note that an Environmental Impact Study (EIS) was completed in support of the development. GSCA staff have provided some comments on this EIS in their June 10th comments. Should the development be approved, County staff will work with Town staff to implement the section 8.0 recommendations of the EIS into any zoning or subdivision approvals.

Appendix A of the County OP identifies portions of the subject lands within an Intake Protection Zone (IPZ)-2 zone. The subject lands are also entirely within an IPZ-3 area. Policy 8.11.2(1)(a) states;

"Intake protection zones (IPZ's) are areas of land and water where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to

7. IPZ's are shown on Appendix A of this Plan and further information can be found in the local source protection plans."

The subject property is also within an 'Events-based Area'. Intake protection zones are predominantly concerned with fuel storage typically found in commercial/industrial operations. County staff would defer to any comments from the Town's Risk Management Official (RMO) on this aspect of the development.

Appendix A of the County OP identifies a 'previously identified landfill site' on the subject property. Based on the previously completed Ministry of the Environment Conservation and Parks (MECP) Guideline D-4 Study for this landfill, as well as the D-4 Study completed by the proponent's development team (Palmer), no further review or assessment will be required to address this feature. The conclusions of the D-4 state:

"This former landfill is considered to pose a low environmental concern to the Site and the potential for ground water contamination by leachate, surface water contamination by leachate, surface water run-off impacts, and impact by landfill generated gases are minimal, if any.

No adverse effects or risks to health and safety, nuisance impacts and degradation of the natural environment have been identified during this assessment. Therefore, no remedial measures are currently required to prevent or minimize adverse effects at the Site."

Section 8.9.1(4) of the County Plan states; *"a hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County.* Section 1.6.6.2 of the PPS states, *municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety."* The proposed development will be connecting to municipal services.

Section 9.13 of the County Official Plan provides criteria to be considered with respect to new plans of subdivision across the County. An analysis on the various subsections of section 9.13 of the County Plan has been provided below.

1. Subsections (a), (c) and (e) of the County Plan promotes connected grid-pattern street development, with both pedestrian/active transportation and vehicular access. The proposed Blue Meadows development would have road access to Alice Street West, Lansdowne Street South, and Arthur Street West, as well as providing the extension of Louisa Street West. In this regard the proposed development offers good vehicular connectivity. Sidewalks are also being proposed throughout the development for pedestrian access. The development is

also in close proximity to the Georgian Trail. The developer and Town may wish to consider whether or not there can be safe crossing options of Highway 26 (Arthur Street West) in proximity to the development to allow for easier access from this development to the Georgian Trail.

2. Subsection (b) speaks to the relationship between the subdivision and Provincial Highways or County Roads. The proposed commercial development will have frontage on the Provincial Highway, but direct access into the commercial units and the residential units will come from internal streets.
3. Subsections (h), (k), (m), speaking to dark sky lighting, snow removal, emergency vehicle access, and age-friendly design features. These elements of the development are more appropriately addressed at the site plan and/or detailed design phase. With respect to emergency vehicle access this will be considered in the review of the subdivision and related traffic study.
4. Subsection (i) speaks to usable parkland and greenspace. Open space and community garden space is being allocated in this development. County staff will defer to the more detailed policies at the Town of The Blue Mountains with respect to the specifics of the greenspace here.
5. Subsection (j) speaks to access to the waterfront or beach. This subsection is generally not applicable as the lands are not waterfront development. That said, the proposed development is within walking distance of the waterfront. Similar to the comments in item # 1 above, safe crossing of Highway 26 in close proximity to the development should be considered as part of the application review.
6. Subsection (l) speaks to compatibility with MECP Guidelines. As discussed above, the D-4 Study has been completed. The proposed development will also be serviced with municipal services, which are atop the MECP's servicing hierarchy.
7. Subsections (2) – (4) speak to a range of housing and employment densities, a mix of housing types, and provision of affordable housing. The proposed development will provide a mix of commercial and residential development, including some proposed live-work units. The housing types provided in this development also provide for an efficient use of land and services. Some commentary on affordable and attainable housing has been provided earlier in this letter.
8. Subsection (5) speaks for consistency with the PPS and local official plans. With respect to the Town Official Plan, County staff would defer to Town staff for their policy analysis. With respect to the PPS, County staff have not flagged any consistency issues at this stage and will continue to review the development and any changes thereto for PPS consistency.

9. Subsection (6) speaks to meeting the complete application requirements of the Town and County Plans. Both Town and County staff have deemed their respective applications complete.

County Transportation Services staff have reviewed the development with respect to any impacts on County Roads and provided the following initial comments.

“The TIS [Traffic Impact Study] did not include County Road intersections. The County Transportation department requests that the study be expanded to include any County Road intersections that may be impacted by this development to determine if improvements may be required and what those improvements may be.”

Following an addendum submission by the author of the TIS, County Transportation Services noted that they had no further concerns with respect to impacts on County Roads.


Of a general planning nature, County staff would add the following considerations, which are not a direct conformity or consistency matter to the County Plan or the PPS.

1. In general, with respect to analysis on neighbourhood character, County staff defer to Town staff and any guidelines in place at the Town level (either in the Official Plan or other design guidelines).
2. County staff would encourage the design of the townhouse units to also factor in consideration for the ability to include secondary suites (or additional residential units), provided all other zone standards can be met. Secondary suites can provide an attainable form of rental housing.
3. The Town may also wish to consider verbiage in the lift of hold to recognize the future registration of the plan of condominium, should the development be approved.

The County requests notice of any decision rendered with respect to the zoning by-law amendment application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A black rectangular redaction box covering the signature of Scott Taylor.

Scott Taylor, MCIP, RPP

Page 7
August 3rd, 2022

Director of Planning
519-372-0219 ext. 1238

[REDACTED]

www.grey.ca

cc. Miriam Vasni, Plan Wells Associates (by email only)

Natalya Garrod

From: shelley planwells.com [REDACTED]
Sent: Tuesday, August 2, 2022 12:00 PM
To: melissa hutton
Cc: Natalya Garrod; 'Taylor, Scott'
Subject: RE: Thornbury Project - Blue Meadows

Hello Melissa,

Thankyou for your email. We welcome all comments on the Blue Meadows project. I have passed along your note to Natalya Garrod the file planner at Town of Blue Mountains. We await Town staff planning comments and planning comments from the County of Grey staff planners on our submission for Draft Plan of Subdivision and ZBA. In order to participate in the public process I am suggesting you, or your planner write to Natalya setting out the opinion you expressed in your note to me on planning policy. Again thank you for these comments for our consideration.

Kind regards,
Shelley Wells

From: melissa hutton [REDACTED]
Sent: July 28, 2022 6:09 PM
To: shelley [planwells.com](mailto:shelley@planwells.com) [REDACTED]
[REDACTED]
[REDACTED]

I live across from the proposed project and I have a good friend who is also a planner. She looked at your proposed plans and had a few suggestions that may make this development more palatable for those who are opposing what was presented.

My friend works mostly in The Blue Mountains, Collingwood and Clearview so she is quite familiar with all developments and how they have been received. The biggest issue with your proposal is that there is no transition from what is currently in the immediate neighbourhood (single detached homes immediately in vicinity of the project and then townhome type of buildings). She suggested that you have some single detached homes in the area inside the Lansdowne and Alice Streets transitioning to density similar to Far Hills on Alice Street as you move into the lot, with the rowhouses at the back portion, away from the single homes as well as across from Foodland and the Towns of Thornbury development. This shows transitioning from a lower density to a higher density. The single detached do not have to be large lots. As well, she suggested that the townhomes not be 3 stories and that you keep the taller buildings to the back part of the lot, again, showing transitioning in height from houses to larger, taller buildings.

Not sure if this helps - but it makes sense to me and as a resident who lives in this area, makes me feel better about the development. You will find little to no support for such high density and height as it is completely out of the character of the area. My friend kept using the word "transition" and I would agree. Ease the development from lower to high density so that it makes sense and visually keeps the larger buildings in the back part of the lot.

I'm happy to talk with you if you would like to talk.

Thank you for your time.

Sincerely,

Natalya Garrod

From: Robert Mitchell [REDACTED]
Sent: Monday, August 1, 2022 7:14 AM
To: shelley.planwells.com; Natalya Garrod; Shawn Postma; Adam Smith
Cc: [REDACTED]
Subject: Buffering

Good morning Shelley. I have been reviewing my submissions and believe there is a need to reiterate the importance of buffering around the perimeter of our property (ie. on all three sides). I think Councillor Jim Uram raised this point at the July 11 meeting – to the effect that our property, an historic home, needed more substantial buffering.

I would argue that this more extensive buffering should include a berm of 3 to 4 feet and trees to give it added height and a fence on the inside to protect our property from intrusion from closely located neighbouring homes and to preserve our privacy. It is important that this buffering should also include appropriate distancing to protect our trees and home from shadowing effects of the row houses and protect the roots of our trees from damage. Placing trees on top of the berm will provide residents of Blue Meadows and ourselves with a more pleasing appearance while also contributing to the community's tree canopy.

It is very important that the berm be continued on the west side of our property where you are showing a road with a sidewalk on both sides of the road which would bring people walking very close to our property where they could easily be tempted to wander off into our property just to "check it out" or find a private place. I have mentioned before that there is really no need, or planning requirement, to have a sidewalk on BOTH sides of the road when one will do. With sidewalks come street lights as well which means that the back of our property would be flooded with light all night long – representing a real intrusion into our privacy.

One final point in favour of a berm is that it would help solve the drainage problem we currently have as a result of the land to the south of us being higher than our land – as a result of landfill from Far Hills being dumped on these lands many years ago. Placing all these row houses on this land without a berm will only make our drainage problem worse.

Respectfully yours,

Robert Mitchell
[REDACTED]

Natalya Garrod

From: Robert Mitchell [REDACTED] >
Sent: Wednesday, July 27, 2022 12:52 PM
To: shelley.planwells.com
Cc: Natalya Garrod; Shawn Postma; Adam Smith; [REDACTED]
Subject: FW: Height and Density and Built Form

Hi Shelley,

Just reading the Background Paper on Density and Height and I see several relevant points.

The County's official plan's objective is

- "to retain the **existing small town character of local municipalities..**" Row houses will NOT contribute to retaining the small town character of Thornbury/Clarksburg
- "*Conserving built heritage* and promoting construction distinguishable from, while *sensitive and complementary* to, existing built fabric and the overall streetscape attributes" . Sensitive, I think NOT, and certainly not compatible.

The Framework states:

- "*Compatible* built form should maintain, and where possible *enhance*, the *distinct character* of the Blue Mountains various communities. Row house are neither compatible with nor enhance the character of Thornbury/Clarksburg

Elsewhere we see these themes repeated:

- Maintaining a unique *small town feel and character*. Row houses are more suitable to a city suburb.
- Maintaining *compatibility* and *enhancing* the character of *existing residential areas*. How can row house be seen as being "compatible"?

Throughout these and other documents I see preferences for "varied housing types". Plainly, this development provides no variety in housing types and we urge you to consider a wider range of housing types from semi-detached and town houses to single family – all of which are COMPATIBLE with the surrounding residential area.

Perusing the proposed new Town Plan we see these statements:

Under Guiding Principles

To recognize that every community in the Town **incorporates its own unique character that must be respected and enhanced**. To ensure that the character of existing and well-established residential neighbourhoods is maintained and enhanced by ensuring that development and redevelopment is **compatible, in**

terms of built form and street pattern, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development.

AND

A range of housing types is supported but all new development should **respect the character of the community and established neighbourhoods**

I think the evidence is overwhelming that the proposed Blue Meadows development plan should be revised substantially to incorporate a variety of housing types that is compatible with surrounding neighbourhoods and that the scale and density should likewise be compatible with surrounding neighbourhoods.

Thanks,

Robert Mitchell



Natalya Garrod

From: Robert Mitchell [REDACTED] >
Sent: Monday, July 25, 2022 12:34 PM
To: shelley.planwells.com
Cc: Natalya Garrod; Shawn Postma; Adam Smith; [REDACTED]
Subject: Blue Meadows

Hi Shelley,

I was examining your plans again and am struggling to understand how many trees will be planted and where? Keep in mind that we have planted over 200 trees and shrubs on our property alone. This is particularly important given the great loss to the tree canopy on these lands from the previous owner who clear cut everything in sight. Given the density of the row houses and lack of land with each unit, trees on the streets will be of great importance to provide some character, not to mention shade in the summer months. And when it comes to trees, I am urging Council to require that these trees be at least six feet high, not the spindly sticks typically planted in city suburbs many of which whiter and die.

With regard to landscape planning we believe you should, at a minimum, match the quality and quantity of landscaping around neighbouring developments like Rankins Landing, Apple Jack and Far Hills. That is particularly important if you continue with row houses which are best hidden behind tall hedges, especially along Lansdowne and Alice streets, to mitigate against the eye sore effect of the Georgian Peaks row houses.

Thanks for your consideration.

Robert Mitchell
[REDACTED]

Natalya Garrod

From: Pamela Spence [REDACTED]
Sent: Saturday, July 23, 2022 1:05 PM
To: Planning General
Cc: council
Subject: Blue Meadows

While waiting for the tree bylaw discussion I listened keenly to the presentation on Blue meadows in thornbury and then drove the site afterwards.

My comments are as follows -

It is a magnificent site with undulating topography and magnificent views - why is this not appreciated and incorporated into the site planning and design of the layout, roads and housing?

There is a natural elevation division between the commercial component and the residential portion which could be enhanced and add to the desirability of the project.

The proximity of the Far West neighbourhood should provide a height, density and character reference that should be respected in the housing across the street - not replicated but respected.

While compact the current site plan is too dense and too compact - there will be extensive shadowing of the community garden and open spaces which are hardly accessible and do not respect the property and heritage home and gardens in the middle.

Proximity to the hazard area at the back should be respected and layout or architecture should be enhanced due to that open space behind. Proper designing can elevate the desirability of the homes abutting that area.

This project needs to go back to the drawing board for a major rework!

Pamela Spence

[REDACTED]

Natalya Garrod

From: Robert Mitchell [REDACTED]
Sent: Friday, July 22, 2022 7:38 AM
To: shelley.planwells.com
Cc: Natalya Garrod; Shawn Postma; Adam Smith; melissa.hutton; [REDACTED]
Subject: Blue Meadows
Attachments: Blue-Meadows-Commercial-Buildings-Elevations010920221.pdf

Good morning Shelley.

I am writing today to inquire about the proposed commercial buildings in this development. Mr. King's drawing of the commercial buildings you presented at the July 11 meeting (attached) show these as four storey buildings which I believe exceeds the Town's current height regulations. Do you plan to amend this proposal to conform to the 3 storey height limit or are you seeking an exception?

It is not clear what is the square footage devoted to commercial space (vs. residential) in these buildings but it encompasses two buildings which means there is likely to be substantial commercial space available for rent. Have you done any studies or surveys to show that there is serious demand for this much space? By my reckoning there are at least 4 or 5 commercial units available for rent in Thornbury at the moment, two or three of which have been for rent for quite some time. It therefore seems a distinct possibility that many of the commercial units in these buildings could go unrented for extended periods of time, leaving gaping holes in these buildings conveying an unwelcome message to visitors and other tenants.

Have there been any studies to show how this substantial increase in commercial space will impact downtown Thornbury and Clarksburg and its tenants? These downtowns are an important part of the character of Thornbury and Clarksburg and I'm sure many residents would not like to see these business people affected adversely by these commercial buildings. Accordingly, I would reiterate my suggestion that these commercial buildings be replaced with 3 or 4 condominium buildings (3 story) like those at Far Hills which will allow you to reach your density goal while providing for a mixture of homes styles in the southern section of these lands.

I am hoping you will consider these issues in your planning.

Regards

Robert Mitchell
[REDACTED]

Natalya Garrod

From: Robert Mitchell [REDACTED]
Sent: Wednesday, July 20, 2022 1:31 PM
To: [REDACTED]
Cc: Natalya Garrod
Subject: RE: Blue Meadows

Hi Shelley

I wanted to reiterate my objection to row houses, especially if they are to be free hold ownership. Surveys show that people struggle daily with the challenge of living cheek by jowl in blocks of sameness. With freehold ownership there will be no standards for upkeep or what is added on to homes and the level of care for lawns varies widely so that it can look like a series of wild patches.


Built as a unit, rowhouses are hard to separate one from the other – even hard to identify which one is yours. That's maybe a plus in winter, when each abode helps keep its neighbor warm. But where does one rowhouse roof end and the other begin- - so how does one handle repairs? Do you need to ask permission before building a fence and who do you ask? What if your walnut tree is dropping nuts all over the neighbor's deck? If you mow your lawn, but the neighbor doesn't, what's the point? How long does one tolerate living between two people who watch their televisions at top volume? I suspect that the noise level surrounding our property will rise I fear to intolerable levels.

And what about guest and visitor parking – I don't see any allowance in your plans for additional parking which means that it will flow over onto the streets on weekends and holidays. Hmmm.


In a previous email I made the case of a mix of housing types that will better fit in with the surrounding communities – all of which are condominium ownership. Consider replacing the commercial buildings, with low rise condominium buildings for density. Show us that additional commercial space is needed in Thornbury and, at four stories, these will not present a pleasing visual sight. You will be contributing to Thornbury losing its character and ambience – something many residents want to keep.

I wonder what would happen if this proposal were put to a vote of Thornbury residents? I think we both know the answer to that one.

I hope you are not regretting inviting me to continue to ask questions and seek answers.



From: Robert Mitchell
Sent: July 18, 2022 10:05 AM
To: shelly@planwells.com
Cc: Natalya Garrod



Subject: Blue Meadows

Hi Shelley

Me again – couple more issues.

I can't overemphasize how important buffering all around our property is to us - including distancing, and I think Jim Uram raised this issue at the Town meeting.

We are also concerned about a public park right up against both sides of our property and a sidewalk immediately behind our property – these will cause issues from constant lighting, noise, intrusion of our property and loss of privacy.

Hoping you can find solutions to these problems

Thanks



Natalya Garrod

From: Robert Mitchell [REDACTED] >
Sent: Wednesday, July 20, 2022 1:15 PM
To: shelly planwells.com
Cc: Natalya Garrod; Shawn Postma; Adam Smith
Subject: Blue Meadows Green Space

Hi Shelley

We think the green spaces are going to be a problem. Given the shortage of green space around the row houses it is highly likely that these green spaces will become gathering places for residents and they will have to be lighted so that people can see. They will become party-central long into the night. I'm sure you can see where this is leading, especially give the close proximity of these green spaces to our home. This will result in a huge invasion of our privacy with constant light and noise. Who do we call when noise is loud and persistent – who will even respond?

And who will maintain these green spaces? I doubt that the Town will sign up for that but the grass will need to be cut, shrubs trimmed and garbage picked up. I shudder to think what these green spaces could look like if left un-maintained.

We urge you to relocate these green spaces and ask the Town to ensure there is someone responsible for maintenance.

Thanks for your consideration.

[REDACTED]

From: Kyra Dunlop

Sent: Tuesday, July 19, 2022 9:23 AM

To: richard lamperstorfer; council; SMT; Natalya Garrod; Scott Taylor; Town Clerk; Shawn Postma

Subject: RE: reponse to Blue Meadows Public Presentation comments (part 2)

Good morning Mr. Lamperstorfer,

Thank you for your emails. I note you have copied Council and planning staff to this email for their consideration and inclusion of your comments as part of the follow-up report to Council.



Kyra Dunlop

Deputy Clerk

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

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

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

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

From: richard lamperstorfer [REDACTED]

Sent: Tuesday, July 19, 2022 9:20 AM

To: Kyra Dunlop [REDACTED]

[REDACTED] Public Presentation comments (part 2)

'The YMCA of Simcoe-Muskoka has announced plans for its new facility in Barrie's H-Block, adjacent to the public library, will not come to fruition. Updated costs for the site are nearly \$90 million, far out of reach for the not-for-profit... The costs were last estimated in November 2019 at approximately \$45-million. However, Tettmann attributes the rise mainly to the COVID-19 pandemic.'

* 'Again Council, Grey County, I support Blue Meadows Proposal, accept Shakir's answer "can not provide pricing at this time".'

Other suggestions, TBM should consider offering almost all of the Peel Street Site for attainable housing, except/ex for hwy 26 roundabout/interchange. I believe Tomahawk Golf Course's days are numbered for the limited % of Summer-Ratepayers USE, should be a Park for ALL to walk, and future Recreation Centre placed there.

BMR or BMAHC would do well to purchase the remaining Collingwood-end of TBM Driving Range lands, after the roundabout and waterworks land needs are determined. It's illogical BMR couldn't provide more of its own staff housing needs, illogical it's not an ideal site for BMAHC.

<https://barrie.ctvnews.ca/plans-for-new-ymca-hub-near-barrie-downtown-library-axed-due-to-skyrocketing-costs-1.5988627>

From: **richard lamperstorfer** [REDACTED] >
Date: Sun, Jul 17, 2022 at 10:06 AM
Subject: Re: reponse to Blue Meadows Public Presentation comments (part 2)
To: Kyra Dunlop [REDACTED]
[REDACTED]

<https://www.collingwoodtoday.ca/the-blue-mountains-and-grey-highlands/grey-county-unanimously-approves-blue-vista-development-5586566>

"Is there any area of The Blue Mountains that is suitable?" ---> "Thornbury would be considered the ideal location for affordable units due to the community's available amenities"

"If you ask, you will get an indication of what the pricing is" (TBM) council had asked for a unit price range for the subdivision and was provided with the range of \$660,000 to \$1.5 million. ---> Uh, sure, it's unrealistic to believe semi's be priced ~50% of market Windfall resales, being ~\$1.25 million recently.

Again all, I support Blue Meadows Proposal, and accept answer "can not provide pricing at this time".

My last point: Thornbury has little available land, so 5 storey would check boxes in OP update. And to Councillors suggesting reducing Blue Meadows density 191 unit 3 storeys max proposal, seems irrational, dysfunctional, NIMBY-lead, route to sprawl, climate change.

Richard Lamperstorfer

On Fri, Jul 15, 2022 at 12:15 PM richard lamperstorfer [REDACTED] > wrote:

"First Street. Small-town character? Is that how you define it?" asked Palmer. "Small-town character can mean many, many things. There are many different ways to achieve density, however, there are consequences to spreading out at grade, rather than going up."

<https://www.collingwoodtoday.ca/local-news/taller-denser-12-storey-builds-considered-in-official-plan-5583789>

On Tue, Jul 12, 2022 at 5:28 PM richard lamperstorfer [REDACTED] > wrote:

Further to all on TBM payroll , [REDACTED]
[REDACTED]. If a Councillor Hope believes voting NAY to even RECEIVE the Planning Report on Alice Street small Units in the old Ferguson Funeral character house next to Erringrung, arguing the "people who voted for her "live around there"(check the video for exact wording) it's likely few on Council would disagree(with me).

Richard

On Tue, Jul 12, 2022 at 5:11 PM richard lamperstorfer [REDACTED] > wrote:

<https://www.collingwoodtoday.ca/the-blue-mountains-and-grey-highlands/tbm-development-proposal-given-rough-ride-by-council-public-5573207>

Coun. Paula Hope said the developers have work to do to get their proposal to fit into the community. "Character is the number one concern in the community," said Hope. "I would encourage you to take a close look at that. I don't think it's there."

To All,

[REDACTED] I'm
hardly going to proceed with a Secondary Plan proposal for my 5.2 hectares in Thornbury West since Paula hope may not like the character of the smaller frontage lots. Anyhow, to all, TBM can expect a 1/2 height Minor Variance Application from me by next week, [REDACTED]
[REDACTED] 1 house on 13 acres. [REDACTED]

[REDACTED]

Richard Lamperstorfer

On Tue, Jul 12, 2022 at 9:12 AM Kyra Dunlop <kdunlop@thebluemountains.ca> wrote:

Good morning Richard,

I acknowledge receipt of your emailed correspondence as it relates to the July 11, 2022 Public Meeting Re: Blue Meadows Development and confirm I have forwarded the same to Council for their information and consideration. Your comments will be attached to a followup staff report regarding this matter.



Kyra Dunlop

Deputy Clerk

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

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

From: richard lamperstorfer [REDACTED] >
Sent: Monday, July 11, 2022 6:02 PM
To: Krista Royal <kroyal@thebluemountains.ca>; Town Clerk

[<townclerk@thebluemountains.ca>](mailto:townclerk@thebluemountains.ca)

Subject: Re: reponse to Blue Meadows Public Presentation comments (part 2)

Yeah, i knew i wasn't done yet. To the local school teacher NIMBY-neighbour who commented being afraid all those rowhouse units will bring too many young families, aka as "children" to her,

i suggest "wholly [REDACTED] batwoman" the school will follow the population growth, the school she works at, is due for replacement/upgrade or obsolescence one day, it's a School Board's matter, not TBM's, [REDACTED]. more to say about her comment, but, sometimes i know when to stop, now.

Richard Lamperstorfer

On Mon, Jul 11, 2022 at 5:55 PM richard lamperstorfer [REDACTED] > wrote:

subject: Neighbours negativity today re density comments vs my history as a townhouse tenant/renter at Far Hills(Phase 1) over a decade ago.

1) the gentlemen in the large brick house was NIMBY-worried about the land surrounding his large significant brick detached house, as that land had the same Italian family owner as developer of Far Hills, the son from time to time i saw on site. It's a lovely perhaps historic house, [REDACTED] Lovely this old white couple keeping the character of the hood by opposing freehold rowhouses in their backyard, perhaps 600 square foot condos or rentals. standard NIMBY stuff really.

2) The younger man representing Far Hills didn't have density was a misrepresentation just of the Far Hills eastern townhouse(Phase 2)section backing on Alice St, being the more affordable due to poorer location, and interior finishings. The project was brave imo, and had 2 x 3 storey condo apt bldgs on the south side of Beaver St S, overlooking the baseball diamonds to the south. The FAILURE of the project was the Townhouse condo road was private/condo, NO SIDEWALKS, wherein Blue Meadows appears to be Town roads and

sidewalks, freehold, hence more likely less liability to all concerned end users(Town and Buyers) when water/electrical/road systems fail/need replacement.

3) A friend from the beach came up to my townhouse rental unit (backing on the swimming pool west end near Alfred) for a few days and i asked "what do you think?"

Reponse: "I hate it, their's no sidewalks, how could they allow a new development with no sidewalks"

4) finally, to the Councillor or neighbour suggesting 550 to 750 sq ft townhouse are for singles or couples, well, my [REDACTED] Manners go out the window and i ask "[REDACTED] are you looking for when you ask for Attainable"? anyone? families, is that all there is?

Thank you,

Richard