



# Staff Report

## Planning & Development Services – Planning Division

---

**Report To:** Committee of the Whole Meeting  
**Meeting Date:** November 1, 2022  
**Report Number:** PDS.22.115  
**Title:** Recommendation Report – Long Point Road Plan of Subdivision and Zoning By-law Amendment (P2677)  
**Prepared by:** Travis Sandberg, Intermediate Planner

---

### A. Recommendations

---

THAT Council receive Staff Report PDS.22.115, entitled “Recommendation Report – Long Point Road Plan of Subdivision (P2677)”;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision 42T-2018-14 subject to the Draft Plan Conditions attached to Planning Staff Report PDS.22.115;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Development ‘D’ zone to the Residential ‘R1-3-X-h6’ Zone and Open Space ‘OS’ Zone and to amend Table 9.1 of Zoning By-law 2018-65 to add a new Exception XXX to permit a maximum building height of 9.5m (2.5 storeys).

### B. Overview

---

The purpose of this report is to provide a recommendation to the Committee of the Whole on applications for Draft Plan of Subdivision and Zoning By-law Amendment for the Long Point Road Development.

### C. Background

---

The subject lands are located within the Village of Craigeleith and have direct frontage onto Long Point Road. The subject lands are approximately 2.16ha in area and are currently vacant. Municipal water and sanitary services are available at the property frontage. No identified areas of archaeological significance have been identified on the site. Natural heritage features identified on the property include significant woodlands, while a Provincially Significant Wetland (Silver Creek Wetland Complex) and a water course reported to provide fish habitat are located within 120m of the lands. It is noted that a municipal drain runs south to north over an 8m wide easement along the westerly lot line of the subject lands.

Surrounding land uses are generally characterized as low-density, single detached dwelling units, on larger land parcels. The westerly abutting parcel is included in the Aquavil East Neighbourhood development plan.

The proponent submitted applications for Draft Plan Approval and a Zoning By-law amendment in October of 2018 to facilitate development of the subject lands for a total of twenty-two (22) single detached residential lots. The proposed lots would be offered as standard free hold properties with each property being connected to municipal water and sanitary services. A 20m-wide municipal road is proposed internal to the site.

The submitted Zoning By-law Amendment proposes to rezone the subject lands from the Development 'D' zone to the Residential 'R1-3' and Open Space 'OS' zones. A site-specific exception is proposed on the Residential 'R1-3' lands to permit a maximum building height of 2.5 storeys (9.5m) for the future single detached dwelling units. Short Term Accommodation uses would not be a permitted use of any lot within the plan of subdivision.

The Holding '-h6' symbol is proposed in order to require a Subdivision Agreement and registered Plan of Subdivision prior to the issuance of building permits for the construction of the proposed dwelling units.

### **Location**

The subject lands are located within the village of Craigeleith. Access to the lands is available from Long Point Road. The legal description of the subject lands is Parts 4 & 5, Lot 85, Plan 529, RP16R-2186, Town of The Blue Mountains, geographic Township of Collingwood.

**Figure 1: Location Key Map**



The applications were deemed complete by the Town and County of Grey in November 2018. In support of the applications the Town received the following materials:

- Stage 1-2 Archaeological Assessment
- Environmental Impact Study (subject to peer review)
- Functional Servicing and Stormwater Management Report
- Subsurface Characterization Program
- Planning Justification Report
- Draft Plan of Subdivision
- Traffic Opinion Letter

All information and supporting documents submitted with the Draft Plan of Subdivision application can be found on the Town of The Blue Mountains website at:

<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/long-point-road>.

### **Notice and Public Meeting**

The Public Meeting for the proposed development was held on the April 19, 2021. In response to the Public Notice the Town and County received comments from public agencies and members of the public. Attachment #3 provides a consolidated summary of all comments received and responses thereto. The majority of comments received pertained to concerns regarding overdevelopment, impacts on the environment, high-water table, and provision of municipal sanitary sewers. Please see the attached summary for more details and information.

## **D. Analysis**

---

### Ontario Planning Act

The *Planning Act* requires that in making planning decisions, Council must have regard for matters of Provincial Interest, as outlined by Section 2 of the Act, and the Provincial Policy Statement, as outlined by Section 3 of the Act. The Planning Act further gives planning authorities the ability to approve Plans of Subdivision under Section 51 of the Act. In making a decision on proposed plan of subdivision, planning authorities must consider the matters outlined under Section 51(24) of the Act, as follows:

- a) The effect of the development on matters of provincial interest referred to in Section 2 of the Act

Staff Comment: Based on review of the pertinent policies, Staff generally have no concerns with respect to the provisions of Section 2 of the *Planning Act* and matters of provincial interest.

- b) Whether the proposal is premature or in the public interest.

Staff Comment: The subject lands are designated for residential development. There is no indication that the proposed development is premature.

- c) Whether the plan conforms to the official plan and adjacent plans of subdivision.

Staff Comment: A review of the Official Plan policies are included in this report.

- d) The suitability of the land for the purposes for which it is to be subdivided.

Staff Comment: The lands are designated for residential development.

- e) The number, width, location, and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision and the established highway system in the vicinity and the adequacy of them.

Staff Comment: The submitted traffic impact study indicates that Long Point Road and Highway 26 will not be negatively impacted by the proposed development.

- f) The dimensions and shapes of the proposed lots.

Staff Comment: The proposed lots are proposed to be rezoned to the R1-3 zone category and are of a regular shape to provide for adequate building envelopes.

- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjacent land.

Staff Comment: No restrictions are proposed to be added to the lands to be subdivided, with the exception of a Holding 'h' provision to ensure a Subdivision Agreement is executed and the plan of subdivision registered prior to Building Permits becoming available.

- h) Conservation of natural resources and flood control.

Staff Comment: An Environmental Impact Study and Stormwater Management Report were reviewed and accepted by the Town and public Agencies through the Draft Plan review process. Detailed engineering drawings will be required as a Draft Plan Condition as the project advances towards Plan Registration.

- i) The adequacy of utilities and municipal services.

Staff Comment: Draft Plan Approval does not commit allocation of service capacity. Confirmation of adequate servicing capacity shall be required as a condition of Draft Plan Approval, prior to consideration of final approval.

- j) The adequacy of school sites.

Staff Comment: Addressed by proposed Draft Plan Conditions.

- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

Staff Comment: 25% Open Space to be dedicated to the Town, whereas 15% of the remaining open space and parkland dedication will be provided for as cash-in-lieu, as further discussed in this report.

- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.

Staff Comment: Appropriate arrangements for the provisions of energy services shall be included in the Subdivision Agreement.

- m) The interrelationship between the proposed plan and site plan control matters relating to any development on the land, if the is also in an area designated as a site plan control area.

Staff Comment: Site Plan Approval will not be required for the development of any blocks or lots within the proposed Plan of Subdivision.

Based on the above, Planning Staff are satisfied that the proposal is consistent with the requirements of the *Ontario Planning Act*.

#### Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a Settlement Area. The PPS acknowledges these areas as the focus for growth and development and supports a wide range and density of uses which efficiently use land and resources to promote resilient communities.

Section 1.0 of the PPS promotes Building Strong Healthy Communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs. Residential uses should have compact form and include a range and mix of dwelling types and densities in order to allow for efficient use of land and services. In this regard, the PPS directs growth and intensification to existing Settlement Areas where suitable infrastructure is available or planned. Municipal water and sanitary sewer systems are the preferred servicing form within settlement areas (PPS Section 1.6). Healthy active communities should be promoted by facilitating active transportation, providing a range of built and natural recreational amenities, and providing opportunities for public access to shorelines (PPS Section 1.5 and 1.6.8).

The proposed applications provide for efficient land-use by maximizing the development potential of the lands, while maintaining compatibility with existing and planned land uses and infrastructure in the area. The lots are proposed to have minimum frontages of 15m, per the R1-3 zone, which provides for narrower parcels than the typical single detached dwelling lot within the R1-1 zone. As submitted by the applicant's planning consultant, the smaller lots will

produce smaller dwelling units which are generally valued closer to the 'attainable' level than large dwellings on large lots, as may be found in the R1-1 zone. Further, the development is located in close proximity to regional bus routes on Highway 26 allowing for access to public transit to connect with employment opportunities throughout the Town, as well as in neighbouring municipalities. It is also noted that the lots will further allow for accessory dwelling units.

A municipal sanitary forcemain is currently located on Long Point Road. The Town is planning to install a gravity sewer as a result of the Environmental Assessment for the Craighleith Wastewater Treatment Plant. Should the development proceed prior to installation of the future gravity sewer, the developer will be responsible for providing a low pressure forcemain as an interim service for the lands. The interim service would connect to existing sanitary services at Highway 26. Once installed, the development would be required to connect to the planned gravity sewer.

Section 2.0 of the PPS promotes the long-term prosperity, environmental health, and social well-being of the province through the conservation of biodiversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. Natural heritage features are to be protected for the long term. Site alteration is not permitted within areas containing habitat for fish, or endangered or threatened species, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The potential for natural and cultural resources have been evaluated through an Environmental Impact Statement Update and Stage 1-2 Archaeological Assessments. These studies concluded that there are no existing cultural resources on the lands, and that identified natural heritage features have been appropriately accounted for in the proposed Draft Plan in order to minimize and/or mitigate adverse impacts. Further discussion on natural heritage features is provided in proceeding sections of this report.

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

No natural or man-made hazards have been identified on the subject lands. The submitted technical reports and studies further confirm that there does not appear to be any potential hazards posing an unacceptable risk to public health or safety, or property damage, as a result of the development of the lands.

Planning Staff are satisfied that the proposed applications are consistent with the direction provided by the Provincial Policy Statement (2020).

County of Grey Official Plan 2018

The County of Grey Official Plan contains goals, objectives and policies to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic and natural environment within the regional community. The subject lands are designated as *Recreational*

*Resort Area (RRA)*. Appendix 'B' also identifies *significant woodlands* on the majority of the lands, as well as *Provincially Significant Wetlands (PSW)* within 120m.

The RRA designation applies to settlement areas which have developed as a result of site-specific amendments to the County and local Official Plan. This designation consists of a defined development area, specific recreational amenities, and residential development serviced with full municipal services. New development in the RRA designation must serve the public interest by contributing to community recreational amenities, and facilitating municipal service infrastructure. The RRA designation shall further strive to enhance recreational and tourism activities encouraging the maintenance and expansion of existing recreation facilities and encourage new land uses that will promote existing recreation facilities.

The County Official Plan encourages the provision of a variety of housing types within the County. New residential developments are promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development (Section 4 *Live Grey*). Section 7 of the Official Plan also promotes the conservation and protection of natural heritage features within the County. In this regard, development is generally directed away from areas which have identified natural heritage features.

The proposed applications provide for residential development in general proximity to existing ski resort uses, including public and private ski facilities and associated recreational commercial/tourism uses. The development of the lands also promotes more efficient use of existing and planned public infrastructure by adding additional units/users to the municipal water and sanitary sewer systems at a scale and density that can be satisfactorily accommodated. The submitted Environmental Impact Study (EIS) indicates that the development does not appear to be proposed in areas that would adversely impact natural heritage features. More specifically, the forest community identified in the western portion of the lands has been confirmed to contain the highest potential for providing significant wildlife habitat. The remaining portions of the lands contain little potential and contain a number of invasive species. As recommended in the EIS and peer review conclusions, the Birch/Poplar forest has been incorporated into the plan for preservation (Block 25). Both the EIS and peer review further concurred that there are no anticipated negative impacts on the identified Provincially Significant Wetland as there is an absence of hydrological connectivity between the property and the wetland features and an adequate setback of 30m is provided between the development and the feature.

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

#### Niagara Escarpment Plan, 2017

The Niagara Escarpment Plan (NEP) seeks to protect the geologic features of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment while only allowing for compatible development. The land use designations contained in the Plan ensure a broader landscape approach to protecting the natural environment and should be implemented in a way that recognizes the natural heritage system of the Niagara Escarpment

and associated natural heritage features. Within the framework of the NEP, the lands are designated as “*Escarpment Recreation Area*”.

The *Escarpment Recreation Area* recognizes those areas of existing and potential recreational development associated with the Escarpment, such as areas including both seasonal and permanent residences. Single detached dwelling units are permitted uses in this designation, provided that new development does not generate substantial negative impacts on the environmental features of the Escarpment, and are designed in a manner to preserve natural, visual, and cultural characteristics of the area.

Based on the foregoing, as well as comments received from the Niagara Escarpment Commission, Planning Staff are satisfied that the proposal is consistent with the policies of the Niagara Escarpment Plan.

#### Town of The Blue Mountains Official Plan, 2016

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

#### Residential Recreation Area (RRA)

The subject lands are designated as *Residential Recreation Area (RRA)* within the Municipal Official Plan. It is the intent of the RRA designation to recognize areas within the Town which consist of a mix of seasonal and permanent residential and recreational uses and to recognize areas where residential uses are located to support and provide access to recreational uses. Permitted uses within this designation include a wide range and variety of residential uses, as well as recreational uses and facilities. New residential development within the RRA areas in Craighleith is limited to a maximum density of 10 units/hectare and must provide a minimum open space component of 40%. Section B3.7.4.5 allows Council to exempt a developer from the required open space component, or part thereof, where the parcel being developed, because of its size, character, or other circumstances, does not lend itself well to such use, or where such open space may provide for better recreational opportunity at an alternative location. In these cases, Council may accept suitable alternative provisions in-lieu of the open space component.

The subject lands are approximately 2.16ha in area and a total of 21.6 (22) units may be accommodated in accordance with the maximum permitted density. The proposed density conforms to the policies of the Municipal Official Plan as 22 new lots are proposed. The Draft



Plan of Subdivision includes an open space block (Block 25) proposed at a size of 5,460sq.m. Block 25 represents approximately 25% of the total area of the lands, resulting in a deficiency of approximately 15% open space. The applicant has proposed that the balance of the open space will be provided through payment of cash-in-lieu of open space, as per Section B3.7.4.5 of the Plan. The following additional justification for the reduced open space component has been provided by the applicant's planning consultant:

1. The lands are relatively small in size at 2.16ha. Therefore, the required 40% open space area of land would also be relatively small in size at 8,600sq.m.
2. The resulting open space area would not be linked to any other existing or proposed recreational amenities in the area.
3. The resulting open space would be adjacent to a municipal drain that is meant to convey large amounts of water and prevents connectivity with other potential open space areas.
4. The Town of The Blue Mountains has previously supported development proposals in the RRA designation that included cash-in-lieu of 40% open space for similar reasons (examples: Bannerman, Sleepy Hollow Development East and West).

Part D of the Official Plan provides general development policies to guide development in the Town. The policies of Section D can be considered in the following general themes:

#### Servicing and Stormwater Management

Section D1 outlines that the preferred means of servicing within a settlement area is by full municipal water and sewage services. Prior to the creation of any new lot or development in the settlement areas, Council shall be satisfied that appropriate municipal services are available to the lands and that sufficient capacity is available to accommodate the use. Staging priorities under Section D1.4.1 of the Plan are intended to provide an order ranking for commitment of available plant capacity on the basis of the development approval status.

Currently the subject lands are considered to be in Stage 4. This category applies to designated lands with no development approvals which are zoned for deferred development or other similar zoning category. The required design capacity is recognized based on potential development approvals and advancement to Stage 3 is dependent on development approvals and the availability of plant capacity. A Draft Plan Condition is included in order to confirm water and sewer capacity prior to final approval, which would allow the lands to advance to Stage 3.

A detailed Stormwater Management Plan will be required as a condition of draft plan approval through detailed engineering design. Various engineering options have been investigated by the proponent and Town engineers and include an opportunity for on-site underground storage with controlled release to acceptable overland flow routes, or conversion of a lot/lots into a stormwater management plan. Staff recommend that a Draft Plan condition be included to address the final stormwater management design and applicable connections to the existing stormwater system.

### Roads, Transportation, and Active Transportation

Section D2 provides policy direction on roads and transportation. A traffic impact study may be required to support development applications to ensure that impacts on the adjacent road network are appropriately mitigated. Active transportation and public transit considerations are also important for the development of healthy communities. A public/maintenance trail is proposed to be included at the perimeter of Block 25. It is noted that there are otherwise no existing or planned municipal trails in the immediate vicinity, as such, trail connections external to the site are not included in the proposed draft plan of subdivision.

Access to the subject lands is proposed to be provided by construction of a new 20m public right-of-way internal to the site. The extension will be an urban cross section consisting of curb and sidewalk and storm sewer system. A Traffic Opinion Letter was submitted by the applicant which provided supplemental review of the potential impacts of the Long Point Road development, as was originally contemplated in the Traffic Impact Study completed for the Aquavil development (October 2020). The Traffic Opinion Letter confirms that site generated traffic is anticipated to have a minimal impact on the operations of Long Point Road and the Highway 26 intersection and is provided adequate spacing from existing and planned intersections. It is generally noted that the Traffic Impact Study completed for the Aquavil development identifies the need for a lighted intersection at Highway 26 and Long Point Road upon build-out of the (Aquavil) development.

Planning Staff are satisfied that the proposed road network is appropriate for the development of the site.

### Cultural Heritage

Section D3 of the Plan outlines the importance of protecting and maintaining the cultural heritage of the Town. All new development is required to complete archaeological assessment to assess potential impacts on cultural resources.

A Stage 1 and 2 Archaeological Report was completed for the lands. As a result of the Stage 2 property assessment, no archaeological resources were encountered. Planning Staff are satisfied that the provincial interests and policies of the Official Plan related to archaeological resources have been addressed.

### Orderly and Efficient Development

Section D4 of the Plan outlines general subdivision policies to consider in the review of draft plan proposals. These policies direct the orderly and efficient development of lands through a plan of subdivision that is appropriate and in the public interest, can be provided municipal services and infrastructure, is at a density which is appropriate for the area, conforms to the environmental policies of the Plan, and can be easily integrated with other development in the area.

Planning Staff are satisfied that the proposed development conforms to the policies of Section D4, as outlined in preceding sections of this report.

### Community Design and Built-Form

Section D5 of the plan outlines community design guidelines for new development. It is the desire of Council through the Official Plan to create and encourage a high quality of built form within the community to ensure that these areas evolve in a manner that enhances the quality and vibrancy of life for current and future inhabitants of the Town. Development in community areas shall maintain a high quality of design in order to promote the Town's cultural and natural heritage and unique character.

The development of the proposed Plan of Subdivision will be required to adhere to the Town's Community Design Guidelines, as outlined in proposed condition of draft plan approval number 30, including the provision of street trees.

### Parks, Recreation, Trails and Open Space

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

Open space and parkland dedications are proposed to generally be in the form of cash-in-lieu, with the exception of open space Block 25, which represents approximately 25% of the 40% open space requirement under the Official Plan. Cash-in-lieu of parkland and the remaining 15% open space requirement will be obtained through the Subdivision Agreement (see proposed Draft Plan Conditions 32, 33, and 34).

Notwithstanding the cash-in-lieu payments outlined above, a public trail is proposed to be included at the perimeter of Block 25. The proposed trail will serve dual purpose in providing maintenance access for the drainage easements as well as for general public use. It is noted that there may be potential for additional trail linkages to future commercial uses proposed for the westerly abutting lands, which can be reviewed through future site plan applications for the Aquavil Development.

### Range and Mix of Housing

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

The proposed R1-3 lots allow for smaller building envelopes than typically provided for in the R1-1 zone. The minimum lot area for R1-3 is 360 m<sup>2</sup> opposed to 550 m<sup>2</sup> for R1-1. The zoning provisions will encourage the development of smaller single detached dwelling units and in turn further diversify the housing supply in the community.

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

In the enactment of Comprehensive Zoning By-law 2018-65 in November 2018, Council deferred a final decision on all lands proposed to be included in the *Development* zone. As such, any lands which were proposed to be included in the *Development* zone of Zoning By-law 2018-65, remain under the authority of the former Township of Collingwood Zoning By-law 83-40. Consequently, the subject lands remain zoned as *Rural Estate Residential (RER-a)*.

The proposed Zoning By-law amendment application proposes to re-zone the subject lands to permit the development of the lands for single detached residential units, including a site-specific exception to permit maximum building height of 9.5m (2.5 storeys). Through the re-zoning process, the subject lands will effectively be removed from the jurisdiction of Zoning By-law 83-40 and an appropriate zone category under Zoning By-law 2018-65 will be implemented.

The single detached lots are proposed to be placed into the Residential R1-3 exception zone, subject to the Holding ‘-h6’ symbol. The Holding ‘-h6’ symbol is recommended to be applied to the lands and may be lifted at such a time that a subdivision has been entered into and the plan of subdivision has been registered.

As submitted by the applicant’s planning consultant, the requested building height of 9.5m is consistent with permitted building heights in the immediate area. More specifically, existing zone permissions for the subject lands as well as adjacent lands allow for 2.5 stories and 9.5m maximum building height. Further, the residential lots on the east side of Long Point Road, being in the Town of Collingwood, are permitted for a maximum building height of 12m. In allowing a 2.5 storey/9.5m maximum building height, the resulting built-form will be more consistent with existing zone permissions for residential uses in the area, and will also allow for additional floor space for the provision of accessory apartments.

A draft zoning by-law amendment has been attached to this report and Planning Staff recommend that should Council support the proposed development, that the attached Zoning By-law be enacted at this time.

## Conclusions and Recommendations

Based on the foregoing, Planning Staff recommend that the Draft Plan of Subdivision and Zoning By-law Amendment be approved at this time. The conditions of draft plan approval must be satisfied prior to the Plan being registered and further technical design and review in accordance with the draft plan conditions must be completed prior to final registration. This includes the requirement to execute and register a Subdivision Agreement on title of the lands.

## **E. Strategic Priorities**

---

### **3. Community**

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

#### **4. Quality of Life**

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

### **F. Environmental Impacts**

---

Environmental impacts have been reviewed and evaluated through an Environmental Impact Study and addendum reports and memos. The conclusions of the EIS have been accepted by the Grey Sauble Conservation Authority and Town/County third party Environmental Peer Reviewer, subject to their recommendations which are reflected in the current proposed draft plan and/or the proposed conditions of draft plan approval.

### **G. Financial Impacts**

---

Decisions of Councils on Planning Applications may be subject to an appeal to the Ontario Land Tribunal or OLT, (formerly known as Local Planning Appeals Tribunal LPAT). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

### **H. In Consultation With**

---

Municipal Departments, Public Agencies, and the general public through the circulation of the Notice of Public Hearing in accordance with the provisions of the Planning Act.

### **I. Public Engagement**

---

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **April 19, 2021**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report.

Any comments regarding this report should be submitted to Travis Sandberg, Intermediate Planner, at [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

### **J. Attached**

---

1. Proposed Draft Plan Conditions
2. Draft Zoning By-law Amendment
3. Public Comments Matrix
4. Public Comments Received
5. Long Point Road Draft Plan

Respectfully submitted,

Travis Sandberg  
Intermediate Planner

For more information, please contact:  
Travis Sandberg, Intermediate Planner  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 283

### Report Approval Details

Document Title:	PDS.22.115 Recommendation Report - Long Point Road Plan of Subdivision (P2677).docx
Attachments:	<ul style="list-style-type: none"><li>- PDS.22.115 Attachment 1.pdf</li><li>- PDS.22.115 Attachment 2.pdf</li><li>- PDS.22.115 Attachment 3.pdf</li><li>- PDS.22.115 Attachment 4__Redacted.pdf</li><li>- PDS.22.115 Attachment 5.pdf</li></ul>
Final Approval Date:	Oct 17, 2022

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

**Adam Smith - Oct 17, 2022 - 1:47 PM**