

## Attachment 2 P3359 Planning Analysis – Report PDS.24.046

### Niagara Escarpment Planning and Development Act

The subject lands fall within the boundaries of the Niagara Escarpment Plan (NEP) and development approvals therein are required not to be in conflict with the NEP.

The purpose of the Niagara Escarpment Planning and Development Act (NEPDA) is: “to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment and to ensure only such development occurs as is compatible with that natural environment.”

The NEPDA forms the legal basis for the Niagara Escarpment Plan (NEP) and Niagara Escarpment Commission operations. It includes:

- procedures for NEP reviews
- hearings
- amendments
- appeals
- regulations for setting out the planning area and establishing Development Permit requirements and exemptions.

The NEPDA also sets out the relationship of the NEP with municipal planning direction and land use policies of other public bodies. As noted below the NEC has identified concerns with the proposal relative to NEP requirements.

### Niagara Escarpment Plan

The Niagara Escarpment Plan (NEP) includes policies under Part 2 Development Criteria 2.6 and 2.7 regarding hydrologic and natural heritage features. Niagara Escarpment Commission staff have advised that the policies have

*“not been addressed in the proposed development to satisfy the purpose and objective of the Niagara Escarpment Plan.”*

Based on Niagara Escarpment Commission comments, further review is required to confirm that the proposal does not conflict with the NEP. Additionally, the NEC has noted a number of concerns with the conclusions of the Environmental Impact Study and is seeking additional information.

A combination of site-specific zoning provisions and Holding provisions have been included in the approved By-law that require environmental issues be addressed and that the applicant demonstrate that there is no conflict between this development concept and the NEP. This is an overarching issue that requires resolution in order to advance the project as proposed.

Proposed draft plan conditions reference the thresholds set out in the Holding By-law and additional conditions, separate from reference to the Zoning By-law, require that studies, reports and drawings as applicable are required to demonstrate fulfillment of related conditions.

### **Planning Act**

The proposal generally has regard for matters of Provincial interest under Section 2; however, with regard to *a) the protection of ecological systems, including natural areas, features and functions*, based on County of Grey and the Niagara Escarpment Commission comments, further review is required to confirm conclusions of the Environmental Impact Study (EIS) and establish that the proposal has appropriate regard for the applicable section.

Regarding:

*(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

A combination of site-specific zoning provisions and Holding provisions have been included in the approved By-law that, as approved, address related matters including those set out above and others within the matters of Provincial interest.

Proposed draft plan conditions regarding matters under 2a) reference the requirement not to conflict with the NEP, address outstanding questions regarding the EIS, deliver a Tree Inventory and Protection Plan (TIPP), coordinate related studies and deliver a landscape plan that addresses approved direction in those studies.

Conditions regarding storm water management require that issues be resolved through submission of related materials confirming stormwater management capacity, conveyance and tenure to meet municipal standards and agency requirements.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) includes direction as follows:

“In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.”

There are outstanding project matters under 1.6.6 Sewage, Water and Stormwater 2.1 Natural Heritage.

A combination of site-specific zoning provisions and Holding provisions have been included in the proposed By-law that, as approved, address related matters including those set out above and others within the PPS.

Proposed draft plan conditions implement and support the zoning by requiring:

- submission of a stormwater management plan and confirmation of conveyance and storm capacity
- submission of materials demonstrating sufficient water and wastewater system capacity is available for the subject lands and confirmation from the Town that both servicing capacity is available and has been allocated to the subject development;
- submission of various reports, studies and drawings demonstrating that the environmental matters have been properly addressed and that coordination of recommendations is implemented in the related approvals and submission materials.

#### **County of Grey Official Plan**

The County Plan includes policies under Section 7 regarding the Natural Environment for which the County has advised:

*"The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, and fish habitat. It is Grey County staffs understanding that the proposed development will be located within and/or adjacent to the features. Staff have reviewed the EIS provided by Cambium and find the report generally acceptable provided the significant woodland proposed for removal be retained or compensated for through a tree retention/protection plan, and a tree replanting plan (if necessary). Applied through a holding provision, or otherwise, we recommend the following:*

- 1) A tree preservation/retention/protection plan be submitted to the satisfaction of the County and Municipality.*
- 2) Any tree that cannot be retained through the tree preservation/retention/protection plan be compensated for through a tree replanting plan to the satisfaction of the County and Municipality. All trees not retained by the tree retention plan must be replanted at a 2:1 compensation ratio."*

The County advised that, at the time of providing comments, the further review of the applicability and conformity with the Niagara Escarpment Plan had not concluded and advised that:

*"...additional correspondence and information was received regarding the natural heritage matters and SWM for the proposed development. The County's planning ecologist has not had the opportunity to review these documents, and additional information received. Further comments will be shared in the forthcoming weeks."*

A combination of site-specific zoning exceptions and Holding provisions have been included in the proposed By-law to address these matters.

Proposed draft plan conditions are designed to collect required outstanding information requested by the County (the Town's ecological peer reviewer) that would demonstrate the proposed development concept can be successfully advanced and set the terms under which this can occur or alternately to identify potential constraints. Outstanding questions around the natural features require further resolution through demonstration that there is no conflict with the Niagara Escarpment Plan. The result of that review may influence the scope of site constraints and therefore the quality of the County review. The related conditions provide the basis for confirmation of the development concept within the scope of the approved Zoning.

#### **Town of The Blue Mountains Official Plan**

The Town of Blue Mountains Official Plan includes, various policies that have not yet been met and for which site specific zoning and Holding provisions have been recommended.

Provisions of the Niagara Escarpment Plan apply to all development within the plan area and all new development must be consistent with the NEP. The NEC has advised of concerns regarding conflicts with the NEP and also concerns regarding details of the Environmental Impact Study.

##### ***B2.11 Niagara Escarpment Plan***

*The area covered by the Niagara Escarpment Plan in the Town is shown on the Schedules to this Plan. The Niagara Escarpment Plan must be referred to for land use designations and policies within this area. Within this area, all development must be consistent with the Niagara Escarpment Plan.*

##### ***B6 Niagara Escarpment Plan Area***

*In the event of a conflict between the policies of the Town's Official Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail, unless the policies of the Town's Official Plan are more restrictive, then the more restrictive policies will prevail.*

The applicant submitted a landscape analysis; however the study was not integrated with tree inventory and protection plan and landscape plans. Also, the NEC and County have advised of some outstanding questions regarding the Environmental Impact Study relative to possible features on the property. The requirement for a tree inventory and protection plan, landscape analysis and landscape plan is intended to coordinate the findings of each to support the appropriate mitigation measures and, where natural

features are identified the requirements in combination with the recommendation of an approved Environmental Impact Study may result in revision to zoning boundaries and revisions to draft plan details. The landscape analysis does not provide planting details but makes various recommendations. In order to meet policy requirements of the Residential Recreational Policy section of the Official Plan a visual buffer is required on the development lands and additional plantings and/or tree retention may be required as a result of the conclusion of the required studies. The proposed site specific zoning by-law includes minimum landscape requirements which are intended to be supplemented and expanded by an approved landscape plan.

#### **B3.7.4.3 Landscape Analysis**

*Development proposals for a Plan of Subdivision, Plan of Condominium or other large development projects which are subject to site plan approval, shall be accompanied by a landscape analysis, prepared by a qualified professional, to address:*

- a) the suitability of the site for development;*
- b) the visual and physical complexities of the site, including areas of natural vegetation;*
- c) the measures proposed to ensure that the visual quality of the area is preserved and enhanced; and,*
- d) the proposed mitigation measures to avoid any adverse visual impacts, in a manner, which is consistent with the intent of this Plan to protect the open landscape character.*

The applicant is seeking an exemption from open space requirements under the Residential Recreation Area designation which requires that Council be satisfied with respect to open space, walkway and recreational facilities access and that the open space resort character and image of the area will be maintained. Easements and/or demonstrated access over/to walkways and the related facilities is required. The proposed Holding provisions include requirements requiring fulfillment of these policies.

#### **B3.7.4.4 Open Space - Other Policies**

*The open space component should serve a functional role in the design of subdivisions. In addition to trails and walkways, the provision of on-site recreational facilities shall be encouraged within the open space component.*

*The blocks of land created for the recreational open space component must be made available for use by all lot or unit owners under the plan of subdivision. For this purpose, the lands shall be registered on title as common ownership, and an association of owners or other appropriate management body must be established, to the satisfaction of Council, to ensure the ongoing maintenance and care for the property. Other open space blocks may be dedicated to maintaining the natural features of the area and should not be generally accessible.*

*At Council's sole discretion, the lands may be conveyed to an appropriate public body for management purposes.*

*Where lands comprising the required open space component are to be utilized for recreational facilities, it is intended that the common element of the open space component and/or recreational facilities shall not be held in separate or individual private ownership. An exception to this general rule may be made where major recreational facilities, such as ski hills or a golf course, are to be provided and common ownership is not realistic for management purposes, however, under this exception lot and unit owners within the development must still be assured access to the facilities. Particular regard is to be given to the provision of open space walkway access.*

*Council may establish standards for the common ownership and/or assured access by lot and unit owners to the open space component, as well as any additional recreational lands and/or facilities as provided under this Plan.*

#### ***B3.7.4.5 Open Space - Exception***

*a) The open space component, or part thereof, may not be required in the case of new residential development associated with established ski clubs and golf courses, provided that Council is satisfied that an adequate recreational lands and facilities base exists to serve the development, and that the open space resort character and image of the area will be maintained.*

*b) Council may also 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.*

*c) Additional open space shall not be required where Council is satisfied that previous open space dedications have already been made through earlier phases of development.*

Proposed development includes proposed conveyance of stormwater to an offsite pond on the adjacent golf course. Stormwater management and drainage is a factor in the consideration of golf course development. The proposed development contemplates discharge into this pond. Additional details are required to demonstrate that stormwater pond and conveyance design, capacity, function and tenure are addressed. See also section C and C5 of the Official Plan. The site specific by-law exceptions and Holding provisions include requirements regarding these policies.

#### ***3.7.4.6 Golf Courses***

*Required reports, studies and plans, as determined by the Town, shall be prepared by qualified consultants and submitted by the proponent addressing the following:*

*iv) Stormwater management and drainage*

The Town Official Plan includes provisions regarding Natural Heritage features and allows for their development and site alteration in significant woodlands, which this site has been designated, where it can be demonstrated to the Town and other regulatory agencies/authorities that there will be no negative impacts on the natural features or their ecological functions. The NEC and County have both provided comment on the natural heritage features and the NEC has indicated that the applicant has not yet successfully demonstrated that the relevant sections of the NEC have been addressed. A related Holding provision that must be met prior to the Zoning coming into effect requires that the NEC confirm no conflicts with the NEP exist.

### ***B5.2 Natural Heritage Features***

*All natural heritage features are considered to be important to the Town. While the location and significance of these features has yet to be determined in some cases, all of these features need to be considered when applications for development and site alteration are being evaluated. It is recognized that additional natural heritage features will be identified by the Town, County, applicable Conservation Authority or the Ministry of Natural Resources.*

#### ***B5.2.1 Development and Site Alteration***

*b) Development and site alteration shall not be permitted in:*

*i) significant woodlands;*

*ii) significant valleylands;*

*iii) significant wildlife habitat; and,*

*iv) significant areas of natural and scientific interest*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The Town Official Plan objectives include various directions to study natural heritage features, preserve trees and wooded areas, facilitate planting of trees through the development approvals process and to encourage protection of water quality and quantity through stormwater management. These sections provide a further reasoning for the related proposed Holding and site specific zoning provisions.

### **C Water, Environmental and Hazard Policies**

It is the objectives (sic) of this Plan to:

k) encourage the further study of natural heritage features and related ecological functions to provide information that may assist in determining appropriate measures to protect them;

- m) preserve trees and wooded areas and facilitate the planting of trees, to the extent practicable, including through the development process;
- o) identify the tools that are required to evaluate an application for development in or adjacent to natural heritage features and related ecological functions that are considered to be an integral component of the natural heritage system of the Town;
- p) encourage the protection of water quality and quantity through stormwater management and sourcewater protection; and,

#### **C5 Stormwater Management**

All proposals for major commercial, industrial, institutional and residential development (five lots or more) shall be supported by a Stormwater Management (SWM) Report. The content and scope of the SWM Report shall be determined when the development is proposed.

The SWM Report shall be prepared by a qualified professional to the satisfaction of the Town, applicable Conservation Authorities, County of Grey and appropriate agencies, and be prepared in accordance with the more restrictive of Stormwater Management Practices Planning and Design Manual (2003) or its successor and/or the Town's Engineering Standards and shall:

- a) provide recommendations on a stormwater quantity system, which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 1:100 year flood and the regional storm flood;
- b) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- c) provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
- d) document the means by which stormwater volume control will be provided;
- e) provide a design that considers recreational amenity opportunities; and,
- f) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.

Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Town may be required as a condition of approval, to provide for their continued maintenance.



The Official Plan sets out requirements for an Environmental Impact Study of reference upon which to base both the guidance and approval threshold around development matters. The County and NEC have both commented on the Environmental Impact Study, NEC has provided comments as noted above, a Tree Inventory and Protection Plan including compensation and landscape plan are all matters addressed in related Holding provisions.

***C9 Requirements for an Environmental Impact Study***

*Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.*

***C9.1 Purpose of and EIS***

*The purpose of an EIS is to:*

- a) collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s); and,*
- b) make an informed decision as to whether or not a proposed use will have a negative impact on the critical natural features and ecological functions of the Town.*

*Any EIS required by this Plan must describe the site's natural features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed development. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore the critical natural features and ecological functions of the natural heritage system.*

*Prior to approval of associated proposed development, Council and appropriate agencies must be*

***C9.2 Contents of an EIS***

*The EIS should include a description of:*

- a) the proposed undertaking;*
- b) the natural features and ecological functions of the area potentially affected directly and indirectly by the undertaking, and an assessment of their sensitivity to development;*
- c) any lands that support environmental attributes and/or functions that may qualify the lands for designation within the Wetlands and Hazard Lands designations, and Special Constraints Areas;*
- d) the direct and indirect effects to the ecosystem that might be caused by the undertaking;*
- e) any environmental hazards (i.e. slope, flooding contaminants) that need to be addressed as part of the design and how they will be addressed;*
- f) any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;*

*g) how the proposed use affects the possibility of linking core areas of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan; and,*  
*h) a Management Plan identifying how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, significant wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.*

Town staging and monitoring policies provide recognition of the status of water/wastewater system allocation and servicing capacity and provide direction to apply related Holding provisions.

***D1.4 Staging Categories***

*Development approvals under this staging plan shall be dependent upon the monitoring of available design capacity, and the expansion of required municipal service infrastructure to keep pace with development needs. The staging priorities identified under Section D1.4.1 are to be implemented under staging categories which are intended to provide an order ranking for the commitment of available plant capacity on the basis of the development approval status.*

*Stage 2: Designated lands with development approvals and zoned under the holding zone category. The reservation of design capacity is committed. Advancement to Stage 1 is subject to the allocation of existing plant capacity under a development agreement and rezoning for removal of the holding symbol.*

***D1.5 Monitoring of Servicing Capacity***

*The monitoring of servicing capacity is intended to identify the availability of required municipal water and sewage services for existing and future development. Development approvals shall be restricted on the basis of design capacity limitations. The design capacity of the applicable water and sewage treatment plant facilities shall be reserved for all units within any site plan, plan of subdivision and plan of condominium development approvals, including all residential and non-residential development. Where such reservation of design servicing capacity is not available, any application for development shall be considered to be premature, and development approvals shall not be given.*

The Plan also includes several provisions regarding the use of Holding provisions to address related matters and the requirement to enter into agreements.

***D1.6 Holding and Deferred Development Zones***

*Holding and deferred development zones shall be established under the implementing Zoning By-law to recognize the commitment of design capacity, with particular regard for the development phasing and servicing limitations identified under this Plan. Appropriate zones shall also recognize the municipal staging priorities and categories, as further provided under this Plan. Advancement to Stage 1 and the allocation of existing plant capacity under development agreement shall be a condition of any rezoning.*

*All lots or blocks within a plan of subdivision or condominium shall generally be placed in a Holding (H) zone under the implementing Zoning By-law until such time as all necessary approvals for development have been obtained, existing plant capacity allocation is available, and all other matters required by the Town have been satisfied.*

#### ***D4.3 Subdivision Development Policies***

*Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:*

- a) the approval of the development is not premature and is in the public interest;*
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;*
- c) the density of the development is appropriate for the area; d) the subdivision, when developed, will be easily integrated with other development in the area;*
- e) all development by plan of subdivision shall be consistent with Section D5 of this Plan;*
- f) the subdivision conforms with the environmental protection and management policies of this Plan; and,*
- g) the proposal conforms to Section 51 (24) of the Planning Act, as amended.*

*Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Town will be required.*

The Plan includes provisions requiring that urban and architectural design be considered and addressed in development approvals. These matters will be addressed in the draft plan conditions and require related studies be completed. A more comprehensive review of policies intended to be addressed through draft plan conditions will be provided in the forthcoming related report.

#### ***D5.2 Design Policies***

*All relevant municipal development controls will be considered in order to achieve a consistently high standard of site, building and landscape design. The community design policies of this Plan are to be implemented by:*

- b) ensuring that the design guidelines contained in the Blue Mountains Community Design Guidelines are consulted as a guidance tool;*

- c) ensuring that the Town's engineering standards are regularly refined to reflect the objectives and policies of this Plan and any Council-adopted Community Design Guidelines;*
  - f) utilizing architectural control in new development areas, where appropriate, to detail proposed building designs and materials, and in order to avoid repetitive building forms along residential subdivision streets.*
- All development applications shall be evaluated to determine the extent to which the application respects the Community Design policies of this Plan and the relevant Council adopted Community Design Guidelines.*

The Plan includes policy direction with regard to implementation of a tree protection and preservation plan including compensation plantings. Related requirements have been set out in the Holding provisions.

#### ***D8.2 Tree Canopy***

*Supporting the protection and enhancement of tree canopies can contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems. It is a policy of the Town to:*

- a) encourage the planting of native or non-native non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration, particularly through new development and on municipally-owned land;*
- b) implement measures to protect, enhance, and expand the tree canopy, including but not limited to:*
  - i) requiring tree planting in areas of extensive surface parking; and,*
  - ii) promoting development that maximizes areas for tree planting.*
- d) require reimbursement, in the form of new trees or financial compensation, for all healthy trees proposed to be removed in development applications, based on the findings of a Tree Inventory and Preservation Plan; and,*
- e) encourage tree planting by local residents and organizations, and educate residents about the benefits of planting trees on their property and the environmental impact of removing trees.*

The Plan includes specific policy content setting out the matters that can be addressed with the Holding provision. The proposed content of the Holding provisions is permissible within the scope of Official Plan policies.

#### ***E1.3 Holding Provisions***

*In accordance with the Planning Act, Council may use a Holding (H) symbol in conjunction with the zoning of land to prohibit development until specific conditions of the Town have been met. The objective of utilizing a Holding Provision is to ensure that:*

- a) the appropriate phasing of development or redevelopment occurs;*
- b) development does not proceed until services and utilities are available to service the development; and/or,*

*c) agreements respecting the proposed land use or development are entered into.*

The Plan requires that all development and works be in accordance with Town Engineering standards which have been updated to 2023 and are in effect for this development. Required compliance with Town Engineering standards will be set out in the draft plan conditions.

**E1.7 Town Engineering Standards**

All development and works shall be in accordance with the Town of The Blue Mountains Engineering Standards, as amended from time to time.

A combination of site-specific zoning provisions and Holding provisions have been approved in the draft By-law that address the matters above.

Proposed Draft Plan Conditions support implementation of the zoning and support demonstration of conformity with the Official Plan including:

- references to engineering standards and associated requirements throughout;
- environmental policies of the plan are addressed through collection, coordination and implementation of the related studies;
- urban design and architectural guidelines and controls are addressed through collection of the require reports;
- servicing matters including water and wastewater treatment plant and conveyance capacity are addressed in advance of entering any agreement;
- stormwater management is addressed to the Town and agency satisfaction;
- dependencies on adjacent and surrounding properties are addressed through the appropriate mechanisms to ensure legal integration of these lands and works within the necessary approval framework;
- recognition of the regulatory effect of the Niagara Escarpment Plan on these lands; and
- other conditions are provided as appropriate.

**Town of The Blue Mountains Zoning By-law**

The Town of The Blue Mountains Zoning By-law Section 4.14 Frontage on a Public Street requires that:

*Unless otherwise specified by this By-law, no person can erect any building or structure, and no person can use any building or structure or lot, unless:*

*c) The lot fronts on a private street within a Plan of Condominium that either provides direct access to a public street or which connects with other private streets within a Plan of Condominium or other Plans of Condominium to access a public street*

The Zoning for this property cannot come into effect until such time as access to a public street has been demonstrated.

The Town of The Blue Mountains Zoning By-law includes sections intended to accommodate:

- exceptions (Part 9) that apply to site-specific zoning direction;
- holding provisions (Part 10) that set out related matters that are to be fulfilled prior to zoning coming into effect.

The approved By-law recognizes that the dependency on adjacent and surrounding lands needs to be addressed through the required mechanisms. The By-law has also incorporated provisions to ensure that threshold issues that could impact the design of the development are incorporated into the appropriate Holding designation or are provided for within site specific exceptions.

Proposed Draft Plan Conditions have been incorporated to ensure that the draft plan is in compliance with the approved Zoning By-law and that the required Holding thresholds are addressed. The Niagara Escarpment Commission has advised that the municipality should not be providing approval for Zoning By-laws and development that is in conflict with the Niagara Escarpment Plan. In response, a holding provision addressing that issue has been included, complementary conditions regarding the overarching effect of the NEP threshold are referenced, and conditions regarding environmental management have also been included as noted above.

#### **Ontario Regulation 151/06**

Grey Sauble Conservation Authority has reviewed the subject application in accordance with their mandate and policies for Natural Hazards and relative to policies for the implementation of Ontario Regulation 151/06 and advises:

##### **“Stormwater Management**

GSCA has an interest in the proposed stormwater management as it related to down gradient natural hazards and features and areas regulated by Ontario Regulation 151/06 beyond the property limits. Quantity and controls are proposed via the SWM 2 wetland facility at the 14th hole of the golf course within Watershed 33. With this method of proposed stormwater management, the report has identified that each property can be developed up to a maximum of 340 square metres. The Town is to ensure this maximum is not exceeded, otherwise there will be an increase in downstream flow volumes beyond what the SWM 2 facility design.”

A combination of site-specific zoning provisions and Holding provisions have been proposed in the proposed By-law.

An impervious surface limit was included in the site specific exceptions to address preliminary assessment of stormwater management capacity.

A draft plan condition was provided requiring that a stormwater plan be provided to the satisfaction of the Grey Sauble Conservation Authority.

Draft Plan Conditions have been crafted to support implementation of the proposed development concept. Where the conditions cannot be met or trigger required revisions the Owner is required to file the necessary applications and required approvals. The overall framework provides a pathway to approval. Some issues central to the fulfillment of the development concept remain outstanding pending the fulfillment of the draft plan conditions.