

**From:** planning@grey.ca  
**Sent:** March 12, 2024 10:12 AM  
**To:** Planning General  
**Subject:** County comments for P3228 Pinnacle Building Corp (LOPA)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## County comments for P3228 Pinnacle Building Corp (LOPA)



Hello TBM,

Please note that Grey County staff have reviewed the second submission items for Local Official Plan Amendment Application P3228, ZBA P3229 and Site Plan application P3226 - Pinnacle Building Corp. County staff apologize for the delay in providing the below comments.

In conversation with Town staff, County planning staff understand that the recommendations of the hydrogeological and geotechnical studies will be implemented through the Site Plan agreement. Further, servicing capacity will only be determined at a development stage. County staff support the above approaches.

During the initial review, County Planning Ecology staff were not available to provide comments. Planning Ecology staff have now reviewed the proposal and provide the following high-level comments:

### **Natural Heritage**

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is Grey County staffs understanding that the proposed development will be located adjacent to the features on previously disturbed and developed lands. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.

### **Stormwater Management**

Grey County Staffs have reviewed the drainage/stormwater management plan and associated erosion and sediment control plan submitted for this proposal and find it acceptable. The property also lies within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development/infrastructure is recommended.

## **Source Water Protection**

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.

Provided that Town staff are satisfied that the recommendations of the geotechnical and hydrogeological reports can be dealt with through a site plan agreement, and that GSCA is satisfied with the submitted flood-hazard study, County staff have no further concerns at this time.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON



519.376.3076  
237897 Inglis Falls Road  
Owen Sound, ON N4K 5N6  
[www.greysauble.on.ca](http://www.greysauble.on.ca) | Protect.  
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August 22, 2023  
**GSCA File: 21474**

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

Sent via email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

**Re: Application Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, Plan of Subdivision/Condominium, and a Condominium Exemption Request – P3069**  
**Address: 209806 and 206808 Highway 26**  
**Roll No: 4242000003034013406 & 4242000003034100**  
**Town of the Blue Mountains**  
**Applicant: Pinnacle Building Corp.**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

### **Subject Proposal**

The subject proposal includes the redevelopment of the property to consist of 17 residential units with associated driveways, parking, and stormwater management facilities.

GSCA provided comments dated December 15, 2022, on the formal circulation of the subject proposal. At the time, additional information was requested by GSCA to address potential flooding concerns on the subject property. GSCA has received and reviewed the most recent Flood Assessment Report, prepared by Tatham Engineering, dated July 14<sup>th</sup>, 2023.

### **GSCA Regulations**

A portion of the subject property is mapped as regulated by Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The existing mapping indicates a portion of the property is regulated associated with the 120-metre area of interference from the Provincially Significant Silver Creek Wetland Complex. We note, the regulation is text based and describes the areas subject to the Regulation and the requirement for GSCA permission for development within those areas. If there is a conflict between any mapping and the text of the regulation, the text prevails. The text of the regulation includes floodplains and hazardous lands.

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

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### **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

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**

Natural hazards are associated with the flood potential of Watercourse 6 and Watercourse 1. The Provincial direction on land use and natural hazards is for development to be directed away from natural hazards where there is an unacceptable risk to public health and safety, or of property damage, and not create new or aggravate existing hazards.

The Flood Assessment report prepared by Tatham Engineering, further explores the flood potential associated with Watercourse 6 and Watercourse 1. Through this analysis the flooding identified on the subject property is considered to be spill related. The Ministry of Natural Resources and Forestry Technical Guide for River & Stream Systems notes spills occur where flood levels overtop the banks of a watercourse and move into another watershed or join the same watercourse at a distance downstream.

There is little guidance overall from the Province on addressing spill related flooding from a technical and policy perspective. This is largely due to challenges in identifying spills and limitations in flood modelling methods at the time when the natural hazard technical guidelines were developed. With advances in modelling, specifically moving from 1D to 2D modelling methods, identifying spill related flooding has improved. In the absence of Provincial direction, a number of Conservation Authorities have developed policies related to spills (CVC, Conservation Halton, NVCA, SVCA, LSRCA). We note, GSCA does not yet have a spills specific policy. In this respect, we have considered the criteria other Conservation Authorities utilize when considering development within a spill area. The common considerations are summarized below:

1. Safe access for the proposed development is achieved (also a PPS requirement);
2. Proposed development is floodproofed; and,
3. Safe passage of flood flows are provided without negative hydrological impacts or impacts to neighbouring properties.

GSCA is satisfied that the proposed conditions identified in the Flood Assessment Report prepared by Tatham Engineering have addressed the above concerns and are consistent with the overall direction of the PPS as it pertains to natural hazards and approaches taken by other Conservation Authorities for development within spill areas.

GSCA recommends the following conditions be implemented through a development agreement/site plan approval:

1. A permit be obtained from GSCA for development within the area subject GSCA's regulatory control (currently Ontario Regulation 151/06).
2. GSCA is to provide clearance on the final site plans and prior to Approved for Construction (AFC) plans are issued by the Town.
3. Upon substantial completion of the development, an "as constructed" plan and certification from the project engineer is required demonstrating development was completed in accordance with the approved design.

### **Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.



**Additional Comments & Recommendations**

GSCA has no objections with the subject proposal moving forward provided the recommendations outlined within the Natural Hazard section of this letter are implemented through a development agreement/site plan approval with the Town of Blue Mountains.

Please do not hesitate to contact the undersigned should any questions arise.

Regards,

Mac Plewes  
Manager of Environmental Planning

c.c. Alex Maxwell, GSCA Director, Town of the Blue Mountains  
Brian Worsley, Manager, Development Engineering, Town of the Blue Mountains  
Planning Department, Grey County  
Jacob MacDonald, Tatham Engineering  
Taylor Doering, Pinnacle Building Corporation



## Planning and Development

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

December 2, 2022

Michael Benner  
Town of Blue Mountains  
PO Box 310 – 32 Mill Street  
Thornbury, ON  
N0H 2P0  
\*Sent via E-mail

**RE: Confidential Pre-Consultation Application P30690 209806 and 209808  
Highway 26 (Full Submission for LOPA, ZBA, Site Plan; future Condo  
Exemption)  
Roll: 424200000303410; 42420000030340103406  
Town of the Blue Mountains  
Applicant: Pinnacle Building Corp.  
Agent: Kristine Loft, Loft Planning Inc.**

Dear Mr. Benner:

This correspondence is in response to the above noted Pre-Consultation Application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The proposal includes the merger of two parcels to facilitate the development of eighteen (18) multi-residential units within four (4) individual buildings developed as townhomes. Access is proposed through the existing entrance located on Highway 26. Full municipal sewer and water services are available at the property frontage. The buildings will have a total lot coverage of 27.2% of the site, the remainder of the site consists of access, driveways, visitor parking, refuse area, stormwater management, amenity areas and open space. The lands would be developed as a standard condominium. Each unit would have a private rear yard that exceeds the requirements of the Zoning By-law.

A number of studies have been circulated and reviewed in advance of providing these comments, including: a Legal Survey (Patten Thomsen); Civil Engineering Drawings (Tatham Engineering); a Stormwater Management Report (Tatham Engineering); Functional Servicing Report (Tatham Engineering); Hydrogeological Report (GM Blue Plan); Archaeological Assessment (Phase 1 and 2) – Earthworks Archaeological Assessments; Traffic Impact Study (Tatham Engineering); Tree Preservation Plan (Envision Tatham); Landscape Plan (Envision Tatham); Noise Assessment (Northern Applied Sciences); Phase I ESA (Andrew Breberin, P.GEO); Phase II ESA (Rubicon Environmental 2008 Inc.); and Architectural Drawings (Home Image LTD.).

At this time, County staff understand that the applicants have submitted documentation pertaining to a Local Official Plan Amendment Application, Zoning By-Law Amendment and Site Plan Agreement. Staff would acknowledge that the County is also in receipt of an application for Condominium Exemption, for which the County would be the approval authority. In the County's initial comments for this development, dated September 23, 2021, staff indicated that a fulsome Plan of Condominium application would be required to meet the requirements of the Planning Act. That said, Section 9(6) of the Condominium Act grants the option for the owner or authorized agent to apply to be exempted from the provisions of Section 51 and 51.1 of the Planning Act, which would normally apply. In this case, the County has received indication from the Agent, Kristine Loft, that there is interest in exploring an exemption to the standard Condominium Application process. Through subsequent conversation with Town staff, County staff are generally in agreement that the concurrent Official Plan Amendment application, Zoning By-Law Amendment application, and Site Plan Control process would provide sufficient opportunity to implement land use control mechanisms that will ensure that the development would be completed in accordance with local and provincial planning policy. Therefore, there may be merit in permitting an Exemption to the Condominium Application process, in this regard.

From a process perspective, County staff would note that the Condominium Exemption application submitted by the applicant will be held in abeyance until such time that Town staff are satisfied that any conditions of a registered Site Plan Agreement can be achieved. Once Town staff are sufficiently satisfied in this regard, the County will proceed to process the Condo Exemption application to finalize the approval process.

The lands are designated 'Recreation Resort Area' in the County's Official Plan. The County supports development within this designation that is serviced with full municipal servicing, and which acknowledges the complete community design elements described in section 1.4.1, including:

- *A mix of employment opportunities,*
- *Local services,*
- *A full range of housing,*
- *Access to public transportation and active transportation opportunities, and*
- *Community infrastructure such as affordable housing, schools, recreation and open space for our residents.*

County staff are pleased to see new, infill housing opportunities that permit slightly densified housing options on existing servicing. County staff would inquire whether there may be opportunity to explore the installation of a partitioned trail or sidewalk along Highway 26 to expand options for community connectivity and safe, active transportation. Given the development potential of surrounding lands, this could be of benefit to surrounding properties as well.

In reading the circulated application documents, County staff would kindly request confirmation from Town staff and the Agent on the following:

- 1) The subject lands are composed of two separately conveyable parcels, currently in separate ownership with an existing condo corporation registered on the property. The Planning Justification Report stipulates that the two properties would be merged, and the condo corporation dissolved as part of the final planning approvals process. County staff would defer to the Town for review of two separate lots in relation to the OPA, ZBA and Site Plan control, but

would stipulate that the lands shall be merged prior to formal review of the Condominium Exemption application.

- 2) The proposed road access onto Highway 26 is approximately 15 meters east of another access point along the north side of Highway 26 (Blue Mountain Drive). The Traffic Impact Study states that Blue Mountain Drive will be closed in future. County staff would kindly request confirmation from the Town regarding the intended closure of this road access.
- 3) The Traffic Impact Study does not currently contemplate the potential for increased pedestrian or cyclist traffic entering and exiting the site due to the proposed development. While the TIS notes that there is a transit stop approximately 430 m to the west at Timmons Street, there does not appear to be a safe/viable option for pedestrians or cyclists to access this stop.
- 4) Further comments from MTO would be helpful, regarding any setbacks from Highway 26 and potential noise buffering options, as noise attenuation was a noted concern within the completed Noise Study.
- 5) Given the high-water table identified by the hydrogeological report (and the potential requirement for site de-watering measures during the construction phase), it would be helpful to receive further comments from Town Building and Engineering staff regarding the potential implications for servicing infrastructure, site dewatering, and building code implications.

Please note that the above comments are provided following a preliminary review of the application material, and County staff reserve the right to provide further comment at the formal review stage.

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

Yours truly,

Becky Hillyer  
Intermediate Planner  
(519) 372-0219 ext. 1233  
[becky.hillyer@grey.ca](mailto:becky.hillyer@grey.ca)  
[www.grey.ca](http://www.grey.ca)

---

2022-11-17

Michael Benner

The Blue Mountains  
, ,

Attention: Michael Benner

**Re: OPA, ZBLA, Site Plan Application, Draft Plan of Subdivision (P3069), 209806 and 206808 Hwy. 26, Town of the Blue Mountains.; Your File No. P3069**

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

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.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [REDACTED] a to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall 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.

We note that WSP operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan  
Senior Manager - Municipal Liaison  
[REDACTED]



# Bluewater District School Board

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

January 30, 2023

Planning Department  
Town of The Blue Mountains  
32 Mill St, Box 310,  
Thornbury, ON N0H 2P0  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

RE: P3069 – 209806 and 206808 Highway 26,  
Craigleith (Part Lot 151, Plan 529, Collingwood  
Part 2 16R2129; The Blue Mountains and Part Lot 150 &  
Part Lot 151 Plan 529, Being Part 1, 16R2128

Attention: Planning Department,

Thank you for circulating notification with respect to the Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, and a Draft Plan of Subdivision/Condominium to facilitate the development of 18 multi-residential units within four (4) individual buildings developed as townhouses.

Bluewater District School Board (BWDSB) has no objection to this development. As intensification continues to move forward across the communities in Blue Mountain, planning staff would ask the Town of Blue Mountains to be mindful of student transportation needs including busing accessibly and the walkability of intensifying neighborhoods.

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 may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or may be directed to an alternate attendance boundary."
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 our office 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

## Adam Fraser

---

**From:** Karen Long  
**Sent:** January 23, 2023 2:25 PM  
**To:** Ontario Lands  
**Cc:** Adam Fraser  
**Subject:** RE: Notice of Public Meeting - February 14, 2023 - Pinnacle Application

Good afternoon,

Thank you for your email.



### 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  
[REDACTED] Website: [www.thebluemountains.ca](http://www.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.

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**From:** Ontario Land [REDACTED]  
**Sent:** January 23, 2023 11:50 AM  
**To:** Karen Lon [REDACTED]  
**Subject:** RE: Notice of Public Meeting - February 14, 2023 - Pinnacle Application

Thank you for your correspondence with regards to draft plan of approval for the above noted project. It is Enbridge Gas Inc.'s (operating as Union Gas) 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.

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.



Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Kelly Buchanan**

Land Analyst

ENBRIDGE GAS INC.

[enbridge.com](http://enbridge.com)

Safety. Integrity. Respect.

---

**From:** Karen Long [REDACTED]

**Sent:** Monday, January 23, 2023 11:15 AM

**Subject:** [External] Notice of Public Meeting - February 14, 2023 - Pinnacle Application

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good morning,

Please find attached hereto the Notice with respect to the Application for Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Plan of Subdivision scheduled for February 14, 2023.

Please forward any questions or comments to [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

Thank you.



**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: [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

**IMPORTANT INFORMATION**

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December 15, 2022

**GSCA File: P21474**

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

Sent via email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

**Re: Application for Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, Plan of Subdivision/Condominium, and a Condominium Exemption Request – P3069**  
**Address: 209806 and 206808 Highway 26**  
**Roll No: 42420000030340103406 and 42420000030341000000**  
**Town of the Blue Mountains**  
**Applicant: Pinnacle Building Corp.**

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 proposal includes the merger of two parcels to facilitate the development of eighteen (18) multi-residential units within four (4) individual buildings developed as townhomes. Access is proposed through the existing entrance located on Highway 26. Full municipal sewer and water services are available at the property frontage.

### **GSCA Regulations**

A portion of the subject property is currently mapped as regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area is associated with the Provincially Significant Silver Creek Wetland Complex.

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

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#### **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

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**

At the time of the initial pre-consultation for the site, GSCA had noted that there were currently no mapped natural hazard areas present on the site. These comments were provided via email to the Town, dated October 21, 2021. Since that time, the Town of The Blue Mountains completed high-level, preliminary floodplain mapping in support of their Town-wide Master Drainage Plan. The study was made public in February 2022, and shows substantial portions of the subject property are potentially subject to flooding under regulatory storm conditions.

GSCA policies do not support development in the Regulatory Floodplain. Given the information in the Town-wide Master Drainage Plan, it is imperative that the applicants complete a site-specific floodplain assessment to confirm and/or refine the extent of the regulatory floodplain for the site.

At this time, GSCA is of the opinion that the application is not consistent with the Section 3.1 policies of the PPS.

### **2.1 Natural Heritage**

The natural heritage features identified on or adjacent to the site include significant woodland, potential for significant wildlife habitat, and potential for habitat of threatened or endangered species. These features are mainly associated with the Provincially Significant Silver Creek Wetland Complex.

As noted through our office's pre-consultation review, the proposed development is located in areas on the site that are already disturbed, and is separated from the wetland complex by existing development, and Highway 26. As such, it is not anticipated that the proposed development would introduce further negative impacts to the above-noted natural heritage features associated with the provincially significant wetland.

At this time, GSCA is of the opinion that the application is generally consistent with the Section 2.1 policies of the PPS.

### **2.2 Water**

The proposed development represents a significant increase in impervious area on the subject lands. As such, a preliminary stormwater management report was prepared to support a complete application.

At a high level, the report has confirmed that through their current design, stormwater runoff is intended to be controlled to pre-development levels, and that an enhanced level of treatment will be provided for runoff from the site. This is generally in line with GSCA policies related to stormwater management.

The hydrogeological report confirmed a high groundwater table at the site, and incorporated several mitigation measures to ensure development and associated construction does not have an impact on the local hydrogeological system. These considerations should be incorporated into the stormwater management planning.

At this time, GSCA notes that due to the immediate need for a review of the natural hazards that may be present on the site, a more fulsome review of the current studies should only be completed once any applicable updates have been made that will account for the results of a site-specific floodplain study.

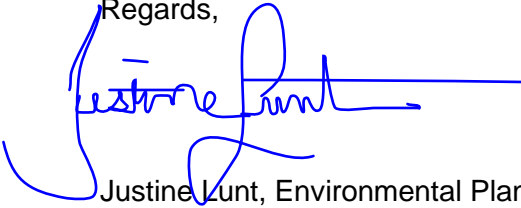
## **Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.

### **Recommendations**

GSCA recommends the current application be placed on hold until such time as a site-specific floodplain study is completed for the property. We are of the opinion that this potential hazard could represent the greatest constraint to development on the subject lands, and proceeding any further in the absence of a floodplain study would not be recommended. We recommend a terms of reference be established for the study to the satisfaction of the Town and the GSCA.

Regards,

A handwritten signature in blue ink, appearing to read "Justine Lunt", with a long horizontal stroke extending to the right.

Justine Lunt, Environmental Planner

c.c. Corrina Giles, Clerk, Town of The Blue Mountains  
Kristine Loft, Agent

**From:** [Karen Long](#)  
**To:** [Naomi Leduc](#)  
**Cc:** [Dominic Ste-Marie](#); [Michael Benner](#)  
**Subject:** RE: Development Review Committee - December 8, 2022 - Full Submission Application 1 of 1 - 209808 & 209806 Highway 26 (Pinnacle Building Group Corporation)  
**Date:** November 17, 2022 11:58:10 AM  
**Attachments:** [image003.png](#)  
[image001.png](#)  
[image004.png](#)

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Good morning,

Thank you for your email. I have copied Michael Benner, Senior Planner, on this email for reply.

In the future, kindly reply to [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca) to ensure the appropriate Planner receives your email inquiry.

Thank you.



**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: [REDACTED] | Website: [www.thebluemountains.ca](http://www.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.

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**From:** Naomi Leduc [REDACTED] >  
**Sent:** November 17, 2022 11:48 AM  
**To:** Karen Long [REDACTED] >  
**Cc:** Dominic Ste-Marie [REDACTED]  
**Subject:** RE: Development Review Committee - December 8, 2022 - Full Submission Application 1 of 1 - 209808 & 209806 Highway 26 (Pinnacle Building Group Corporation)

Kwe Mrs. Long,

Thank you for your email. Could you please let us know if any archaeological studies or fieldwork will be necessary as part of this project?

Tiawenhk inenh chia' entii'o'



**NATION HURONNE-WENDAT**  
**Bureau du Nionwentsïo**

**Naomi Leduc, B. Sc.**  
Conseillère en aménagement du territoire  
255, Place Chef Michel-Laveau  
Wendake (Qc) G0A 4V0  
Téléphone : 418-843-3767  
Courriel : naomi.leduc@wendake.ca



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**De :** Karen Long [REDACTED]

**Envoyé :** 9 novembre 2022 12:32

**Objet :** Development Review Committee - December 8, 2022 - Full Submission Application 1 of 1 - 209808 & 209806 Highway 26 (Pinnacle Building Group Corporation)

Please be advised the Town has received a full submission application for an Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, a Plan of Subdivision/Condominium, and a Condominium Exemption Request (County application) for property municipally known as 209806 and 206808 Highway 26. More details on the proposal are available below. A DRC meeting to discuss this proposal is scheduled for December 8, 2022.

If you have comments on this proposal, kindly forward your written comments to [mbenner@thebluemountains.ca](mailto:mbenner@thebluemountains.ca) by no later than December 2, 2022.

Municipal File No: P3069  
Project: Pinnacle Building Corp.  
Municipal/Legal Description: 209806 and 206808 Highway 26, Craigleith (Part Lot 151, Plan 529, Collingwood Part 2 16R2129; The Blue Mountains and Part Lot 150 & Part Lot 151 Plan 529, Being Part 1, 16R2128)  
Applicant: Pinnacle Building Corp.  
Agent: Kristine Loft, Loft Planning Inc.  
Municipal Reviewer: Michael Benner, Senior Planner

Project Description:

The proposal includes the merger of two parcels to facilitate the development of eighteen (18) multi-residential units within four (4) individual buildings developed as townhomes. Access is

proposed through the existing entrance located on Highway 26. Full municipal sewer and water services are available at the property frontage. A preliminary review of the proposal has flagged MTO setbacks, noise attenuation, landscaping and potential servicing capacity allocation as important matters to be addressed.

A Key Map is provided below, and a concept plan is included in the full submission package.

Key Map:



### Citrix Attachments

Expires May 8, 2023

10_209806 Hwy 26, Craigeith FSR Report.pdf	2.5 MB
11_2022-08-04_144025_221418_Hydrogeol....1).pdf	11.5 MB
12_Archaeological Assessment 080422.pdf	13.8 MB
13_209806 Hwy 26, Craigeith TIS.pdf	2.8 MB
14_Tree Preservation Plan_209806 Highwa....13.pdf	1.7 MB
15_ET121034-1 Landscape Analysis Report_....13.pdf	4.3 MB
16_ET121034-1_Landscape Concept_2022.....13.pdf	919.2 KB
17_22-007 - Pinnacle Bldng Group - Noise A...28).pdf	7.8 MB
18_Engineering Submission Requirements - ...ist.pdf	342.5 KB
19_Phase I ESA.pdf	2.7 MB
20_Phase II ESA - 209806 209808 Highway 26.pdf	3.7 MB
21_Architecture Drawings.pdf	870.3 KB



22_Response Matrix - Pinnacle.pdf	294.5 KB
7_Planning Justification Report.pdf	4.9 MB
8_121258 - 1st Submission.pdf	4.8 MB
9_209806 Hwy 26, Craigleith SWM Report.pdf	8.4 MB
P3228 Request for Comments - 209806 and...ion.pdf	213.2 KB

[Download Attachments](#)

Blue Mountains Planning uses Citrix Files to share documents securely.

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



**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 [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

IMPORTANT INFORMATION

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## Adam Fraser

---

**From:** LANDUSEPLANNING <[REDACTED]>  
**Sent:** November 17, 2022 2:28 PM  
**To:** Karen Long; Michael Benner  
**Subject:** The Blue Mountains - 209808 and 209806 Highway 26 - P3069

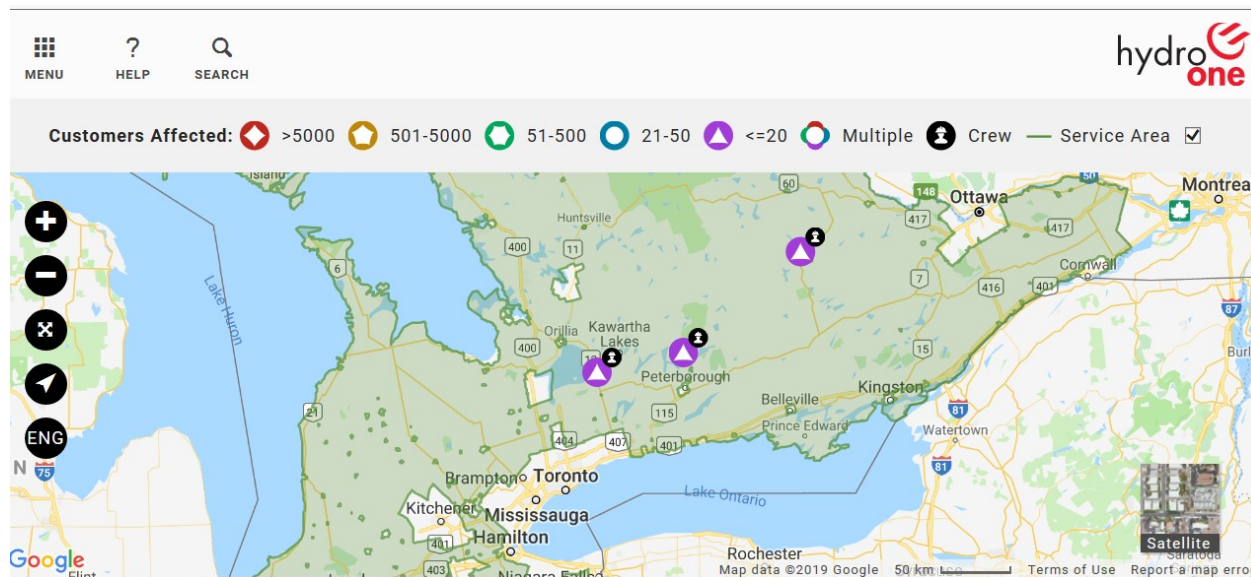
Hello,

We are in receipt of your Site Plan, Draft Plan of Subdivision/Condominium Application, P3069 dated November 9, 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:

[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

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 [REDACTED] to be connected to your Local Operations Centre

Thank you,

**Kitty Luk**  
**Records Administrator | Land Use Planning**

**Hydro One Networks Inc.**  
185 Clegg Road  
Markham, ON | L6G 1B7

Email: [REDACTED]  
|

---

**From:** Karen Long [REDACTED] >

**Sent:** Wednesday, November 9, 2022 12:32 PM

**Subject:** Development Review Committee - December 8, 2022 - Full Submission Application 1 of 1 - 209808 & 209806 Highway 26 (Pinnacle Building Group Corporation)

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

Please be advised the Town has received a full submission application for an Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval, a Plan of Subdivision/Condominium, and a Condominium Exemption Request (County application) for property municipally known as 209806 and 206808 Highway 26. More details on the proposal are available below. A DRC meeting to discuss this proposal is scheduled for **December 8, 2022**.

If you have comments on this proposal, kindly forward your written comments to [REDACTED] by no later than **December 2, 2022**.

**Municipal File No:** P3069  
**Project:** Pinnacle Building Corp.

**Municipal/Legal Description:** 209806 and 206808 Highway 26, Craigleith (Part Lot 151, Plan 529, Collingwood Part 2 16R2129; The Blue Mountains and Part Lot 150 & Part Lot 151 Plan 529, Being Part 1, 16R2128)

**Applicant:** Pinnacle Building Corp.

**Agent:** Kristine Loft, Loft Planning Inc.

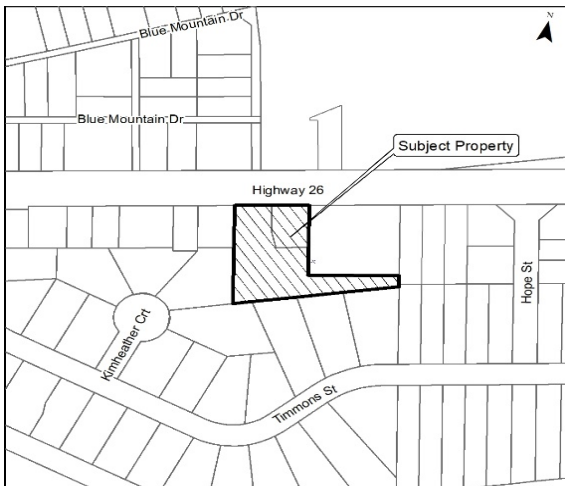
**Municipal Reviewer:** Michael Benner, Senior Planner

**Project Description:**

The proposal includes the merger of two parcels to facilitate the development of eighteen (18) multi-residential units within four (4) individual buildings developed as townhomes. Access is proposed through the existing entrance located on Highway 26. Full municipal sewer and water services are available at the property frontage. A preliminary review of the proposal has flagged MTO setbacks, noise attenuation, landscaping and potential servicing capacity allocation as important matters to be addressed.

A Key Map is provided below, and a concept plan is included in the full submission package.

**Key Map:**



**Citrix Attachments**

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P3228 Request for Comments - 209806 and...ion.pdf	213.2 KB

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



**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 [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

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**Adam Fraser**

---

**From:** Karen Long  
**Sent:** January 27, 2023 12:28 PM  
**To:** Planning Dept  
**Cc:** Adam Fraser  
**Subject:** RE: Notice of Public Meeting - February 14, 2023 - Pinnacle Application

Thank you for your comments.



**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: [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

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---

**From:** Planning Dept [REDACTED] >  
**Sent:** January 27, 2023 12:02 PM  
**To:** Karen Long [REDACTED]  
**Subject:** RE: Notice of Public Meeting - February 14, 2023 - Pinnacle Application

Good afternoon Karen,

The noted property is located outside of our watershed and is under the jurisdiction of Grey Sauble Conservation Authority. I would direct you to contact their office.

Please let our staff know if we can assist with anything further.

Kind regards,  
Katelyn

## Planning Department

### Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479

[planning@nvca.on.ca](mailto:planning@nvca.on.ca) | [www.nvca.on.ca](http://www.nvca.on.ca)

**WE'RE GOING DIGITAL!** Email your complete permit application submission directly to [permits@nvca.on.ca](mailto:permits@nvca.on.ca). **Note: Files larger than 10MB are not received. In this case, submit the documents individually.**

To see if your property is regulated by the NVCA, use our [INTERACTIVE MAPPING](#).

To find out if your property may be affected by NVCA policies and regulations, complete our online property inquiry form at <http://www.nvca.on.ca/planning-permits/property-inquiries>

For more information about the permit process, visit our website at [https://www.nvca.on.ca/Pages/Permit\\_FAQs.aspx](https://www.nvca.on.ca/Pages/Permit_FAQs.aspx)

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**From:** Karen Long [REDACTED]  
**Sent:** Monday, January 23, 2023 11:15 AM  
**Subject:** Notice of Public Meeting - February 14, 2023 - Pinnacle Application

Good morning,

Please find attached hereto the Notice with respect to the Application for Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Plan of Subdivision scheduled for February 14, 2023.

Please forward any questions or comments to [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

Thank you.



### 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: [REDACTED]@a | Website: [www.thebluemountains.ca](http://www.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:** [Corrina Giles](#)  
**To:** [Dana Burns](#); [Town Clerk](#)  
**Cc:** [council](#); [Adam Smith](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Sarah Traynor](#); [Shawn Carey](#); [Shawn Everitt](#); [Tim Hendry](#); [Will Thomson](#); [Michael Benner](#); [Karen Long](#); [Carrie Fairley](#); [Kyra Dunlop](#); [Shawn Postma](#)  
**Subject:** RE: Roll: 4242 000 003 03401  
**Date:** January 20, 2023 2:32:36 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Good afternoon Dana,

I acknowledge receipt of your email as it relates to Application for Official Plan Amendment, Zoning Bylaw Amendment, Site Plan Control, Plan of Subdivision, Plan of Condominium at 209806 and 209808 Highway 26, Craigeleith and confirm I have forwarded the same to Council and staff for information.

[https://www.thebluemountains.ca/sites/default/files/2022-12/Notice%20of%20Complete%20Application\\_0.pdf](https://www.thebluemountains.ca/sites/default/files/2022-12/Notice%20of%20Complete%20Application_0.pdf)

Kind regards,



**Corrina Giles, CMO**

Town Clerk

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

Te [REDACTED]

| Website: [www.thebluemountains.ca](http://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.

-----Original Message-----

From: Dana Burns [REDACTED]

Sent: January 20, 2023 1:15 PM

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

Subject: Roll: 4242 000 003 03401

Re:

Part Lot 151

Plan 529

Collingwood Part 2 16R2129 The Blue Mountains Part Lot 150 & Part Lot 151 Plan 529 Being  
Part 1 16R2128

I strongly object to this project that will directly affect my property value. I wish to be notified of any and all meetings and decisions.

Best Regards,

Dana

[REDACTED]

---

[REDACTED]

Comments on Pinnacle Proposal for 209806 Highway 26, Craigeleith

To: Adam Fraser, Intermediate Planner, Town of the Blue Mountains

CC: Council of Town of the Blue Mountains

RE: Public Meeting February 14, 2023

This is to advise that notice of this public meeting seems to have gone under the radar and the signs were posted late. I and others did not have enough time to prepare for the meeting and thus I am providing my comments after the public meeting for your consideration.

### **Density**

The Town's current Official Plan designates this site both Residential Recreational (RR) and Commercial. The RR designation carries with it a density limit of 10 units per hectare and a requirement for 40% Open Space. Combining the two properties gives the site an area of .68 ha which for an RR designation would allow 7 units. The proposed 17 units on this property represents 26.7 units this is almost 3 times the permitted density coverage. That is an UNACCEPTABLE ratio. The Town should establish that 17 units on this site is too many.

Amalgamating the small commercial part should not allow it to add any density because (in absence of complete dimensions) this site is all MTO setback. Furthermore, the proponent is using this area as their Open Space.

This site currently has a site-specific by-law approving 12 units. Has there been investigation to determine how this site-specific by-law came about, why this was set up at more than the OP allows and if there are conditions associated with this number of units? In any event, the unit count should be no more than 12 maximum.

### **Housing**

Offering townhouses in this development does not offer a mix of housing. The developer proposes houses at a cost of \$800,000 - \$1,000,000 which means they will sell for \$1-1.5 million. This housing offering is the same and in character with other expensive single family housing choices except they will be via condo ownership.

Furthermore, the layout of the townhouses provides lot dimensions that are much less than the R2 by-law would require. The dimensions provided imply row housing which would suggest lower than \$1 million sale prices. Backyards of 5.8m of which 1-1.5m is swale and retaining wall is undersized and virtually useless – a deck off the back will use up all yard space. Interior side yard of 2m (when 4m is required) creates a tunnel.

### **Open Space**

The open space calculation provided by the proponent seems generous but when broken down more than a 1/3 of the open space is the MTO setback. Background reports were unclear if that is road allowance. Furthermore this area probably cannot be treed because of sightlines and the underground

storm water retention tank and it cannot be a play area because of the proximity of the road. So not useful as space for occupants.

If the MTO area is removed, the Open Space provided is 30% which is less than 40% required by the official Plan Residential Recreational designation.

#### **Other Points**

- Commercial services are needed in Craikleith Village
- Proximity to the gas station makes this a less desirable area and should have a dangerous substance/noxious odor study
- Infill development is desirable but rental or less expensive/affordable housing is preferable
- A bad precedent will be established if the 17 units are approved because that represents a density of 26.7 units per hectare when by 10 units per hectare is permitted by OP.
- Maximum 12 units could be justified by historical site-specific by-law
- Any by-law should clarify if residents qualify under Plan 529 to use the small beaches
- As a user of Hwy 26 and understanding the traffic implications, turns from the site Northbound should be prohibited or limited
- Parking restriction must be in place so that MTO setback doesn't become a parking lot
- Have soil tests determined basements are viable?
- Blasting should not be allowed
- Better snow storage should be provided and not on or within the MTO allowance

Thank you for considering these comments and concerns.

Pamela Spence



March 7, 2023

## Adam Fraser

---

**From:** Kyra Dunlop  
**Sent:** February 14, 2023 10:44 AM  
**To:** Dana Burns  
**Cc:** Adam Fraser; council; Town Clerk; Shawn Postma  
**Subject:** RE: February 14 public meeting.

Hi Dana,

Thanks for your question. By way of copy I am forwarding same to Council and staff. 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

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

Email: [REDACTED] a | Website: [www.thebluemountains.ca](http://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:** Dana Burns <[REDACTED]>

**Sent:** Tuesday, February 14, 2023 10:29 AM

**To:** Kyra Dunlop [REDACTED]

**Subject:** Re: February 14 public meeting.

Yes. Thank you. I would like to enquire as to why some properties will receive fencing and others will not?

Best regards



Dana Burns

Sent from my iPhone

On Feb 14, 2023, at 9:52 AM, Kyra Dunlop [REDACTED] wrote:

Hi Dana,

I confirm that the Teams link was emailed to members on Friday. Can you confirm you received the link?

Kyra Dunlop  
Deputy Clerk  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 5 [REDACTED]  
[REDACTED] | Website: [www.thebluemountains.ca](http://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.

-----Original Message-----

From: Kyra Dunlop  
Sent: Friday, February 10, 2023 10:35 AM  
To: Dana Burns [REDACTED]  
Subject: RE: February 14 public meeting.

Hi Dana,

Generally we suggest individuals who would like to speak at the meeting to register in order to attend virtually. If you would only like to watch the meeting the meeting is livestreamed and can be accessed at the link sent to you in a separate email.

The meetings are livestreamed and recorded, with the recording being published following the meeting.

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: [REDACTED] | Website: [www.thebluemountains.ca](http://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.

-----Original Message-----

From: Dana Burns [REDACTED]  
Sent: Thursday, February 9, 2023 5:20 PM  
To: Kyra Dunlop [REDACTED] >  
Subject: Re: February 14 public meeting.

Sorry for the misunderstanding. I do not wish to speak. I would just like to attend virtually. Is that possible?

Best Regards,

Dana

[REDACTED]

---

[REDACTED] | [REDACTED]

On Feb 9, 2023, at 1:02 PM, Kyra Dunlop [REDACTED] wrote:

Hi Dana,

Thanks for your email. I confirm that I have registered you to attend as a speaker to provide public comments for the February 14, 2023 Council, Public Meeting. The Link will be sent tomorrow.

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: [REDACTED]@ [REDACTED] | Website:

[REDACTED]



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

-----Original Message-----

From: Dana Burns [REDACTED]  
Sent: Thursday, February 9, 2023 12:16 PM  
To: Town Clerk <[townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca)>  
Subject: February 14 public meeting.

Hello - I would like to attend this meeting online. How do I get an invite or log on to do so virtually?  
Best Regards,

Dana

sent from Dana Burns iPad Pro 4

---

[REDACTED]

Lucy J. Richmond

---

████████████████████  
██████████

mobile phone: ██████████  
e-mail: ████████████████████

February 24, 2023

The Blue Mountains Council  
Mayor Matrosovs  
Deputy Mayor Bordignon  
Councilors: Ardiel, Bordignon, Hope, MacKinlay, Maxwell, and Porter

Dear Members of Council:

re: COLLINGWOOD TOADY ARTICLE,  
"No objections to proposed 17-unit Craigleith development. "  
Feb 15, 2023, 1:00 PM

At the Public Meeting held on Feb. 14, Council and the Public considered Pinnacle Building Group's application to construct seventeen (17) multi-residential units within four (4) individual buildings developed as townhomes. The proponent's agent clarified that the property required zoning and official plan amendments to allow 17 units, as current designations allow 12 units.

Please accept the comments, below as my opposition to the Pinnacle development proposal, as follows:

a) The application must be considered incomplete, by Council at this time.

The density for this holding was approved as 12 units through an OP Amendment, specifically: B3.7.6.7. However, the proponent did not disclose the formula used to arrive at that number of units at that time. Nor was any explanation provided to the Council or to the Public for the new number of units, i.e., 17. This property is in the Residential Recreational Land Use Area of the Town; the density calculation is described on page 70 of Official Plan 2016 (OP) i.e., 10 units per hectare, net of Hazard Lands and Wetlands; the minimum Open Space requirement is 40%. The current OP remains in effect until it is officially replaced at the conclusion of the Official Plan Review and Amendment process. In the interest of transparency, this number, 17 units (vs 12 units as approved in the OP), must be explained to the Public and Councilors before Council considers the application any further. Until the formula used by the proponents is written down and confirmed by the Town, the application is incomplete.

b) Councilors are elected to represent their citizens; they say what they say on our behalf. According to the Collingwood Today article, this is what they said:

Councilor Hope:

- "We're desperate for rental units" "Two or three units would really be closer to what we need."

Councilor Ardiel:

- "Can we stipulate it's (the rental home) a rental home for 10-15 years?"

Deputy Mayor Bordignon:

- ". . .suggested that six additional parking spots for the proposal would be lean."
- "That's a little tight for 17 units . . ."

I trust that these statements will be recognized as objections made on my behalf that I totally agree with.

Sincerely, Lucy Richmond