

August 14, 2024
HPGI File: 22810

Town of the Blue Mountains

32 Mill Street, Box 310
Thornbury, ON N0H 2P0

Attn: Members of Council

Re: Request for Deputation

**46 Duncan St. W. & 27 Napier St.; Part of Park Lot 3 Southwest of Napier Street
and Part of Park Lot 3 Northeast of Duncan Street.**

Town of the Blue Mountains

Grossi Group (Thornbury) Development Inc.

Humphries Planning Group Inc. (HPGI) is the planning consultant for Grossi Group (Thornbury) Development Inc., the owner of the property located at the municipal address known as 46 Duncan St. W. & 27 Napier St., and legally described as Part of Park Lot 3 Southwest of Napier Street and Part of Park Lot 3 Northeast of Duncan Street, in the Town of the Blue Mountains ('Subject Site'). This correspondence formally requests permission to appear for deputation purposes regarding the above described lands.

A Pre-Consultation Meeting to discuss the proposed development did occur with Town during the summer of 2023. Based on discussions with staff and comments arising from that process further changes have been made to development concept. The applicant is now prepared to undertake the necessary study documentation to proceed with the filing of a formal application with the Town and prior to doing so would like to present the development concept to Council and obtain comments at this time.

Property Description

Currently, the Subject Site is vacant. The Subject Site is located on the North-West side of the intersection at Duncan Street West and Bruce Street South. The Subject Site is approximately 44,400sq.m. in area, has a frontage of approximately 87 meters along Duncan Street West, approximately 4.7m along Bruce Street South, and approximately 20m along Napier Street.

Land Use

The Subject Site is designated "Community Living Area", per The Blue Mountains Official Plan Schedule 'A-2' Thornbury and Clarksburg. According to the Town of the Blue Mountains Zoning By-Law 2018-65, the Subject Site is zoned Development, 'D'.

Grossi Group (Thornbury) Development Inc.

August 14, 2024

Request for Deputation

Page 2 of 2

Proposal

The development concept proposes a Draft Plan of Subdivision for the development of four (4) single detached homes, fronting on Duncan/Napier Street, 2 semi detached units and one-hundred-one (101) street townhouses interior to the site for a total of 107 dwelling units. The development proposes an interior 20-meter-wide public street with connection to Duncan St. along with Walkway Block connections from Napier and Bruce Streets and through the site for connectivity purposes. A .25ha park block is also proposed internal to the site. The proposed townhouses will have a minimum lot frontage of 6.5 m and a minimum depth of 29m. The proposed single detached units have a lot frontage range of 16.6m- 23m and a minimum depth of 45.7m.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

cc. *Deputy Clerk*
Grossi Group (Thornbury) Development Inc.

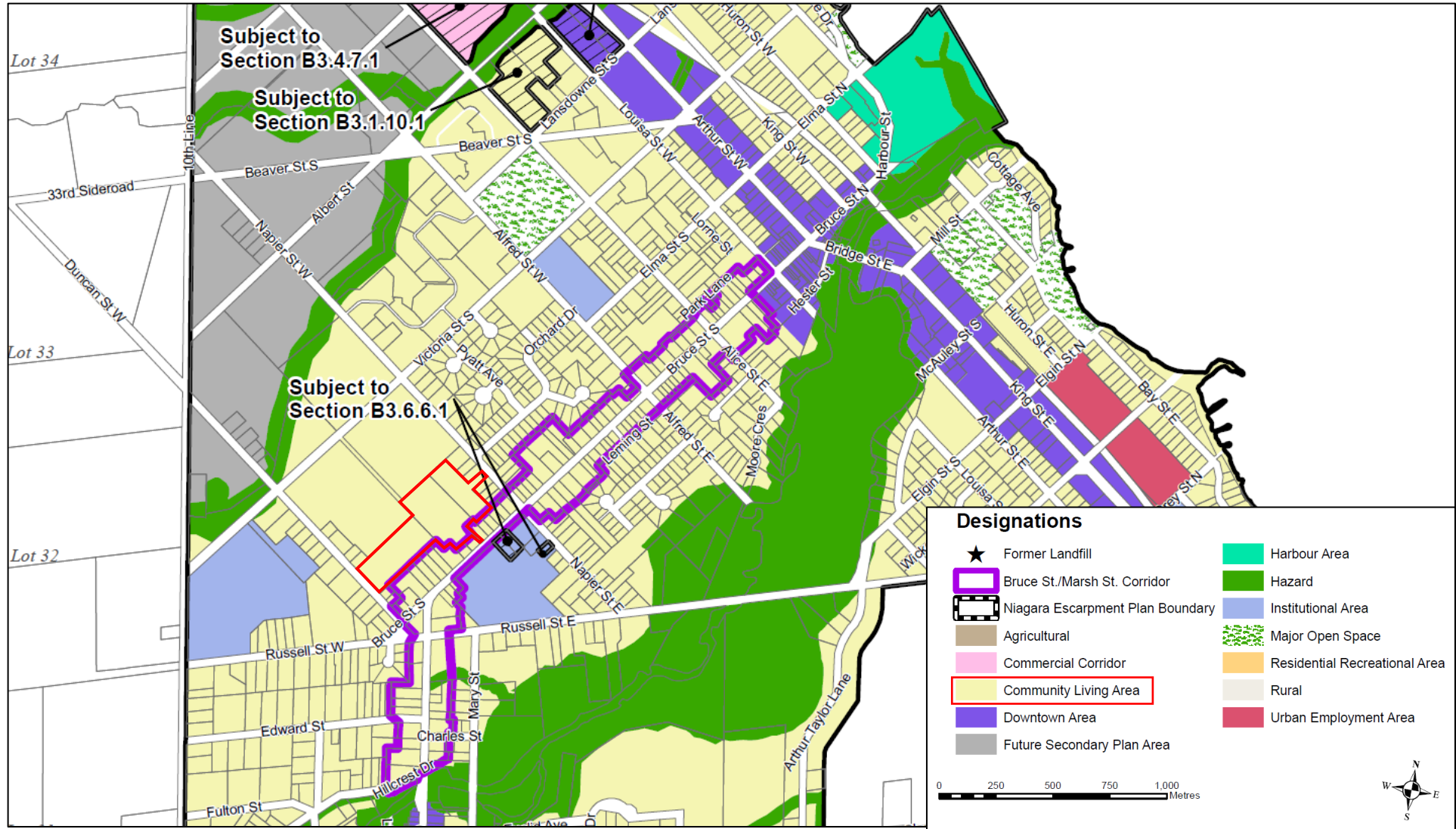
**46 Duncan St. W. & 27 Napier St, Blue Mountains, ON
Grossi Group (Thornbury) Developments Inc.**



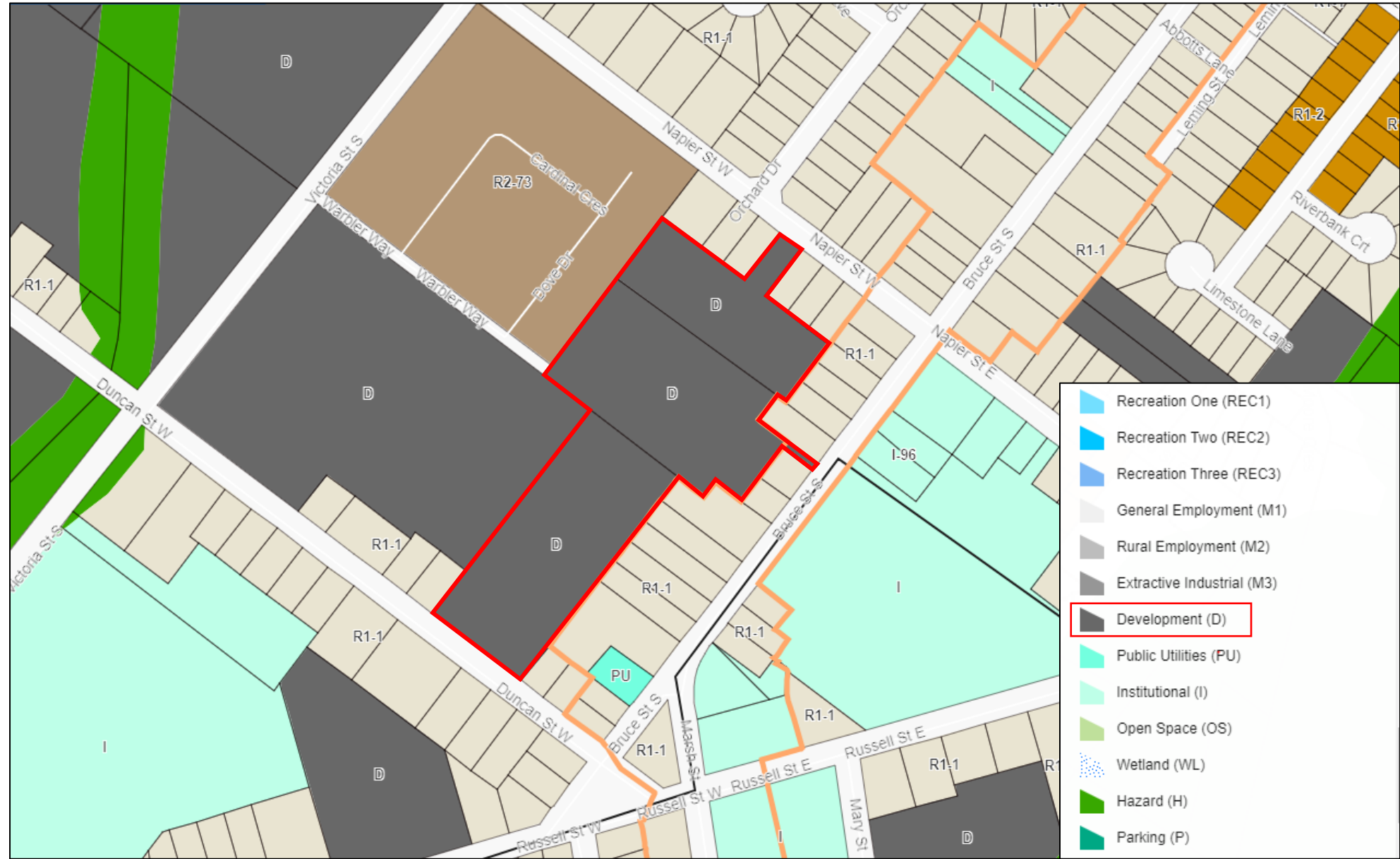
DEPUTATION TO COUNCIL

**HUMPHRIES PLANNING GROUP INC.
AUGUST 27, 2024**

LAND USE DESIGNATION

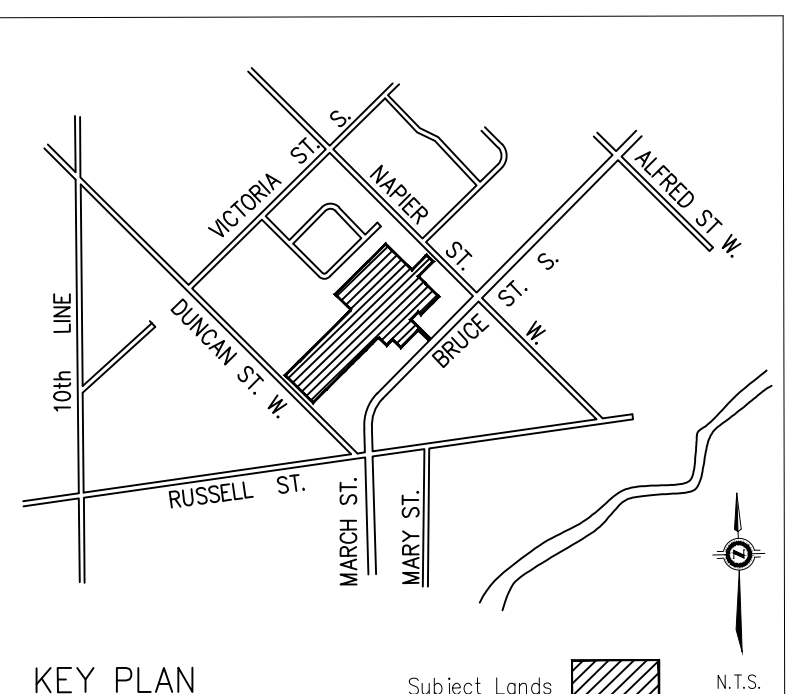
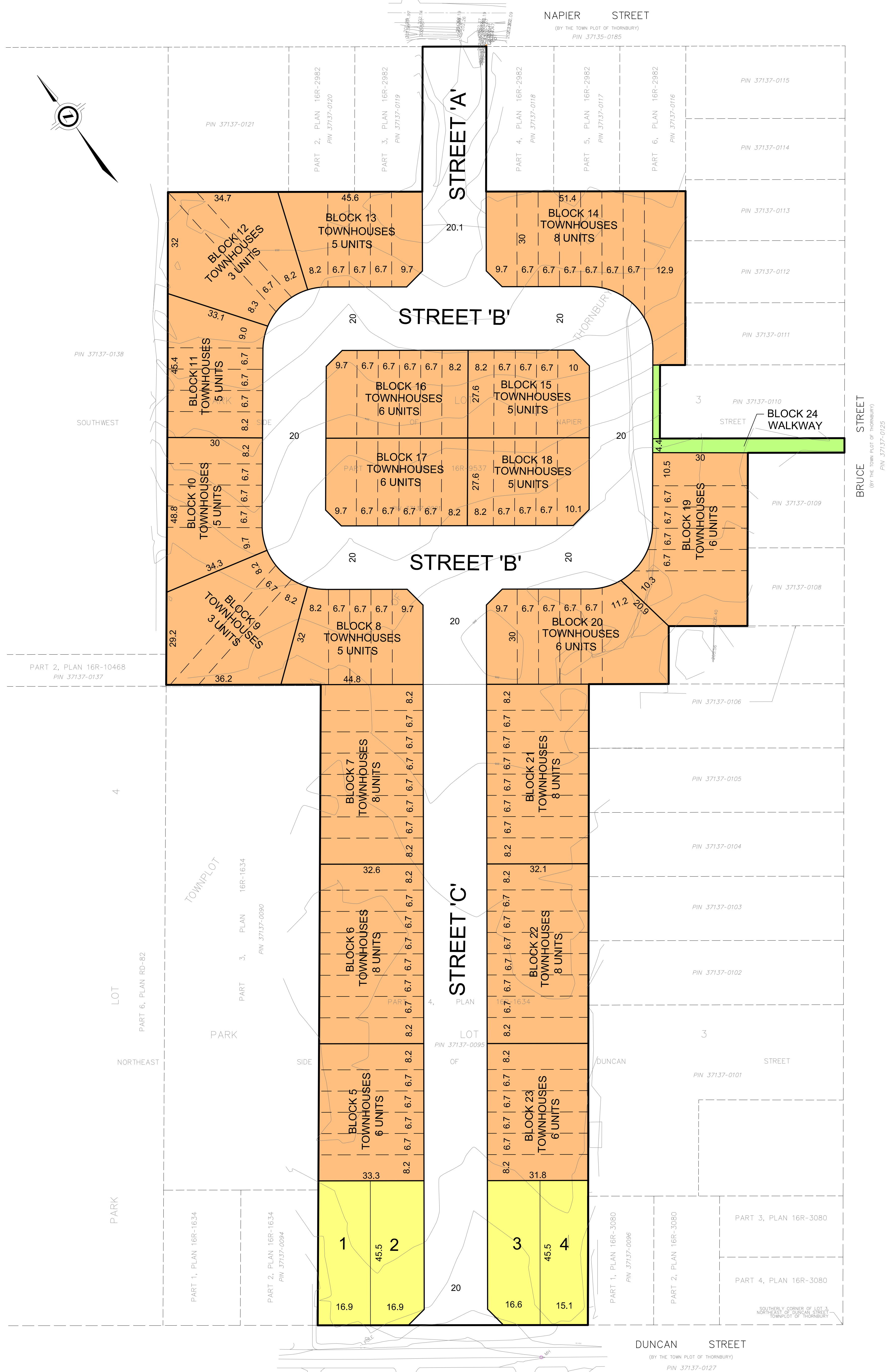


ZONING



DEPUTATION TO COUNCIL
AUGUST 14, 2024

HUMPHRIES PLANNING GROUP INC.



DEVELOPMENT STATISTICS:

LAND USE	BLK #s	UNITS	AREA (ha)
15.2m Single Detached	1-4	4	0.35
Street Townhouses	5-23	112	2.75
Walkway	24		0.03
Roads (Streets A-C)			1.31
TOTAL		116	4.44

OWNER'S CERTIFICATE:
I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

Date: _____

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationships to the adjacent lands are accurately and correctly shown on this plan.

Date: _____

J.D. BARNES LIMITED
142 Commerce Park Drive, Unit V
Barnes, ON L0R 0R0
Tel: 705.739.6770
www.barnes.com

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - loam, sandy loam
k) - all services to be made available by developer
l) - none

SCALE 1:600

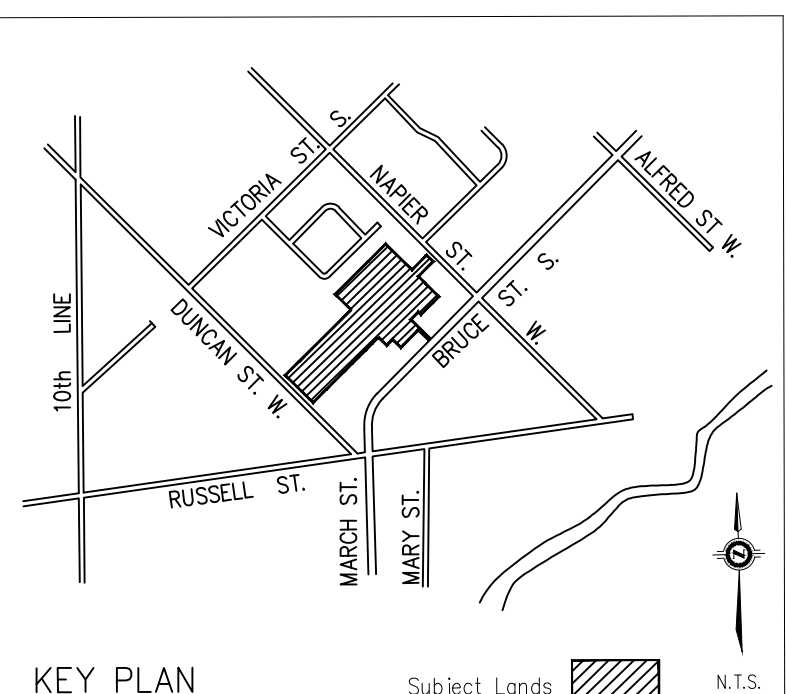
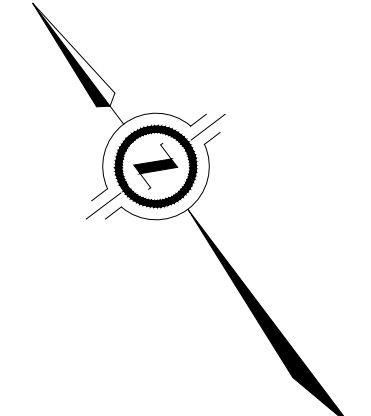
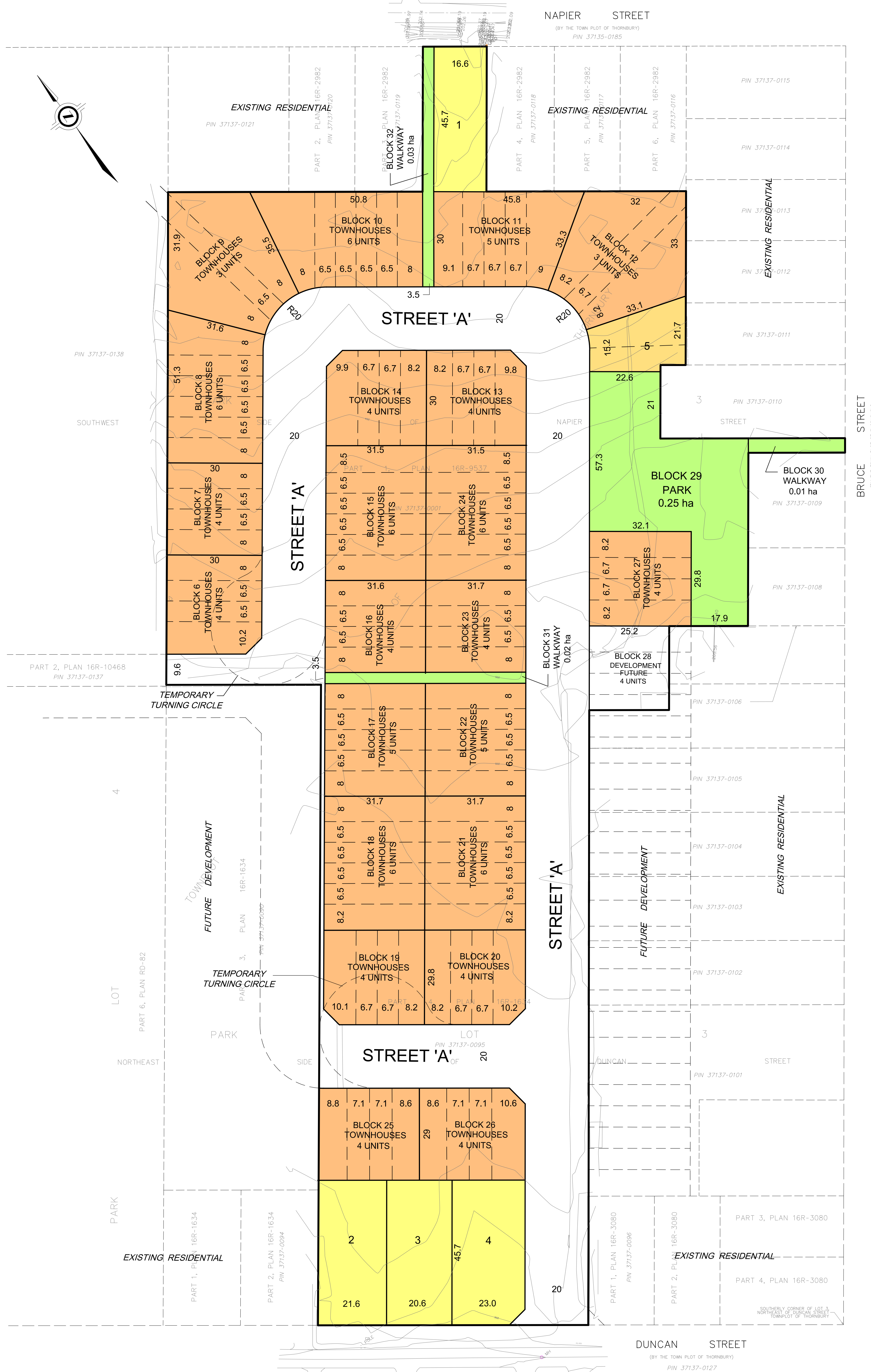
DRAFT PLAN OF SUBDIVISION

PART OF PARK LOT 3
SOUTHWEST OF NAPIER STREET
AND
PART OF PARK LOT 3
NORTHEAST OF DUNCAN STREET
TOWNSHIP OF THORNBUURY
GEOGRAPHIC TOWN OF THORNBUURY
COUNTY OF GREY

HUMPHRIES PLANNING GROUP INC.
160 PINE ROAD, SUITE A, THORNBUURY, ONTARIO, CANADA
TEL: (508) 276-7474 FAX: (508) 276-7475
www.humphriesplanning.com

File Number:	Drawing Number:
Date Drawn: 21 APR 23	
Drawn By: BT	
Checked By: R.H.	
Date Revised:	
CAD File No.:	

A1



DEVELOPMENT STATISTICS:

LAND USE	BLK #s	UNITS	AREA (ha)
Single Detached	1-4	4	0.39
Semi-Detached	5	2	0.05
Street Townhouses	6-27	101	2.45
Future Development	28	0.06	
Park	29	0.25	
Walkways	30-32	0.06	
Roads (Street A)		1.18	
TOTAL		107	4.44

Gross Density (107/4.44 ha) = 24.1 upha
 Net Density (107/2.89 ha) = 37.0 upha
 Density including Future Development Block 28 (+4 units)
 Gross Density (111/4.44 ha) = 25.0 upha
 Net Density (111/2.95 ha) = 37.63 upha
 Required Parkland 0.222 ha (5% of 4.44 ha)
 Proposed Parkland 0.25 ha (5.6% of 4.44 ha)

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 Barrie, ON L4R 0W6
 Tel. 705.739.8770
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SCALE 1:600
 0 10 20 30m

DRAFT PLAN OF SUBDIVISION (2)

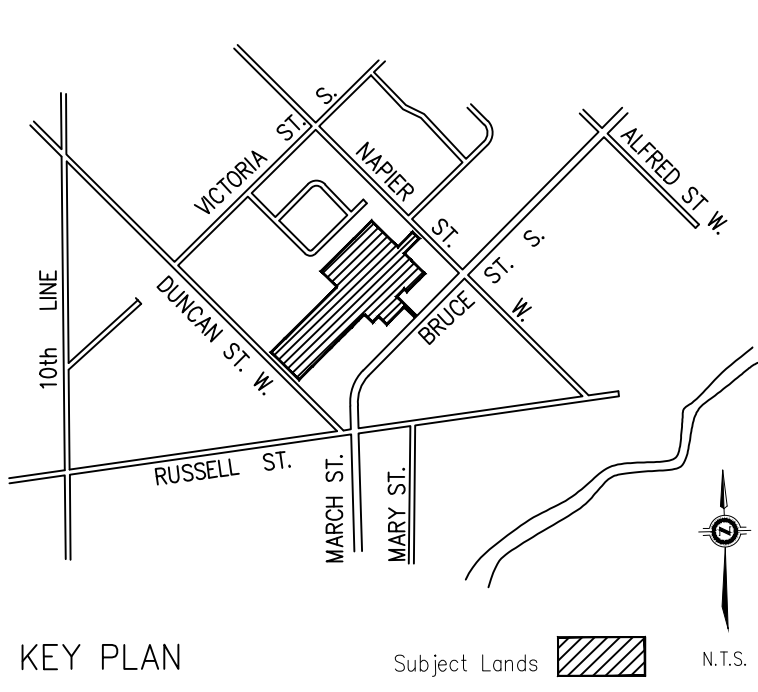
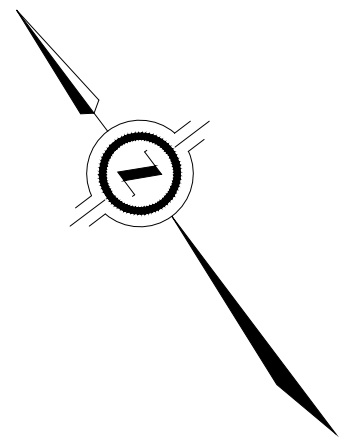
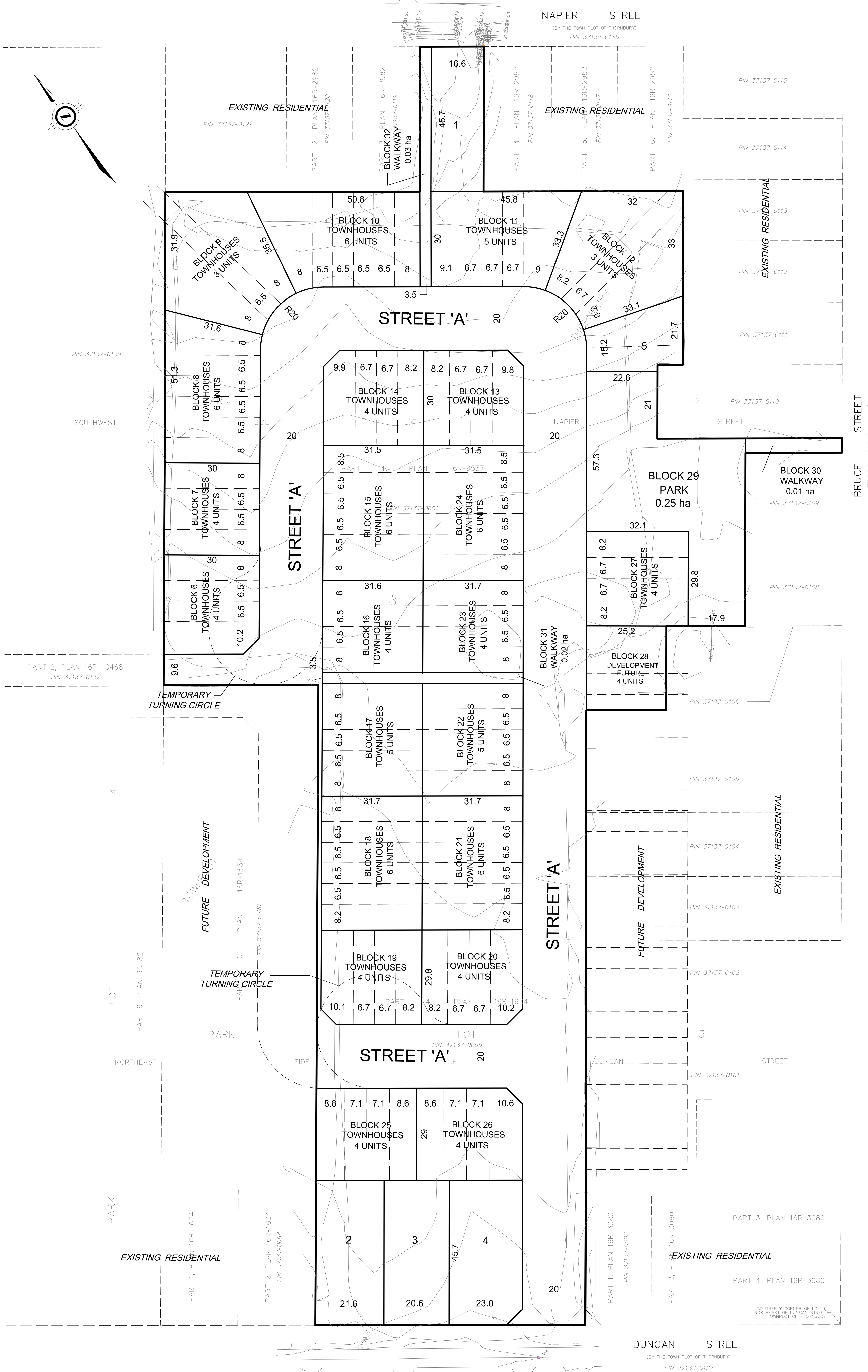
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HUMPHRIES PLANNING GROUP INC.
 160 PINEHURST ROAD, SUITE A, WILLOWDALE, ONTARIO, CANADA
 TEL: (416) 496-2776 FAX: (416) 496-2777
 www.humphriesplanning.com

File Number: _____ Drawing Number: _____
 Date Drawn: 21 APR 23
 Drawn By: BT
 Checked By: RLH
 Date Revised: 27 JUN 24
 CAD File No.: _____

A1

THANK YOU



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 160 PINE ROAD, SUITE A, WILLOWDALE, ONTARIO L2Y 1R8
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