

Draft Plan of Subdivision, ZBLA Public Meeting

Long Point Road, Parts 4 & 5, Lot 85, Plan 529, RP16R-2186
Town of The Blue Mountains, geographic Township of
Collingwood
Terra Brook Homes

Town of The Blue Mountains Zoning By-law Amendment File # P2677
Grey County Plan of Subdivision File # 42T-2018-14



PASCUZZO
PLANNING INC.

Approval Authorities

- County of Grey – Approval Authority for Draft Plan of Subdivision
- The Town of The Blue Mountains – Approval Authority of Zoning Bylaw Amendment



Project Team

- Environmental – Ecologist Neil Morris
- Engineering – C.F. Crozier & Associates – Kurt Vendrig
- Archaeological – Amick Consultants – July 3, 2018
July 4, 2019 MTCS letter
- Geotechnical (Groundwater level monitoring) – Ian Wilson & Associates
- Planning – Pascuzzo Planning Inc.
- Ontario Land Surveyor – Paul Thomsen

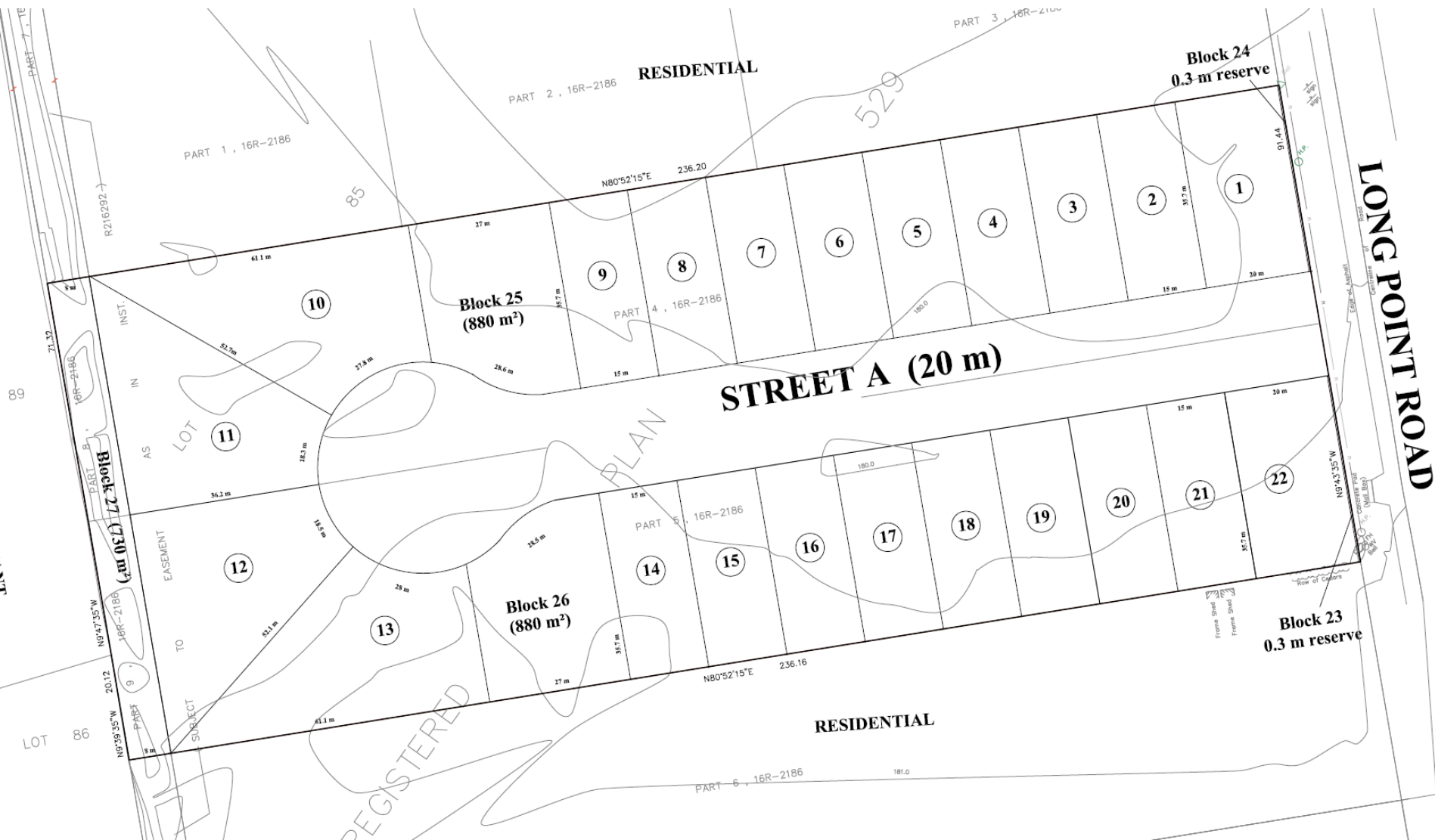
Timeline

- March 31, 2017 – Pre-consultation
- Majority of 2018 – completion of studies
- October 10, 2018 – Submission to County, Town and GSCA
- November 2018 - Complete application letters
- November 28, 2018– Town Comments
- June 24, 2019– Comments from GSCA
- June 26, 2019 – Comments from NEC
- August 2019 - Site Visit (NEC, GSCA, Town, County, Peer Reviewer)
- September 9, 2019 – NRSI Peer Review
- January 9, 2020 – Peer Review Response

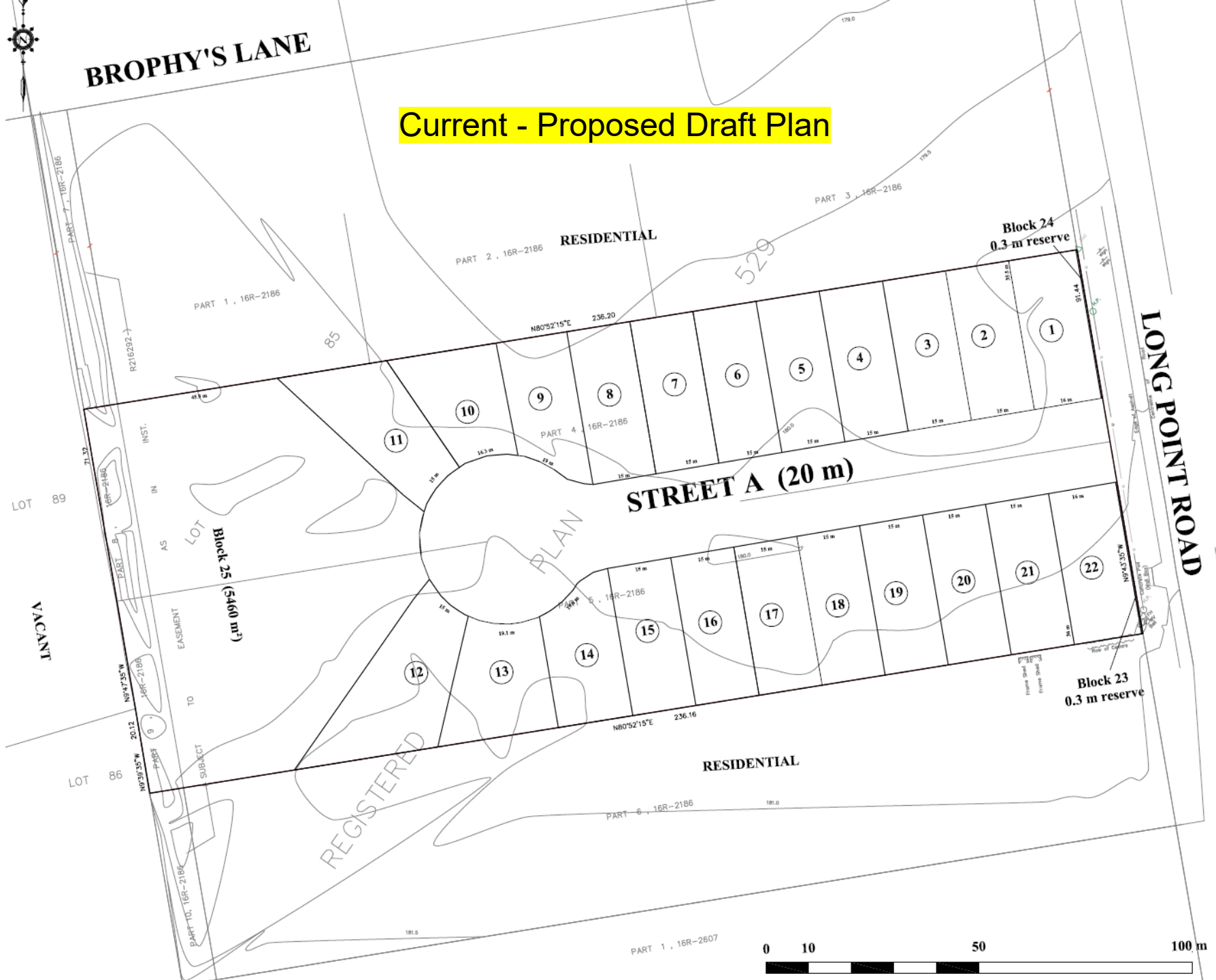
COVID-19

- Fall 2020 – Terra Brook Homes due diligence
- December 2020 - New owner – Terra Brook Homes
- January 11, 2021 – Submission of new materials (revised DPS, EIS, FSR)
- April 19, 2021 – Public Meeting

Original Draft Plan



Current - Proposed Draft Plan



BROPHY

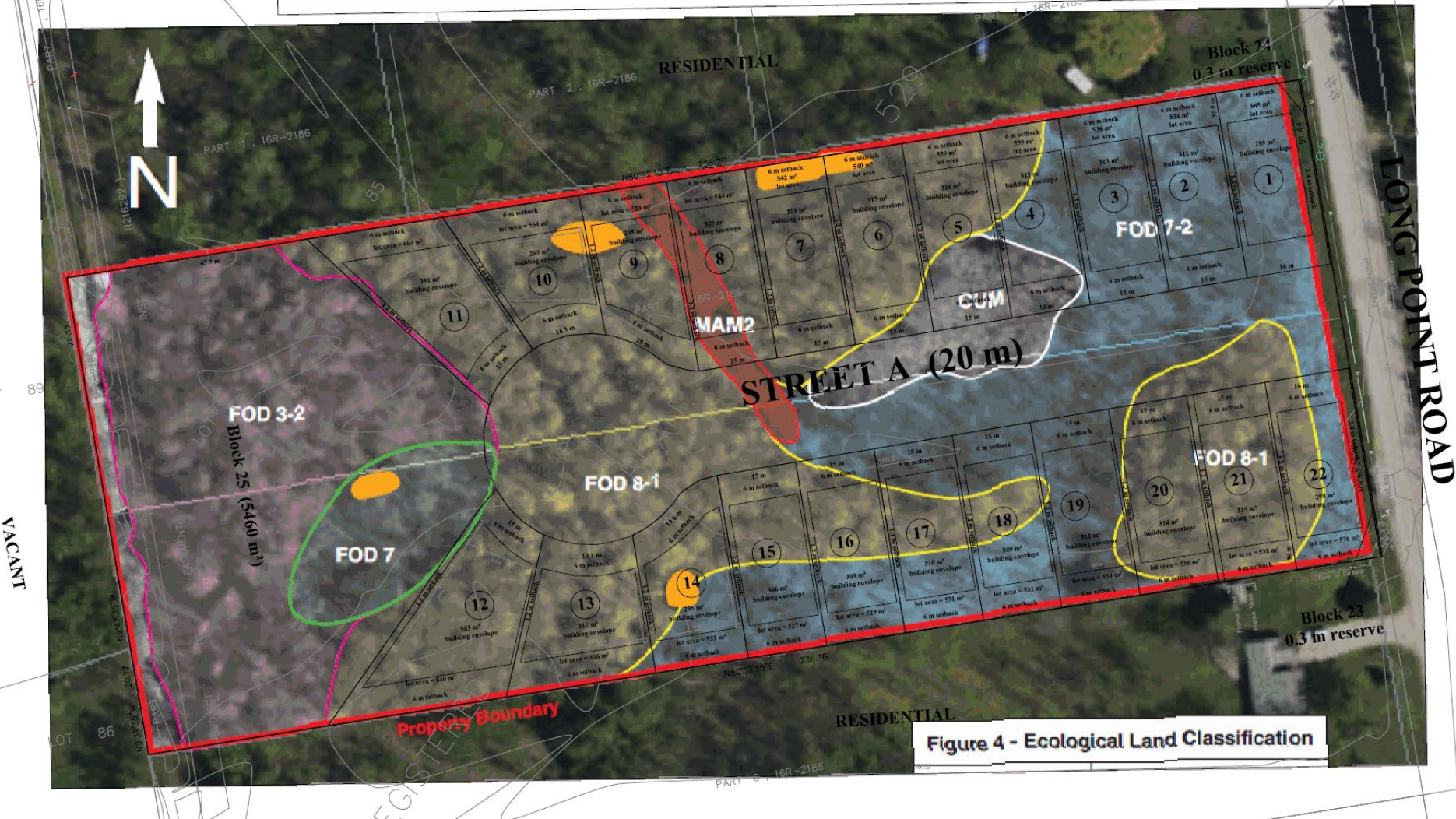
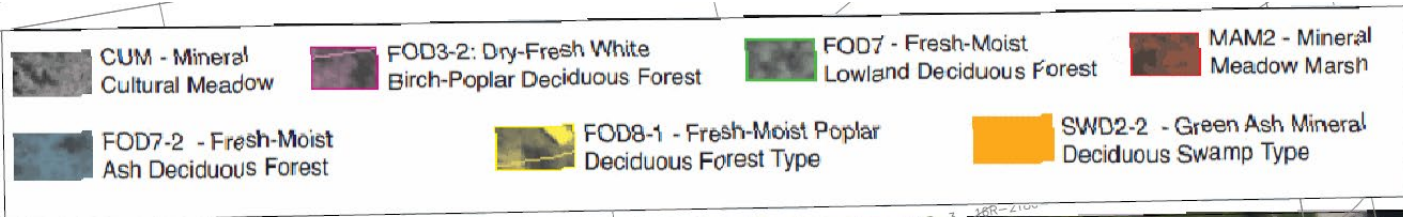


Figure 4 - Ecological Land Classification

Servicing

- A Preliminary site drainage plan has been completed to demonstrate that overland flow routes to the municipal drain can be achieved
- Development will be serviced via an internal low-pressure forcemain sanitary sewer system that will outlet to the existing Highway 26 gravity sanitary sewer
- Domestic water supply for the development will be provided via a connection to the existing Town of The Blue Mountain watermain within the Long Point Road right-of-way
- Utilities are available to service the site

Public Comments

- Six (6) letters of support – current owners in Crestview previous Terra Brook Homes development
- Five (5) letters of objection