



Planning and Development

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March 5th, 2024

Planning Staff
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, Ontario N0H 2P0

**RE: Lora Greens – ZBA & 42T-2023-03 Plan of Subdivision
Part Lot 35 & 36, Concession 10
Town of The Blue Mountains
Owner/Applicant: Plan Wells Associates**

Dear Planning staff,

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

Schedule A of the County OP designates the subject lands as 'recreational resort settlement area' and 'hazard lands'. Section 3.8(6) of the County OP states:

The County does not support residential zones within the Recreational Resort Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit additional residential units and other forms of housing such as semi-detached, townhouses, rowhouses, etc.

As per item #4 of the commenting matrix, staff would note that it appears the developer has committed to rough-in accessory dwelling unit rental basement apartments for 16 of the 38 units. Generally, staff would reiterate comments provided by Town staff offered under items #21 & #35 of the commenting matrix that speaks to housing variety. Staff recognize that the lot fabric is consistent with that of the adjacent subdivision to the north on high bluff lane, and the developer notes that this 'honours the character of the surrounding lands'. Through development review, staff typically take the lens of whether the proposed development is 'compatible' with the surrounding neighbouring lands as defined by the County's OP:

Means the development or redevelopment of uses which may not necessarily be the same as or similar to the existing development but can coexist with the surrounding area with limited impacts.

Staff would note that we will be looking for the lands to be zoned as something other than a zone that would only accommodate single-detached dwellings.

County Transportation Services would note the draft plan includes a 0.3 metre reserve and there is also a daylight triangle at the intersection Grey Road 113 and Highway 26. Staff wondered whether a round-about was considered at this intersection, through discussion with MTO rather than traffic signals as proposed by the TIS.

Couty's Ecologists have had the opportunity to review the proposal and offer the following comments:

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is Grey County staffs understanding that the proposed development will be located adjacent to the features on previously disturbed lands. Grey County Staff has reviewed the Environmental Impact Study (EIS) submitted by Tarandus and the tree retention plan and find them acceptable. Conditions of approval for the application(s) should mirror the recommended mitigation measures listed within the EIS as follows:

1) Construction methods shall incorporate techniques which will achieve relevant provincial and municipal standards to minimize the effects of siltation and erosion.

2) Any fill materials deposited in the development area should conform to the fill quality standards of the relevant regulatory agencies.

3) Any stockpiled soils and material used during construction shall be located away 30 meters from the water. Appropriate sediment control measures should be implemented between any stockpiled fill materials and the water.

4) All fueling and maintenance of construction equipment should be completed 30 meters away from the water to minimize the possibility of water contamination. All on site fuels, oils, and chemicals should also be stored 150 meters from any surface waters.

5) Soil stabilization measures shall be implemented to minimize erosion and siltation. the application of plant mulches, chemical stabilization, or matting should be used, as appropriate, to reduce the effects of rainfall and runoff.

6) Excess construction materials should not be deposited anywhere where they could be reintroduced into the aquatic environment.

7) Enironmental monitoring of construction activities should be undertaken by appropriate qualified personnel.

8) Any required tree removal should be undertaken outside of the bird nesting and breeding season which extends from March 31 - August 30.

Stormwater Management

Grey County Staff have reviewed the stormwater management report, sediment and erosion control plan, hydrogeological assessment, and natural channel design, and find them acceptable. Conditions of approval for the application(s) should mirror the recommended mitigation measures listed within the hydrogeological assessment as follows:

1) The proponent shall implement the best management practices to avoid overland flow of any contaminants to the natural environment, increasing groundwater infiltration with low-impact development measures, and to develop a spills management plan to handle any spills that take place within an event-based area.

Source Water Protection

It is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application, please contact rmo@greysauble.on.ca.

In summary, County planning staff are looking for the following:

- Section 3.8(6) of the County OP to be addressed (no zones that permit single detached dwelling units only),
- Was a roundabout considered at the intersection of Highway 26 & Grey Road 113?
- Mitigation measures from the EIS shall be implemented,
- Mitigation measures listed within the hydrogeological assessment shall be implemented,
- Comments should be received from the Risk Management Official (rmo@greysauble.on.ca).

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



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March 5th, 2024

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca

Thursday, February 15, 2024 at 09:03:43 Eastern Standard Time

Subject: RE: Development Review Committee - March 14, 2024 - Full Submission Application 3 of 3 - Part Lots 35 & 36, Concession 10 (Lora Greens)
Date: Wednesday, February 14, 2024 at 3:20:43 PM Eastern Standard Time
From: Karen Long
To: Ontario Lands
CC: Carter Triana, David Riley, Sierra Horton
Attachments: image002.png, image005.png, image001.png, image003.png

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
Email: klong@thebluemountains.ca | Website: 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: Ontario Lands <ONTLands@enbridge.com>
Sent: Wednesday, February 14, 2024 1:10 PM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Development Review Committee - March 14, 2024 - Full Submission Application 3 of 3 - Part Lots 35 & 36, Concession 10 (Lora Greens)

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

Kelly Buchanan

Land Analyst

—
ENBRIDGE GAS INC.
TEL: 519-436-4673 | FAX: 519-358-4271
50 Keil Dr N, Chatham ON N7M 5M1
enbridge.com
Safety. Integrity. Respect.

From: Karen Long <klong@thebluemountains.ca>
Sent: Wednesday, February 14, 2024 12:43 PM

March 8, 2024
GSCA File: 23161

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

Sent via email: planning@thebluemountains.ca

Re: Application for Plan of Subdivision 42T-2023-03 and Zoning By-law Amendment
Roll No: 42420000150300, 424200001500310, 424200001500320 & 424200001500330
Town of the Blue Mountains, formerly Collingwood Township
Applicant: 1290337 Ontario Inc. & 10 Keith Avenue Inc.

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 involves the development of a Draft Plan of Subdivision to create 38 residential lots. The proposed zoning by-law amendment would rezone the subject property from Development 'D' zone, Holding Symbol 'h40' and Holding Symbol 'H-h39' to Residential 'R1-1' and Holding Symbol 'H-h39' to permit 38 single detached dwellings.

GSCA provided initial comments on the application dated June 6, 2023.

Documents Reviewed

Staff have reviewed documents provided with the application but specifically note the following relevant documents for GSCA review:

- Flood Hazard Assessment, prepared by Tatham Engineering Ltd., dated June 14, 2022
- Fluvial Channel Design, prepared by Water's Edge, dated September 14, 2022
- Preliminary Stormwater Management Report, prepared by Tatham Engineering, dated December 15, 2023
- Updated Natural Heritage Evaluation, prepared by Tarandus Associates Ltd., dated November 2022
- Hydrogeological Assessment Report, prepared by Cambium Inc., dated September 28, 2022
- Geotechnical Investigation Report, prepared by Cambium Inc., dated September 15, 2022
- Service Corridor – Block 45 Review, prepared by Tarandus Associates Ltd., dated January 2024

Site Description

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

The subject property is located at the northeast corner of Highway 26 and 10th Line in the Town of Blue Mountains. The property is currently vacant and is primarily utilized for agricultural purposes. The site is higher to the north with grades declining gradually to a low area that features a seasonal watercourse that outlets to the east.

GSCA Regulations

A portion of the subject property is regulated by Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated the regional storm (Timmins Storm) and a 15 metre regulated allowance. A permit is required from our office prior to development occurring within the regulated area or alteration to the watercourse.

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 straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

The proposal includes a watercourse realignment in order to accommodate the proposed development, which is subject to obtaining a permit from our office. The future limit of the regulated area will be adjusted upon completion of the realignment.

It is noted that the Province recently announced new a Conservation Authority regulation effective April 1, 2024. At this time, it is anticipated that a permit will still be required from GSCA under the new regulation Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural hazards are associated with the flood and erosion potential of the intermittent watercourse.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.*

The existing limits of the regional storm (Timmins Storm) are identified in the Flood Hazard Assessment report. To accommodate the proposed development, the watercourse and associated flood hazard is proposed to be realigned on the subject property to the south within a floodway channel corridor. GSCA is generally accepting of the proposed approach based on the information provided at this stage and are of the opinion the proposal is consistent with Section 3.1 of the PPS.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is located within an area that is subject to the Source Protection Plan.

Technical Review Comments & Recommendations

The Comments Matrix, dated January 29th, 2024 notes that all GSCA comments to be addressed at detailed design in support of development agreement, which is an acceptable approach. The comments #1-11 were provided in GSCA's letter from June 6, 2023 and are provided below for continuity. Comments #11-14 are new comments:

1. Please provide GSCA with shapefiles of the existing and proposed floodlines. Alternatively, provide our office with a plan with the existing and proposed floodlines for georeferencing purposes. We note, there are not enough control points within the Natural Hazards Plan (Drawing HAZ-1) for accurate georeferencing.
2. Please provide a workplan and drawings that details the different construction stages/phases of the proposed watercourse realignment. This plan should detail timing, any stabilization proposed, by-pass, dewatering, and staging areas.
3. Please provide details on the upstream and downstream tie in points of the realigned channel. Please note, any works within the Town's unopened road allowance will require Town acceptance as part of the permit submission to GSCA. However, the Town should demonstrate they accept this work prior to draft plan approval.
4. Please provide a monitoring plan that details how the proposed realignment will be monitored during construction and post construction. We note, as-built plans and certification of works will be required.
5. Please provide a detailed planting plan and restoration plan.
6. Please provide a detailed grading and drainage plan identifying building envelopes and proposed elevations for each lot.
7. The Geotechnical engineer is to verify if there are any special considerations for development and/or temporary restoration of the lots where the existing watercourse is located.
8. The Stormwater management report indicates quantity controls are achieved for the various design storm events. Please provide a final stormwater management report.
9. Stormwater plans should include measures to protect for erosion at the outlet and overflow spillway.
10. Please provide a detailed erosion and sediment control plan.
11. The approach to stormwater management is considered generally acceptable.
12. We note a discrepancy between the on-site soil characteristics as described in the SWM Report and in the Geotechnical Report prepared by Cambium, dated September 15, 2022. The SWM Report indicates that the soils are Brighton Sand which is of the Hydrological Soil Group A and is very well drained. It is assumed this is based on the Grey County Soil Survey Maps. This results in very low runoff rates with a Runoff Coefficient of 45. However, the Geotechnical Report indicates the native soils are generally described as silt, silty sand and sandy silt with hydraulic conductivities in the 10-5 and 10-6 m/s range. Generally, the site specific information should be favoured over Soil Survey Maps, if available. Please reassess the runoff coefficients based on soil information from the Geotechnical Study and provide justification in the SWM Report as to the Runoff Coefficients and Curve Numbers used in the modelling.
13. The Post-Development imperviousness would seem to be the minimum required. Please provide justification as to how the imperviousness was calculated and it is recommended to be conservative so that restrictions don't need to be placed on the lots ahead of future development.
14. Following review of the proposed Grading and Drainage Plans, we note that it would be helpful if additional detail and a cross-section can be provided along the rear of lots 1 to 21 to confirm if the drainage swale is located directly on the rear property line or off the property line.

Recommended Conditions of Draft Plan Approval

Subject to addressing the above matters, the GSCA has no objection to the draft approval of the plan of subdivision subject to the following conditions:

1. That prior to final approval the following shall be prepared to the satisfaction of the Grey Sauble Conservation Authority and Town of the Blue Mountains:
 - A detailed Stormwater Management Report.
 - A detailed Erosion Control Plan.
 - A detailed Grading Plan.
 - A detailed Channel Re-alignment Plan.
 - A detailed Geotechnical Report for the storm water facilities.
2. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Grey Sauble Conservation Authority, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.
3. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the XXX XXXX Conservation Authority, to ensure that all sediment and erosion control measures will be in place prior to any site alteration. The agreement must also contain a provision stating that all major stormwater management facilities must be in place prior to the creation of impervious areas such as roads and buildings.
4. That the owner shall agree in the Subdivision Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the Grey Sauble Conservation Authority.
5. That the stormwater management facilities, regulatory floodplain areas and any easements required for storm water drainage purposes shall be dedicated/granted to the Town of the Blue Mountains
6. That prior to any site alteration, a permit, under the Conservation Authorities Act, will be obtained from the Grey Sauble Conservation Authority.
7. That the Grey Sauble Conservation Authority is notified in writing through a copy of the passed zoning by-law including its text and schedule that the Regulatory Floodplain and the storm water management facilities have been restrictively zoned (e.g. Environmental Protection (EP)).

** Notes to Draft Approval **

The Grey Sauble Conservation Authority will require a copy of the executed subdivision agreement prior to the clearance of draft plan conditions.

The owner shall agree, prior to final plan approval, to pay all development fees to the conservation authority as required in accordance with the Grey Sauble Conservation Authority's fees policy, under the Conservation Authorities Act.

Please send us a copy of your "Notice of Draft Plan Approval".

Regards,



Mac Plewes
Manager of Environmental Planning

c.c. Alex Maxwell, GSCA Director, Town of the Blue Mountains
Planning Department, County of Grey
Miriam Vasni, Plan Wells Associates