

**ADDENDUM to  
PLANNING REPORT**  
Draft Plan of Subdivision  
Zoning Bylaw Amendment  
138 Kandahar Lane  
The Town of the Blue Mountains  
County of Grey



**PASCUZZO**  
PLANNING INC.

November 2021

The additional information provided in this Addendum was requested by County of Grey Planning Staff on November 10, 2021.

**ITEM 1-** Section 9.13 of the County of Grey Official Plan

**COUNTY OF GREY OFFICIAL PLAN (RECOLOUR GREY)**

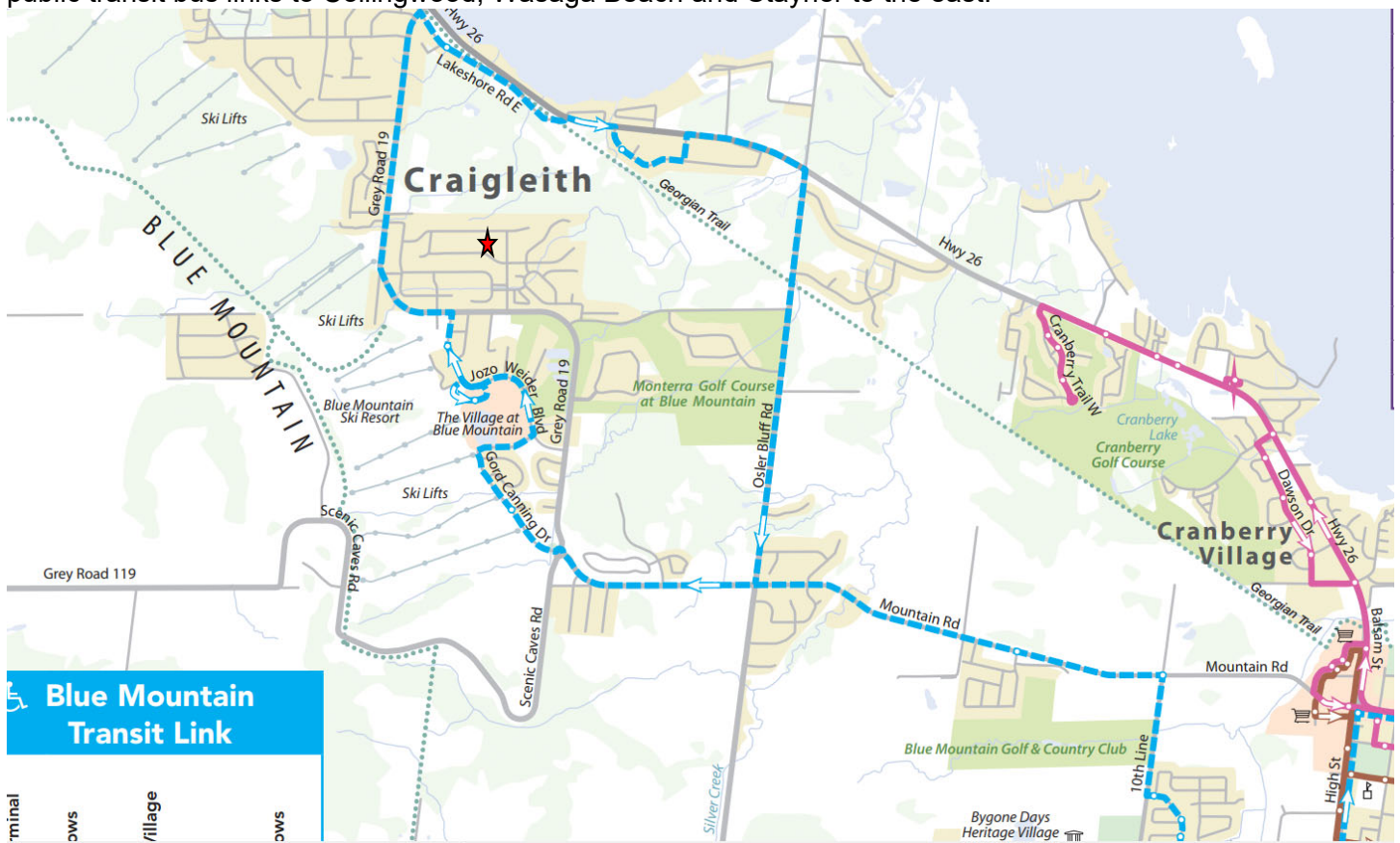
**Section 9.13**

**Plans of Subdivision and Condominium** In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent will need to consider and be prepared to justify the following:

(1) The layout of the proposed plan with regard to matters of:

a) Access and connections to public transportation (where applicable) and access to existing trails,

The subject lands are an approximate 600 metre walk to a Blue Mountains/Collingwood Transit Link stop . This public transit bus links to Collingwood, Wasaga Beach and Stayner to the east.



The proposed Draft Plan of Subdivision will connect to the existing trail system (walking, hiking, cycling) via proposed Block 13. Pedestrians will be able to connect with the existing trail system to the south (see image below) which leads to the Blue Mountain Inn (600 m) and the Village at Blue (1 km).



**b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street,**

Not applicable. No Provincial Highway or County Road.

**c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions,**

See response to 9.13.1 (a)

**d) Accessibility needs,**

The proposed lodges will meet the requirements of the Ontario Building Code as it relates to accessibility needs.

**e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs,**

Not applicable. No internal streets proposed.

**f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,**

The proposed lodges will meet the water and energy conservation and energy efficiency requirements of the Ontario Building Code, including those at Supplementary Standard SB-12- Energy Efficiency.

***g) Impact on the natural environment, as defined in Section 6 of this Plan.***

The proposed Draft Plan of Subdivision will not have a negative impact on the natural environment.

***h) Consideration of the design of street lighting to minimize impact on dark skies,***

There are no internal streets and therefore no street lighting proposed.

***i) The provision of usable parkland and green space,***

Heritage Park and Boyer Park are located in close proximity. Cash in lieu of parkland is being contemplated as it doesn't appear there is a need for another public park in the area.

***j) Public access to water front or beach (where applicable),***

Not applicable.

***k) Snow removal and emergency vehicle access***

Snow is proposed to be stored at the south end of the individual lots within the outdoor amenity areas indicated on drawing CP3. It is noted that the proposed lots front on and are accessed from a public road, i.e. Tyrolean Lane, and that snow removal of the public road is the responsibility of the Town of The Blue Mountains and emergency vehicle access is by way of this public road.

***l) Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s),***

There are no applicable D-Series items to review.

***m) Accessible, age-friendly design features, and***

See response to comment 9.13.1 (c)

***n) Healthy environment development provisions outlined in Section 4.3(1).***

Section 4.3(1) was reviewed without any concerns.

***(2) A range of housing and employment densities.***

The proposed lodges are compatible with the existing built form and density in the neighborhood

***(3) A mix of housing types including homes for the aged and assisted living facilities.***

The proposed lodges will offer an alternative form of housing, including an opportunity for seasonal resort staff housing.

***(4) The provision of affordable housing.***

The proposed lodges will offer an alternative form of housing, including an opportunity for seasonal resort staff housing. They will also provide flexibility to be used as long term or short term housing.

**(5) Consistency with Provincial Policy and Local Official Plan provisions**

As per the original Planning Report, the proposed Draft Plan of Subdivision is consistent with the Provincial Policy Statement, does not conflict with the NEC plan and conforms with the Town of Blue Mountains Official Plan.

**(6) The information requirements listed under Section 9.17 Complete Applications which will be identified through pre-submission consultation with the County or local municipality as applicable.**

A preconsultation meeting took place in October of 2020 with staff from the Town and County. The Town and County have advised through complete application letters provided on November 10, 2021 that the required studies have been submitted.

Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Grey County Official Plan.

**ITEM 2** - A description of what constitutes a 'commercial lodge' and how that may or may not differ from a short-term accommodation or commercial resort unit.

As per the submission concept plan (CP3) the proposal is to define a lodge as a fully detached building or structure, or any part thereof, that contains a single dwelling unit and that operates or offers a place of temporary or permanent residence, lodging or occupancy by way of concession, lease license, rental agreement or similar commercial contract for any period of time, including seasonal resort staff housing.

**ITEM 3** - A brief comment on what type or form of development could be located on the future development block (if known at this time).

At this time there is nothing contemplated for the future development block. The main reason these application(s) have been submitted is the apparent community housing need proposed to be provided by the proponent, which will be supported by a Town municipal water and sanitary sewer project proposed to be constructed in 2022. Staff at the Town previously indicated they will be including (12) twelve sets of service laterals within the Tyrolean Lane right of way.

Respectfully Submitted by:

**Pascuzzo Planning Inc.**

Andrew Pascuzzo MCIP, RPP