

PLANNING OPINION

Plan of Subdivision & Zoning By-law Amendment

The Blue Meadows Inc.



Prepared by:



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Appendix C	Draft Plan of Subdivision
Appendix D	Preliminary Landscape Plan
Appendix E	Draft Zoning By-law Amendment

LIST OF SUPPORTING DOCUMENTS

The Town of the Blue Mountains Official Plan policies require that a complete application be submitted for consideration and circulation to commenting agencies. A Pre-consultation meeting was held between The Blue Meadows Inc., its consultants and the Town of the Blue Mountains on November 13th, 2019, to discuss the applications and submission requirements. A second Pre-consultation meeting was held on February 11th, 2021, to review the revised concept plan. (see Appendix "A").

Table 1 identifies the items required and submitted in support of the proposed development.

Table 1: List of Submitted Supporting Documents

#	Required Documents	Author	DATE
	Planning		
1.	Planning Opinion	Plan Wells Associates	March 2022
	Environmental		
2.	Noise Impact Study	Pinchin Ltd.	March 2022
3.	Environmental Impact Study	Azimuth	March 2022
4.	D-4 Guideline Study	Palmer	December 2021
5.	Floodplain Assessment	C.F. Crozier & Associates	February 2022
6.	Phase 1 & 2 ESA	G2S Environmental Consulting Inc.	July & October 2020
	Site Servicing		
7.	Functional Servicing & Stormwater Management Report	C.F. Crozier & Associates	February 2022
8.	Hydrogeological Investigation	Palmer	March 2022
9.	Supplemental Hydrogeological Investigation to Support SWM Pond Design	Palmer	October 2021
10.	Geotechnical Investigation	Palmer	December 2021
	Transportation		
11.	Traffic Impact Study	C.F. Crozier & Associates	February 2022
	Architectural		
12.	Community Design Guidelines Brief	Montgomery King Architect Inc.	March 2022
	Cultural		
13.	Archeological Assessment Stage1-2	The Archaeologists Inc.	August 2021

EXECUTIVE SUMMARY

The Blue Meadows Inc. is the registered owner of two parcels of land located in the west end of Thornbury, Town of the Blue Mountains, County of Grey (referred to as Blue Meadows). The properties are located just east of the western community gateway to the Town of Thornbury.

The land holding is comprised of two properties (Parcel 1 & Parcel 2), bisected by the unopened road allowance of Louisa Street West. Schedule “A-2” – Land Use Plan to the Town of the Blue Mountains Official Plan designates Parcel 1 ‘Community Living Area’ and ‘Hazard’ and Parcel 2 ‘Downtown Area’ and ‘Hazard’.



Parcel 1 is a 3.5 ha property, proposed for residential development. Parcel 1 is bounded by the unopened road allowance of Louisa Street West to the north, Alice Street West to the south, Lansdowne Street to the east and Little Beaver Creek to the west. The Draft Plan of Subdivision proposes approximately 98 residential freehold rowhouse units, a public park, an open space block and internal public roads.

Parcel 2 is a 1.7 ha property, proposed for mixed-use commercial development. Parcel 2 is bounded by Arthur Street (Highway 26) to the north, the unopened road allowance of Louisa Street West to the south, Lansdowne Street to the east and Little Beaver Creek to the west. The Site Plan proposes two commercial buildings with commercial on the ground floor and residential units above on the second and third floors and three blocks of live/work freehold rowhouse units, with commercial on the ground floor and a 2-storey residential unit above. A Stormwater Management facility is proposed in the north-east area of Parcel 2. Required parking will be established on site in conformity with By-law 2018-65.

The properties are within walking distance to the Thornbury Foodland and LCBO and are in close proximity to the downtown core and waterfront. The development proposes a well-planned and attractive community located in the western portion of the Town of Thornbury. The proposed land uses, densities and overall development plan are in accordance with and implement the County of Grey and Town of the Blue Mountains Official Plans.

In order to facilitate the proposed development, the following applications are required:

- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan Approval (to be submitted subsequently)
- Plan of Condominium (to be submitted subsequently, if necessary)

The Provincial Policy Statement 2020 (PPS) promotes efficient land use and development patterns and an appropriate range and mix of uses. The proposed residential and commercial development helps achieve the policies set out in the PPS by a range and mix of housing types and commercial uses in the Town of the Blue Mountains, to meet the demands of growth.

The Blue Meadows Inc. have developed a website to provide the general public with information pertaining to this development. As a result, Town Staff have indicated that a Public Information Session is not necessary. The website can be accessed via the following link:

<http://www.bluemeadows.ca/>

The proposed development is appropriate, providing an efficient use of land and infrastructure within the Town. The applications for a Draft Plan of Subdivision and Zoning By-law Amendment for the subject lands represent good planning.

1.0 INTRODUCTION

The Blue Meadows Inc. has submitted applications for a site-specific Zoning By-law Amendment and Draft Plan of Subdivision, to permit a Residential development and Mixed-Use Commercial development on two parcels of land located in the Town of Thornbury, Town of the Blue Mountains.

1.1 Purpose

The purpose of this report is to provide information and a planning opinion on the applications made by The Blue Meadows Inc. to develop a residential community on a 3.5 ha (8.6 ac) parcel of land and a mixed-use commercial development on a 1.7 ha (4.2 ac) parcel of land. Both parcels are located at the south-west corner of Landsdowne and Arthur Streets, in the west end of the Town of Thornbury. The residential component proposes approximately 98 freehold rowhouse units fronting onto public roads, a public park, an open space block and an internal public road network.

The mixed-use commercial development consists of two commercial buildings with ground floor commercial and two storeys of residential units above. In addition, three blocks of freehold live/work rowhouse units are proposed, with each unit having ground floor commercial and a 2-storey residential component above. The Stormwater Management Facility is also located on this commercial site.

A site-specific Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval applications are required to permit this development. The Site Plan application will be submitted at a future date.

The land uses proposed are consistent with those permitted within the Community Living Area and Downtown Area designations.

This report addresses the requirements of the Provincial Policy Statement (2020); County of Grey Official Plan (2018); Town of the Blue Mountains Official Plan (2016); and Town of the Blue Mountains Zoning By-law 2018—65, as well as other applicable policies and guidelines.

This report also summarizes the findings of the technical reports prepared in accordance with the required supporting information identified following pre-application consultation meetings with the Town and other Municipal and regulatory staff, as outlined in the Town's Pre-consultation Comments dated November 13th, 2019, and February 11th, 2021.

1.2 Location - Community Context

Figure 1: Location-Community Context

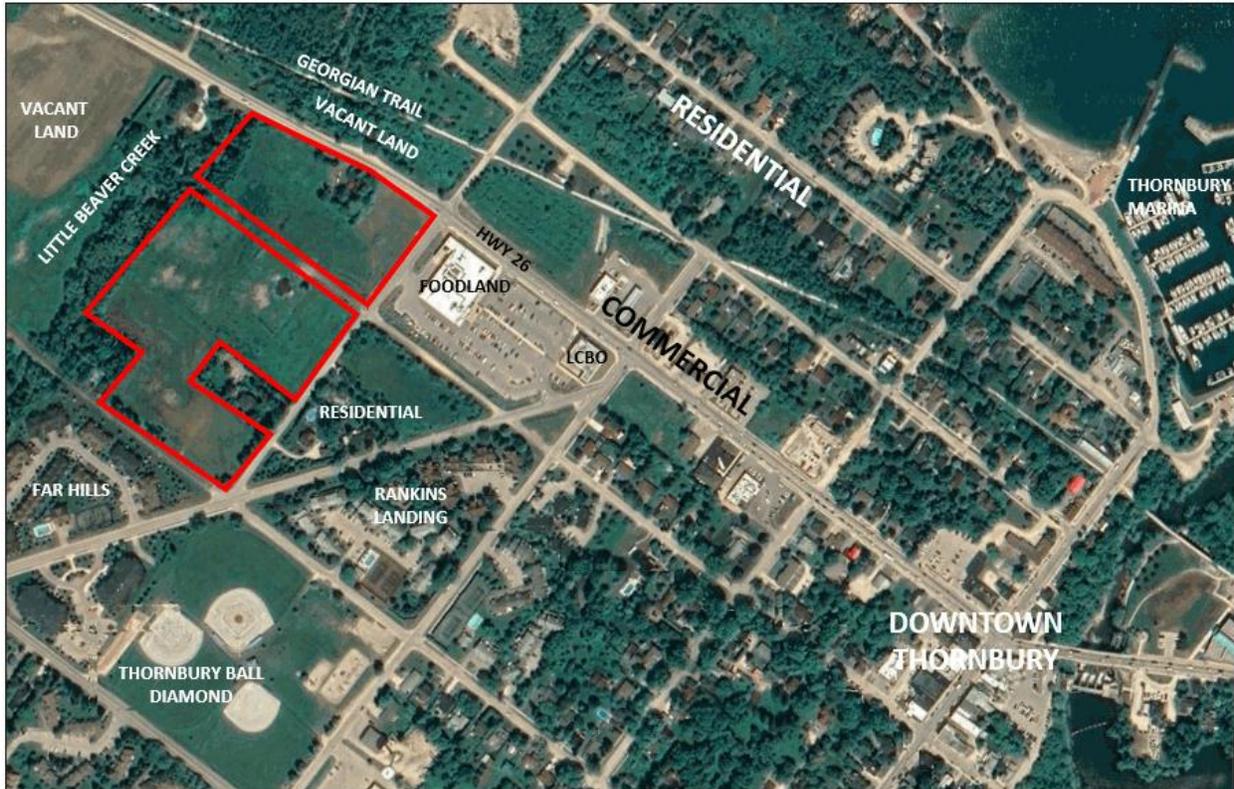


The subject lands are in the Town of the Blue Mountains, just east of the western gateway to the Town of Thornbury. The properties are bounded by Highway 26 (Arthur Street) north, Alice Street West to the south, Lansdowne Street to the east and Little Beaver Creek to the west. The properties front onto Lansdowne Street, which is classified as a local road. The subject properties have a combined land area of 5.2 ha, bisected by the unopened road allowance of Louisa Street West. Parcel 1 is vacant Parcel 2 contains an existing dwelling which is currently rented and detached garage.

A copy of the survey can be found in *Appendix "B"* to this report.

1.3 Surrounding Land Uses

Figure 2: Surrounding Land Uses



The following uses are adjacent to the subject site:

- **North:** Highway 26, Vacant Land, Georgian Trail
- **South:** Far Hills development, Thornbury Ball Diamond
- **East:** Foodland, LCBO, Residential, Rankins Landing
- **West:** Little Beaver Creek, Vacant Land

1.4 Summary of Required Planning Applications

The following required planning applications have been submitted:

- Draft Plan of Subdivision
- Zoning By-law Amendment to the Town of the Blue Mountains Zoning by-law 2018-65
- Site Plan Approval (to be submitted subsequently)
- Plan of Condominium (to be submitted subsequently, if necessary)

2.0 PROPOSED DEVELOPMENT

This section describes the proposed development and summarizes the supporting technical studies.

2.1 Description of the Proposed Development

The Blue Meadows Inc. is proposing to develop the southern property (Parcel1) in multi-unit residential blocks, with a public park and an open space area. Two commercial buildings with residential units above and three blocks of live/work freehold townhouse units with commercial on the ground floor and residential units above, will be developed on the northern property (Parcel 2). The Stormwater Management facility is proposed in the north-east portion of Parcel 2 (see Appendix "C").

The development proposes a well-planned and attractive subdivision located in the western portion of the Town of Thornbury. The proposed land uses, densities and overall development plan are in accordance with and implement the Town of the Blue Mountains Official Plan.

2.1.1 Residential Development

The proposed Draft Plan of Subdivision is comprised of thirteen blocks on Parcel 1 for the development of approximately 98 residential freehold rowhouse units. In addition, separate blocks are identified for a public park, an open space area block and an internal public road network.

The townhouse units are situated on minimum 6.0 m wide lots. Each unit will have a single car garage.

The internal street pattern of the development proposes a modified grid pattern, allowing for internal vehicular circulation and sidewalk connections. Three accesses to the development are proposed: Louisa Street West, Alice Street West and Arthur Street (Highway 26). The primary access will be from Louisa Street, which will be constructed to Town standards as a public road and will provide access to both the Residential and Commercial developments. The proposed access points from Arthur Street and Alice Street West will provide access to proposed public Street 'A', from which both the Residential and the Commercial developments can be accessed. Proposed internal public Street's 'A' & 'B' will each have a 20 m right-of-way.

2.1.2 Commercial Development

Parcel 2 is a 1.7 ha property, proposed for mixed-use commercial development. Parcel 2 is bounded by Arthur Street (Highway 26) to the north, the unopened road allowance of Louisa Street West to the south, Lansdowne Street to the east and Little Beaver Creek to the west. The development proposes two commercial buildings with ground floor commercial and residential units above on the second and third floors and three blocks of live/work freehold rowhouse units with commercial on the ground floor and a two-storey residential unit above. A Stormwater facility is proposed in the north-east area of Parcel 2. Required parking will be established on site in conformity with the Town's Zoning By-law 2018-65.

2.1.3 Parkland Dedication Requirement

As per the Section 51.1(1) of the *Planning Act*, parkland for residential development is calculated at 5% of residential land included in the Plan of Subdivision. The residential component has a land area of 3.5 ha. Five percent of the total land area equals .175 ha. The proposed Plan of Subdivision includes a .183 ha public park.

Parkland dedication for the commercial component will be cash-in-lieu, based on 2% of the pre-development value of the land.

The proposed development satisfies the criteria for parkland dedication.

2.2 Site Studies

The Town of the Blue Mountains requires the following site studies in support of the proposed development

- Noise Assessment
- Environmental Impact Study
- D-4 Guideline Study
- Phase 1 & 2 Environmental Site Assessment
- Floodplain Assessment
- Functional Servicing & Stormwater Management Report
- Geotechnical Investigation with Ground Water Monitoring
- Hydrogeological Assessment
- Supplemental Hydrogeological Assessment to Support SWM Pond Design
- Traffic Impact Study
- Archaeological Assessment Stage 1-2
- Community Design Guidelines Brief
- Planning Opinion

Digital copies, together with printed copies of the reports and studies listed above, have been submitted along with this Planning Opinion.

2.2.1 Noise Impact Study

Pinchin Ltd. completed a detailed Noise Assessment by modelling the noise impacts of the significant noise sources at selected receptor locations on the development. The assessment shows that the noise impacts from external steady-state stationary sources on the development meet the NPC-300 criteria for Class 1 Areas.

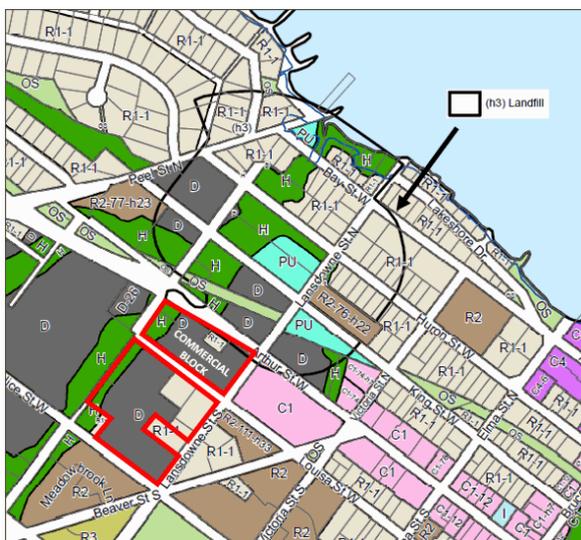
The potential traffic noise impacts from Arthur Street West (Highway 26) were also assessed. The predicted levels indicate that the units in the proposed combined commercial/residential buildings should be designed with provisions for the installation of central air conditioning systems. It was confirmed that all buildings will be equipped with central air conditioning systems. As such, the building design will exceed the MECP ventilation requirements.

The development will have residential type HVAC furnace and condensing units. The Noise Assessment concluded that these units are not significant noise sources. There are also no other significant noise sources (i.e. emergency generators, cooling towers) identified for the development.

2.2.2 D-4 Guideline Study

Palmer was retained by The Blue Meadows Inc. to conduct a D-4 Guideline Landfill Impact Assessment for the subject site.

The purpose of this study was to assess the potential impact to lands by a closed waste disposal (landfill) operation located within 500 metres (m) of the Site.



Based on the available landfill records and geological records, including topographic maps, the former landfill (X2090) is inferred to be located hydraulically down-gradient from the Site. In addition, based on the D-4 study conducted for the closed landfill in July 2010, the Site was identified to be located along the

edge of the 500 m radius from the landfill and is not located within the potential surface water, groundwater, or landfill gas impact zones. Furthermore, as the Site has been identified as an area beyond the potential impact zones, the holding provisions that apply to the Site may be lifted.

This former landfill is considered to pose a low environmental concern to the Site and the potential for ground water contamination by leachate, surface water contamination by leachate, surface water run-off impacts, and impact by landfill generated gases are minimal, if any.

No adverse effects or risks to health and safety, nuisance impacts and degradation of the natural environment have been identified during this assessment. Therefore, no remedial measures are currently required to prevent or minimize adverse effects at the Site.

2.2.3 Environmental Impact Study

Azimuth Environmental Consulting Inc. was retained by the developer to complete an Environmental Impact Study (EIS) pertaining to the proposed development on the subject lands. The purpose of the EIS is to identify Key Natural Heritage Features (KNHF's) associated with the subject and adjacent lands and to assess the impact of the proposed development on any KNHF's.

Filed studies included:

- A summer plant survey to compile a list of species based on the Ecological Land Classification (ELC) method, with special attention to Species at Risk (SAR) plants, such as Butternut. No Butternut or Black Ash trees were observed on or adjacent to the subject lands. None of the plant species catalogued are designated SAR or considered provincially rare.
- Fish habitat characteristics of Little Beaver Creek and drainage features were evaluated during early spring. The Ministry of Natural Resources & Forestry (MNRF) has identified the Little Beaver Creek as a potential habitat for a community of spring spawning fish species. None of the species identified by MNRF is a SAR or considered provincially rare. There are no records of aquatic SAR for Little Beaver Creek, and no fish were seen during the site visit.
- A deer wintering habitat survey was completed during late winter, when evidence of winter deer use would be most apparent. The results of the late winter survey revealed no signs of winter deer use on the subject or adjacent lands.
- Three dawn bird breeding surveys were conducted with the establishment of survey stations to provide a full coverage of the property and adjacent lands, with emphasis on meadow habitat (Bobolink). A total of 28 bird species were detected on the subject and adjacent lands. None of the bird species are designated as SAR or considered provincially rare. No evidence of Bobolink was observed.
- The four existing structures on the property were surveyed for bat habitat during July, between the hours of 8:30 pm to 9:30 pm. Three bat passes were recorded on the acoustic monitors. The acoustic profile suggested that these bats may have been foraging over the subject lands or adjacent lands due to habitat/context. No SAR bats were detected.

The EIS also indicated that no Endangered or Threatened Species were observed on or adjacent to the subject lands, nor would there be any potential for regionally identified Endangered or Threatened Species to be present on the property due to habitat. No Special Concern Species were observed on or adjacent to the subject lands. No wetlands are located on the subject property, however, unevaluated wetlands are located on the adjacent valleylands associated with Little Beaver Creek. Based on the implemented 15 m setback from the 'top of the stable slope', the EIS determined that the proposed development will have no impact on these unevaluated wetlands. Based on the policy criteria for identifying Significant Woodlands, the EIS concluded that the subject site and adjacent lands contain no Significant Woodlands.

The EIS concluded that the proposed development can be achieved with no direct impact to significant/sensitive natural heritage features or functions on the site or adjacent lands, provided that the mitigative measures recommended in the report are implemented.

2.2.4 Functional Servicing & Stormwater Management Report

C.F. Crozier & Associates completed a Functional Servicing and Stormwater Management Report. The purpose of the report is to demonstrate that the subject lands can be developed in accordance with the Town of the Blue Mountains and Grey-Sauble Conservation Authority guidelines from a functional servicing and stormwater management perspective.

The Report concluded that:

- An extension of the existing sanitary sewer located at the intersection of Arthur Street West and Lansdowne Street South is required to service the proposed development. An internal sanitary sewer system will allow the alignments of the proposed roadways and private gravity servicing to all individual units.
- An extension of the existing 150mm diameter watermain on Arthur Street West is required to service the proposed units fronting onto Lansdowne Street South and Alice Street West right-of-ways. A public watermain will be looped through the proposed development along with connections to the watermain on Lansdowne Street South and Alice Street West.
- Preliminary grading has indicated that a majority of the development will drain toward the internal roadway/storm sewer network and stormwater will be conveyed to the proposed three SWM facilities. The majority of drainage from the proposed development will be directed to SWM Facility #1 (Block #17), a dry pond located in the north-east corner of the commercial property. Surface storage is proposed in SWM Facility #2 (Open Space Block #8). Block #8 will be graded to create a low point in the centre, which will collect the run-off from the adjacent rear yards of the proposed townhouse blocks during minor and major storm events. Surface storage is also proposed in SWM Facility #3, located at the west end of the Louisa Street ROW. SWM Facility #3 will receive run-off from proposed Street B, before discharging to the Little Beaver Creek. The land set aside for the three SWM Facilities is adequate to provide stormwater quality and quantity control of the urban drainage

emanating from the site. The remaining areas will maintain existing drainage patterns as much as possible. Final grading will be determined during detail design.

- Utilities, including hydro, gas, telephone and cable services are available to service the development, as existing plants are located on the perimeter roads surrounding the subject lands.

2.2.5 Hydrogeological Investigation

Palmer Environmental Consulting Group was retained by The Blue Meadows Inc. to complete a Hydrogeological Investigation, including a Water Balance Study to support the proposed development. The report summarizes the results of the hydrogeological assessment, including a characterization of site geology and hydrostratigraphy, groundwater levels, a dewatering estimate, and a Water Balance Study. The results of the Hydrogeological Investigation are as follows:

- The site is underlain by low permeability fine textured glaciolacustrine deposits overlying till soils. The site is generally underlain by a 0.2 to 0.9 m intermixed silty sand fill layer with some clay, followed by fine-textured glaciolacustrine silty clay and clayey silt soils extending to the drilled depth of 9.8 m.
- The groundwater flow is toward the northwest.
- A groundwater sample was collected from BH21-2, BH21-6, and BH21-10 on August 13th, 2021 and analyzed for comparison against the Ontario Drinking Water Quality Standards (ODWQS) criteria. The samples exceeded ODWQS criteria for Total Dissolved Solids (TDS), Dissolved Manganese, Dissolved Sodium, Dissolved Aluminum, Colour, Turbidity, Total Alkalinity, and Hardness. The exceedances of some physical parameters (such as colour) could be due to lab processing times.
- Source water protection mapping indicates that the site is not located within a SGRA, WHPA or HVA but is located within an intake protection zone IPZ-2.
- No private groundwater users were identified within a 500 m radius of the development site.
- Based on Source Water Protection policies and the hydrogeological conditions, the pre-to-post development infiltration rates are not required to be maintained.
- Given the presence of low permeability soils present at the site, construction dewatering rates are expected to be low for the construction of townhouse developments (i.e., <50,000 L/day) and be manageable by sump pumping from the base of the excavation. Under these conditions, a Permit to Take Water or registration on the Environmental Activity and Sector Registry is not expected to be required.

2.2.6 Geotechnical Investigation

Palmer completed a Geotechnical Investigation for the subject site. This investigation examined the subsurface conditions on the site. Based on this information, comments and geotechnical engineering recommendations were provided for building foundations, basements, site servicing, SWM pond and pavement design.

2.2.7 Floodplain Assessment

C.F. Crozier & Associates was retained by The Blue Meadows Inc. to complete a Floodplain Analysis for a proposed residential and commercial development.

The purpose of the study was to:

- Establish a Regulatory Floodline (100 year or Regional) on the subject lands; and
- Complete an Erosion Hazard Assessment to establish the stable top of slope for the subject lands.

The floodplain is characterized by an overall slope of 0.02% between the upstream and downstream limits on the subject lands. The slope of the main channel is approximately 0.6%. The relatively flat profile and wide floodplain immediately upstream of the Arthur Street culvert crossing is indicative of a floodplain dictated by backwater effects caused by the Arthur Street road deck at the northern limit of the subject lands.

Little Beaver Creek is a confined system that also poses an erosion hazard. The total erosion hazard, consisting of the toe erosion, stable slope and erosion access allowance were mapped and included in the overall constraint delineation. Mapping has been completed based on site topographic data and is considered an approximation of the erosion hazard lines. Figure 3 in the report illustrates each of the individual setbacks and allowances.

Due to the banks of the Little Beaver Creek experiencing heavy erosion, as well as the soil composition being a majority of sand, the toe erosion allowance has been determined to be 15m in accordance with MNR technical guidelines. The Stable Slope Allowance represents the distance from the toe of slope required to obtain the top of bank elevation at a 3:1 side slope. The toe of slope is determined from the greater of either a 15 m allowance or the actual toe of slope.

Given the areas of unstable slopes, the minimum erosion access allowance of 6.0 m is provided in those specific areas to provide access for slope maintenance and rehabilitation. No further erosion access allowance is deemed necessary for slopes not exceeding 3:1.

The Floodplain Assessment concluded that:

- The Little Beaver Creek is contained within its valley during the Regulatory Flood Event;
- The Erosion Hazard limit is the constraining Natural Hazard for the eastern side of the Little Beaver Creek;
- The Development Limit on the west side of the Little Beaver Creek is determined by both the Floodplain and erosion Hazard Limit; and
- The proposed development is supportable with respect to flood and erosion hazards.

2.2.8 Traffic Impact Study

C.F. Crozier & Associates completed a Traffic Impact Study (TIS). The purpose of the Study is to address the requirements of the Town and MTO with respect to the potential transportation impacts of the development on the surrounding road network. The analysis in the Study resulted in the following key recommendations:

- Construct eastbound and westbound left turn lanes at Arthur Street and Lansdowne Street
- Construct a westbound left turn lane at the proposed Arthur Street site access
- Consider extending the 50 km/h speed limit zone to the western limits of the proposed development
- Ongoing monitoring of intersection operations along Arthur Street and future consideration for a two-way centre left-turn lane to allow for two stage gap acceptance

The TIS concluded that the traffic generated by the proposed development can be supported by the boundary road network, with the noted recommendations.

2.2.9 Phase 1 & 2 Environmental Site Assessment

G2S Environmental Consulting Inc. (G2S) was retained by the former owners of the subject lands to complete a Phase One Environmental Site Assessment (ESA) for the property.

The purpose of Phase One ESA was to determine the potential for impacts on the site from past or present activities or from surrounding properties. The Phase One ESA was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase One Environmental Site Assessments.

The Phase One ESA identified one Area of Potential Environmental Concern (APEC) on the property. The potential environmental risks to the property include:

1. The historic presence of an orchard on-Site.

To assess the environmental conditions of the property, a Phase Two ESA (Shallow Soil Investigation) was completed. The objective of the investigation was to determine if there is environmental impact related to the presence of the historic orchard on site.

The Phase Two ESA included the advancement of fifteen test pits and ten boreholes on the property. The results of the investigation lead to the following findings:

1. Native material beneath the site generally consists of fine-grained silty sand.
2. The concentrations of metals were below the MECP Table 2 SCS in the analyzed soil samples, with the exception of the exceedance of the parameters Arsenic in Block One.
3. The concentrations of pesticides were below the MECP Table 2 SCS in the analyzed soil samples, with the exception of the exceedance of the parameter DDE in Block One and Two.

Based on the results of the Shallow Soil Investigation, the property does not meet the MECP Table 2 SCS for Residential/Parkland/Institutional and Industrial/Commercial/Community Property Use in Potable Groundwater Conditions with medium or fine textured soil. Further work, such as remediation will be required to address the soil impacts.

2.2.10 Archaeological Assessment

The Archaeologists Inc. was contracted to conduct a Stage 1 & 2 Archaeological Assessment for the subject lands. The Assessment, which consisted of a systematic test pit survey, did not result in the identification of archaeological resources. The report recommends that no further archaeological assessment of the property is required.

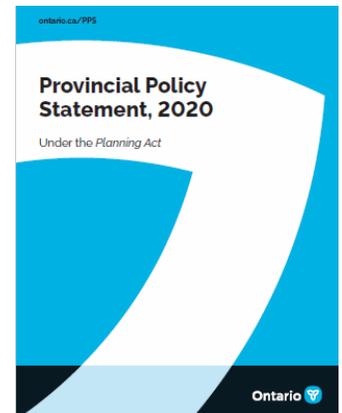
3.0 PLANNING POLICY

The following provides an overview and analysis of all applicable policies at the provincial, county and local levels, including the Provincial Policy Statement, County of Grey Official Plan, Town of the Blue Mountains Official Plan and the Town of the Blue Mountains Zoning By-law.

3.1 Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) provides long-term guidelines for the development of livable and healthy communities. The PPS provides direction for establishing strong urban settlement areas through the promotion of a mix of land uses with sufficient densities to allow for an efficient use of infrastructure and services. All planning decisions “shall be consistent with” the policies of the PPS.

According to the PPS, healthy, livable and safe communities are sustained by promoting efficient development and land use patterns and also by accommodating an appropriate range and mix of uses [Policies 1.1.1 (a) and (b)]. Further, the PPS directs municipalities to avoid land use patterns which may cause environmental or public health and safety concerns and instead, promotes cost-effective development patterns to minimize land consumption and servicing costs [Policies 1.1.1 (c) and (e)].



The proposed development is consistent with the goals and intent of the Settlement Area policies outlined in Section 1.1.3. It proposes to efficiently use land and infrastructure through the logical extension of development and municipal services.

The PPS promotes efficient land use and development patterns and an appropriate range and mix of uses. The proposed residential and commercial development helps achieve the policies set out in the PPS by a balanced range and mix of housing types and commercial uses in the Town of the Blue Mountains, to meet the demands of growth.

The proposed development achieves the housing policies set out in Section 1.4 and is consistent with the policies of the PPS.

3.2 County of Grey Official Plan

Secondary Schedule '2A' to the County of Grey Official Plan includes the subject lands within its Primary Settlement Area and Hazard Lands designations.



Figure 3: Land Use – Map '2A' to County of Grey Official Plan



Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit supportive.

The Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

3.3 Town of the Blue Mountains Official Plan

Schedule 'A-2' – Land Use Plan to the Town of the Blue Mountains Official Plan designates Parcel 1 'Community Living Area' and 'Hazard' and Parcel 2 'Downtown Area' and 'Hazard'. Special Policies B3.1.10.1 and B3.3.7.1 are the same and reference criteria should a commercial resort hotel complex be contemplated for development.

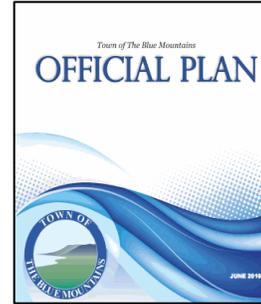
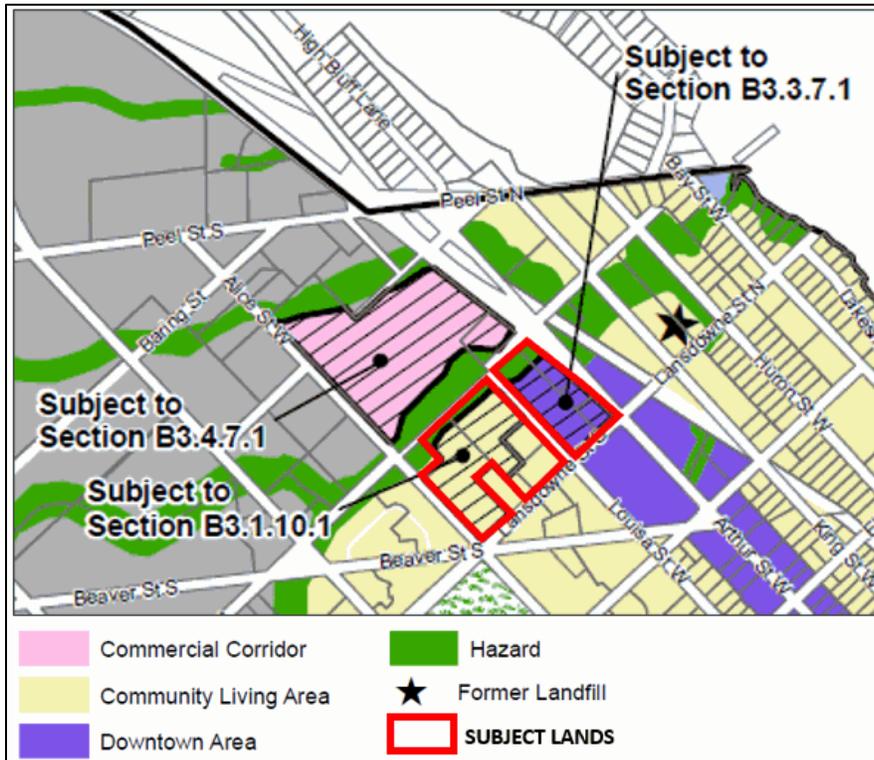


Figure 4: Schedule 'A-2' – Land Use Plan to Town of the Blue Mountains Official Plan



3.3.1 Community Living Area

The Community Living Area designation applies to lands in the Thornbury-Clarksburg settlement area, on full municipal sewer and water services.

It is the intent of the Community Living Area designation is to:

- preserve the unique small town feel and character of Thornbury-Clarksburg and maintain compatibility of existing residential areas;
- encourage the provision of a full range of housing opportunities to meet the Town's housing needs;
- promote the efficient use of existing and planned infrastructure by creating the opportunity for residential intensification, where appropriate; and
- maintain the community's low (height) profile and low density feel.

Permitted uses on lands designated Community Living Area include:

- single detached dwellings
- semi-detached dwellings
- townhouse, multiple and apartment dwellings subject to Section B3.1.5
- parkettes and neighbourhood parks

Comment

The proposed residential development on Parcel 1 will consist of approximately 98 freehold rowhouse dwellings, which will provide much needed attainable housing in the Town. The units will maintain the community's low (height) profile and low density feel and is compatible with the Far Hills development on the south side of Alice Street. The proposed development makes efficient use of existing infrastructure and promotes residential intensification.

Section B3.1.5 speaks to Infill, Intensification and Greenfield Development and states:

“Existing residential neighbourhoods are intended to retain their existing character with limited change. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of this Plan.”

Intensification means the development of vacant and/or underutilized lots, within previously developed areas at a higher density than currently exists.

Section B3.1.5.3 speaks to consideration of applications to permit intensification. Council shall be satisfied that the proposal:

- where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of taller buildings on adjacent land uses;
- has demonstrated that the potential shadow impacts associated with taller buildings will be at an acceptable level on adjacent properties; new buildings that are adjacent to low rise areas are designed to respect a 45-degree angular plane measured from the boundary of a lot line which separates the lot from an adjacent lot with a low-rise residential dwelling;
- respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- building height(s) reflect the pattern of heights of adjacent housing;
- is designed in consideration of lot coverages of adjacent housing;
- considers the predominant or average front yard setback for adjacent housing to preserve the streetscape edge, and character;
- provides for similar side yard setbacks to preserve the spaciousness on the street;
- is designed in order that new lots backing onto existing single detached residential lots have rear yards that are comparable in size to these existing residential lots;
- provides a built form that reflects the variety of façade details and materials of adjacent housing, such as porches, windows, cornices and other details;
- retains and enhances existing trees and vegetation where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood
- will not cause or create traffic hazards or an unacceptable level of congestion on surrounding

- roads;
- is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site;

Comment

The EIS concluded that the proposed residential/commercial development can be achieved with no direct impacts to significant/sensitive natural heritage features or functions on the subject and adjacent lands. The proposed natural heritage setback of 15 m from the top of stable slope is sufficient to protect valleylands and natural heritage features, including fish habitat, provided the recommendations within the EIS are implemented.

The proposed development does not back onto existing detached residential lots. Far Hills is the closest existing residential development on the south side of Alice Street West. The proposed development respects the character of this existing residential development, in terms of height, bulk, massing and lot coverage.

Envision Tatham has prepared a preliminary Landscape Plan that identifies green space elements, including the central public park, an open space area and a naturalized SWM pond. Boulevard trees are incorporated along the internal and external streetscape (see Appendix “D”).

The site is capable of providing the required parking for both the residential and commercial components. The TIS concluded that the traffic generated by the proposed development can be supported by the boundary road network, with the noted recommendations.

Section B3.1.4 provides a table that outlines permitted density ranges and maximum heights for permitted residential dwellings within the Community Living Area.

Dwelling Type	Density Range (units / gross hectare)	Maximum Height (storeys)
Single detached	10 – 25	2.5
Semi-detached & duplex	15 – 35	2.5
Townhouse	25 – 40	3
Multiple & apartment	40 – 60	3

Comment

Parcel 1 has a land area of 3.5 gross hectares. Ninety-eight townhouse units are proposed, which equates to 28 units per gross hectare (98/3.5). The maximum height proposed for the townhouse units is 3 storeys. The proposed residential development complies with Section B3.1.4.

3.3.2 Downtown Area

The Downtown Area designation applies to the traditional and emerging downtown commercial areas of the Thornbury–Clarksburg settlement area. The vision for the Downtown Areas is to ensure that downtowns continue to function as focal points for commerce in the Town, accommodating a mix of commercial, residential, cultural, and social uses.

Permitted uses on lands designated Downtown Area include:

- retail uses;
- supermarkets;
- service uses;
- business offices;
- banks and financial institutions;
- hotels, motels, inns and related conference and convention facilities;
- bed and breakfast establishments;
- recreational facilities;
- parks;
- entertainment uses;
- day nurseries;
- commercial fitness centres;
- private and commercial schools;
- places of worship and other institutional uses;
- medical offices;
- restaurants and take-out restaurants;
- residential uses (as part of a commercial building or multiple unit apartment); and
- funeral homes.

It is a policy of the Plan that the scale and location of new development or re-development in the Downtowns maintain and/or enhance the existing character of the Downtowns. This will be accomplished by:

- a) encouraging the development of diverse, compatible land uses in close proximity to each other;
- b) encouraging the maximum use of existing buildings in the Downtowns to accommodate a wide range of uses, with an emphasis on using upper-level space for offices, residential and accommodation uses;
- c) encouraging the establishment and maintenance of a streetscape that is geared to the pedestrian;
- d) limiting the height of new buildings to a maximum of three storeys, in order to maintain consistent facades;
- e) the preservation and enhancement of the cultural and historic features that exist in the Downtowns, which may include requirements for the restoration and enhancement of building facades in accordance with the following guidelines:
 - i) Original architectural details and features should be restored;
 - ii) Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with

adjacent architectural styles;

- iii) Building materials such as steel and vinyl siding which are not in keeping with the architectural character of the Downtowns will be discouraged;
- iv) Traditional signage and lighting are preferred rather than fluorescent sign boxes and corporate signage; and,
- v) The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment.

Comment

The proposed development provides diverse and compatible land uses in proximity to each other. The residential component is compatible with the Far Hills development on the south side of Alice Street West. The commercial component is compatible and in close proximity with the commercial development on the west side of Lansdowne Street (Foodland and LCBO). The commercial development includes live/work units and residential units above the two commercial buildings. The live/work units provide a buffer between the residential component and the two commercial buildings. The development provides a streetscape that is geared to pedestrian access to the commercial units. The live/work units and the two commercial buildings will be capped at three storeys.

In considering an application for new development, Council shall be satisfied that:

- a) adequate on-site parking facilities are provided for the use with such parking being provided in locations that are compatible with surrounding land uses;
- b) the use will not have a negative impact on the enjoyment and privacy of neighbouring properties;
- c) the use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;
- d) any loading and storage facilities that are provided are buffered so as to minimize disruption and the enjoyment of neighbouring residential properties;
- e) vehicular access points to multiple uses on the lot are coordinated and consolidated;
- f) the road and/or municipal infrastructure is able to provide water and wastewater service, waste management services and fire protection;
- g) the lot has sufficient lot frontage, depth and area for the siting of proposed uses;
- h) improvements to the streetscape, such as soft landscaping, lighting fixtures, benches and public art, are part of the overall project design;
- i) new buildings are designed to present their principal building facades with an appropriate

- building design and fenestration to the public road;
- j) roof top mechanical units are organized and screened with complementary materials, colours and finishes as necessary to provide a skyline with desirable visual attributes;
 - k) new buildings on corner lots are located in close proximity to the public road rights-of-way and are designed and located to emphasize their important community presence by employing appropriate strategies for major landscape treatments as well as building massing and articulation that emphasize the corner condition;
 - l) the majority of the first storey wall of buildings located along public roads where a strong pedestrian environment is encouraged are the site of openings;
 - m) barrier free access for persons using walking or mobility aids is provided in all public and publicly accessible buildings and facilities and along major pedestrian routes;
 - n) display areas are designed to make a positive contribution to the streetscape and the overall site development;
 - o) all lighting will be internally oriented so as not to cause glare on adjacent properties or public roads;
 - p) site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and telephone transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other sensitive land uses, in order to buffer their visual and operational effects; and
 - q) waste storage areas are integrated into the principal building on the lot and where waste storage areas are external to the principal building, they are enclosed and not face a public road.

Comment

The properties have sufficient lot frontage, depth and area for the siting of proposed uses and on-site parking. All freehold rowhouse units on Parcel 1 will provide two on-site parking spaces; one in the garage and one on the driveway. Visitor parking for the townhouse lots can be provided on the internal public roads. Parking for the commercial development on Parcel 2 will be provided on site in a combination of spaces at ground level, with some underground parking proposed for both commercial buildings. The Live/Work units will not have any garages. Two driveway surface parking spaces will be provided for each unit. The site will provide the required on-site parking, per the provisions of Table 5.3 and Table 5.4 in the Town's Zoning By-law 2018-65.

The proposed development provides diverse and compatible land uses in proximity to each other. The residential component is compatible with the Far Hills development on the south side of Alice Street West. The commercial component is compatible and in close proximity with the commercial development on

the west side of Lansdowne Street (Foodland and LCBO). The commercial development includes live/work units and residential units above the two commercial buildings. The live/work units provide a buffer between the residential component and the two commercial buildings. The development provides a streetscape that is geared to pedestrian access to the commercial units. The live/work units and the two commercial buildings will be capped at three storeys.

The proposed uses will have minimal impact on adjacent properties in relation to grading, drainage, access, circulation, or privacy and will not negatively impact the enjoyment and privacy of neighbouring properties.

The Traffic Impact Study supports the proposed vehicular access points to the various uses on the site and can be supported by the boundary road network.

The Functional Servicing Report concluded that the Municipal infrastructure can support and provide the necessary water and wastewater services, waste management services and fire protection for the development.

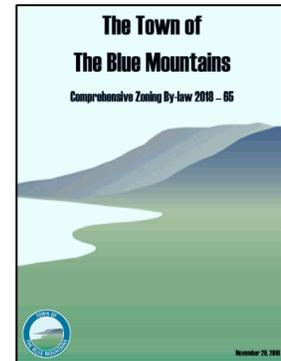
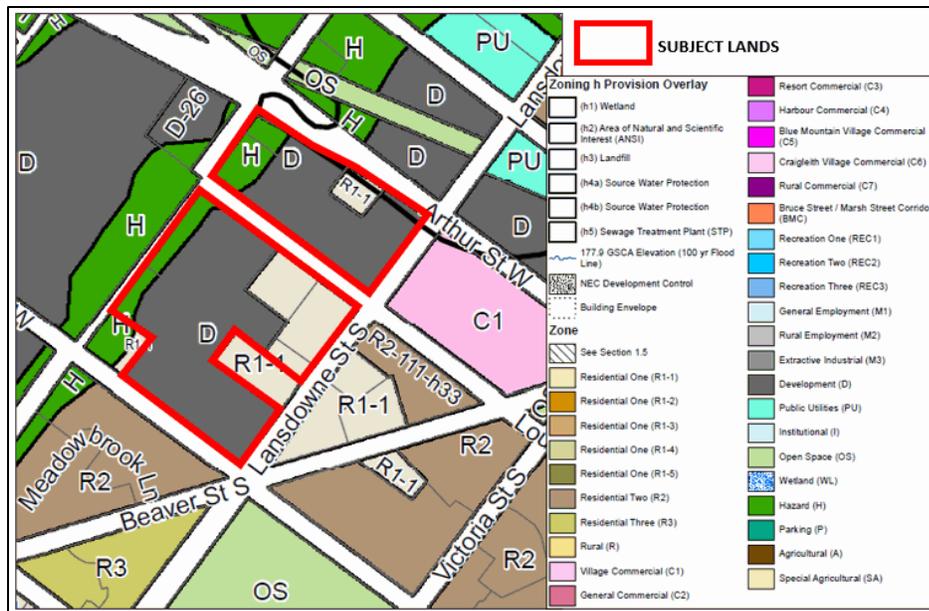
Waste storage facilities and delivery spaces are proposed for the underground parking level in both commercial buildings. The live/work units front onto a public road and as such, the normal practises for waste management in the Town is applicable to these units.

The Community Design Guidelines Brief prepared by Montgomery King Architect Inc., addresses design elements such as streetscape, lighting, gathering areas, building design, community presence, etc. The Brief is a separate report included in this submission.

3.4 Zoning By-Law 2018-65

Both Parcels 1 and 2 are zoned Residential One (R1-1), Development (D) and Hazard (H) in the Town of the Blue Mountains Zoning By-law 2018-65. In order to facilitate the proposed Plan of Subdivision, an amendment to the Town of the Blue Mountains Zoning By-law is required.

Figure 5: Current Zoning

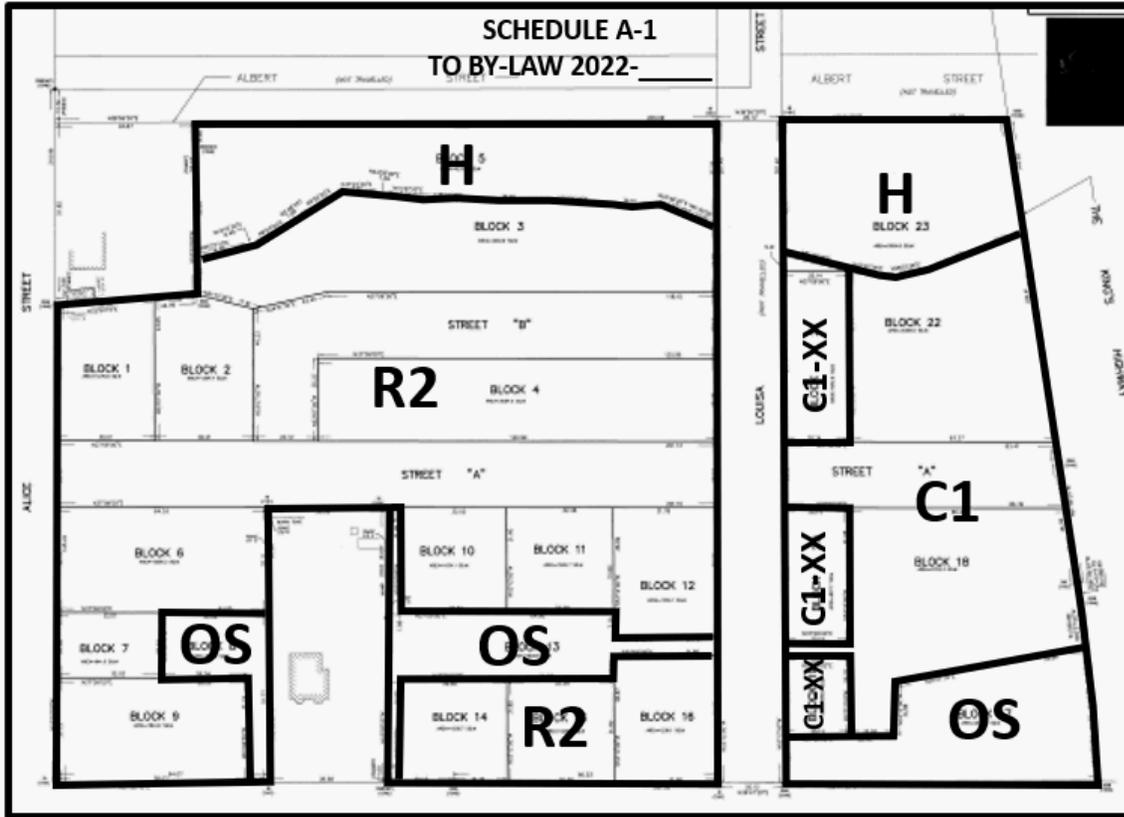


3.5 Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will:

- Re-zone Parcel 1 from the Development (D), Residential One (R1-1) and Hazard (H) Zones to the Residential Two (R2), Open Space (OS) and Hazard (H) Zones. The proposed development on Parcel 1 meets all provisions of the R2 Zone.
- Re-zone Parcel 2 from the Development (D), Residential One (R1-1) and Hazard (H) Zones to the Village Commercial (C1), Village Commercial Exception XX (C2-XX) Open Space (OS) and Hazard (H) Zones. The Village Commercial Exception XX (C1-XX) Zone will permit 'live/work' units in the C1 Zone and provide a definition, zone provisions and permitted uses for these live/work units.

Figure 6: Proposed Zoning



A copy of the proposed Zoning By-law Amendment is found in *Appendix "E"*.

3.6 Parking Conformity

All freehold rowhouse units on Parcel 1 will provide two on-site parking spaces; one in the garage and one on the driveway. Visitor parking for the townhouse lots can be provided on the internal public roads.

Parking for the commercial development on Parcel 2 will be provided on site in a combination of spaces at ground level, with some underground parking proposed for both commercial buildings. The Live/Work units will not have any garages. Two driveway surface parking spaces will be provided for each unit. The site will provide the required on-site parking, per the provisions of Table 5.3 and Table 5.4 in the Town's Zoning By-law 2018-65.

4.0 PLANNING OPINION

Based on the planning analysis detailed in the previous sections of this report, it is our opinion that the proposed development is consistent with, conforms to and complies with all Provincial, County and Municipal planning documents (as amended).

It is our opinion that the proposed development is appropriate for the site and is adequately justified by policy conformity, market demands and functionality. Furthermore, the development achieves the intent of the Town's overarching plans to develop sites of this nature with a mix of housing types and land uses.

The scale of the proposed Plan of Subdivision is compatible with the surrounding developed subdivisions. It will utilize built forms which are more consistent with current Provincial planning policy framework.

The appropriate supporting studies have been completed and have concluded that proposed Draft Plan can be supported and will not adversely affect servicing or existing surrounding land uses.

The Provincial Policy Statement, County of Grey and Town of the Blue Mountains Official Plans promote the efficient use of land and support development of healthy, complete communities. The proposed development conforms to the goals and objectives of these documents.

The proposed development is consistent with the provisions set out in the Official Plan. It provides for a more efficient use of land and infrastructure, proposes a development that is consistent with the form, function and character of the surrounding community and will add to the range and mix of attainable housing types in the Town of the Blue Mountains.

We are therefore of the opinion that the Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands represent good planning.

Respectfully submitted,

PLAN WELLS ASSOCIATES



Miriam Vasni, MCIP, RPP

APPENDIX “A”

PRE-APPLICATION CONSULTATION MEETING COMMENTS

NOVEMBER, 13TH, 2019 & FEBRUARY 11TH, 2021



Town of The Blue Mountains

32 Mill Street
Box 310
THORNBURY, ON N0H 2P0
www.thebluemountains.ca

December 20, 2019

Via Email Only

Miriam Vasni
Plan Wells Associates
40 Connor Avenue
Collingwood, ON L9Y 5K6
miriam@planwells.com

**RE: Pre-consultation Meeting Follow Up
Arthur Street and Louisa Street Development
Various Properties – Thornbury West
Town of The Blue Mountains**

Dear Ms. Vasni,

This letter provides a summary of comments received at the November 13, 2019 Pre-consultation Meeting held at the Town Offices and the anticipated requirements for an application for approvals to the Town.

A Concept Plan (Drawing C001, Project 598-5414, Dated September 23, 2019) and completed Pre-Consultation application form were received by the Town proposing a mixed use development including residential single lots, freehold townhouses, apartment buildings and new commercial space. The project generally received positive comments on the overall design and intent of the project. It was noted that the lands are designated Downtown Area, Community Living Area and Hazard within the Town of The Blue Mountains Official Plan. Commercial Development with opportunities for accessory residential uses are encouraged in the Downtown Area designation. A mix of residential types and densities are encouraged in the Community Living Area. Density policies of the Official Plan provide for a range of housing and density types to ensure that new residential development can maximize and most efficiently use the lands available for residential development. Density calculations will need to be addressed in a Planning Justification Report with a focus on the intent and direction provided by the Official Plan. Development boundaries around the Hazard Lands designation will required further review to determine the exact limits of the Hazard feature in consultation with the Grey Sauble Conservation Authority. Determination of exact Hazard Limits may provide additional space for development purposes, including

residential, parking, and/or outdoor amenity/open space uses. The Official Plan also identifies a Deer Wintering Yard on the subject lands and this should be addressed through an Environmental Impact Study. The Official Plan and Zoning By-law further identifies a sliver of land located within a former Landfill Site Buffer Area. Commentary on the necessary review of this buffer area from a qualified expert should be provided.

It was noted at the meeting that an unopened municipal road allowance exists through the site and that a portion is proposed to be used for a new public road. It is noted that the portions of road allowance not required for a public road could be utilized as part of the project to efficiently use the land available for development. The Pre-consultation meeting did not identify a need for a future public road in this location, however a corridor may or may not be required for servicing, stormwater, or trail purposes. Consideration should be given to how these lands may be better utilized.

At this time detailed comments are not being provided as the concept is still subject to further studies and analysis. The Site Plan describes required parking and zoning standards, with parking standards being met or exceeded. Building setback, height and other zone standards cannot be reviewed at this time based on the concept plan provided.

Preliminary review and discussion at the Pre-consultation meeting does indicate that the proposed development does not appear to require an Official Plan Amendment. Applications will be required for Plan of Subdivision to subdivide the lands into residential lots and blocks for residential and commercial development. Comments and pre-consultation on the Subdivision process with the County of Grey is recommended. An application for Zoning By-law Amendment will be required to permit the proposed development and details of the amendment should be provided to the Town for further comment prior to submitting the application. Application for Site Plan Approval will be required for all non-single detached residential uses. Details on the subdivision of land for the freehold townhouse units should also be considered and may be subject to part-lot control or other further applications. The Town may also consider the use of the Holding '-h' Symbol on the lands if necessary.

In support of the above noted applications, the Town will require the following studies, reports and drawings:

1. Planning Justification Report
2. Detailed Review and Commentary on Community Design Guidelines
3. Functional Servicing Report
4. Traffic Impact Study
5. Environmental Impact Study
6. Hazard Lands analysis
7. Landscape Plan
8. Landfill Buffer Area Commentary
9. Building Elevation Drawings (excluding those lands intended for single detached dwellings)

The above mentioned materials should be considered the minimum application requirements. Further materials may be required as the project is refined.

Urban design and built form will be paramount with this project. The Town will be looking for high quality building design and facades in particular along the street frontages and east and west building elevations that will be viewable from the Arthur Street (Highway 26) corridor. Architectural detailing and sense of place features will be required to further showcase the unique character of the Town of Thornbury. Landscaping and new tree plantings must be provided throughout the entire site. Outdoor amenity areas for the multi-residential dwellings should be considered along with private/public spaces and enhancements within the Commercial lands and along trails and sidewalks. Additional design consideration for the safe and direct access for non-automotive transportation is also required particularly from adjacent lands and into the commercial lands. A direct and physically separated route for pedestrian and bicycle traffic should be provided to access and connect the commercial and residential properties. Please review the Town of The Blue Mountains Urban Design Guidelines found on our website at https://www.thebluemountains.ca/document_viewer.cfm?doc=836 The above noted materials are identified based on the information provided to date. It is recommended that prior to making application and after the project has been refined through the above noted studies that a second pre-consultation meeting occur to provide updated feedback and commentary on the proposed project. Additional studies/reports/drawings may be requested after the second pre-consultation meeting. At this time a Commercial Market Study does not appear warranted.

Also attached are the written comments received by the Town through the circulation of the pre-consultation application. A 'no response' from a particular agency does not necessarily mean that they have no objections or that comments will not be provided through a formal planning application process.

It was noted at the meeting that Development Charges will apply to this project, and that the Development Charges Pamphlet for the Town and County of Grey have been shared with the applicant.

Planning Staff are encouraged by the proposed concept plan. We are also available for further discussion or meeting to discuss the project in further detail or to go over any of the comments provided in this letter.

Yours truly,

TOWN OF THE BLUE MOUNTAINS

Shawn Postma

Shawn Postma, MCIP RPP
Senior Policy Planner, Planning & Development Services

November 18th, 2019

Travis Sandberg, Planner 1
Town of The Blue Mountains
32 Mill Street - PO Box 310
Thornbury, ON N0H 2P0

RE: Pre-Consult Zoning By-law and Site Plan Application
Part of Lots 40 to 47 southwest side of Arthur Street, all of Lots 40 to 44,
Part of Lots 46 to 49, all of Park Lots 11 to 14 Louisa Street & Part of Park
Lots 11 and 12 and all of Park Lots 13, 14, and 15 northeast side of Alice
Street, and Part of Louisa Street, Minto Street, and Albert Street.
Town of the Blue Mountains (geographic Township of Thornbury)
Owner: 2275568 Ontario Ltd.
Applicant: Miriam Vasni – Plan Wells Associates

Dear Mr. Sandberg,

This correspondence is in response to the above noted 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). We offer the following comments.

The purpose and effect of the subject application is a pre-consultation application review for single lots, freehold townhouses, apartment buildings, and commercial development.

Schedule A of the County OP designates most of the subject property as 'Primary Settlement Area'. Section 3.5(2) & (3) state,

Land use policies and development standard in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans.

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of most of the growth within the County.

The proposed development appears to comply with the permitted uses outlined under the County Official Plan. County planning staff generally defer detailed land use policies within the settlement areas to local official plan policies.

Schedule A of the County OP designates a portion of the subject property as 'Hazard Lands'. Appendix B also identifies a stream on the subject property. Section 7.2(3) states,

In the Hazard Lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 7. Non-habitable buildings connected with public parks, such as picnic shelters, may be permitted.

Section 7.9(2) states

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.

County planning staff recommend comments are received from the local conservation authority.

Appendix A of the County OP identifies the subject lands within an IPZ-2 zone. Policy 8.11.2(1)(a) states,

Intake protection zones (IPZ's) are areas of land and water where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to 7. IPZ's are shown on Appendix A of this Plan and further information can be found in the local source protection plans.

The subject property is also within an 'Events-based Area'. These areas are predominantly concerned with fuel storage typically found in commercial/industrial operations. A portion of the subject development is intended to be commercial in nature. Staff recommend comments are received from the local risk management official should there be fuel storage on the subject site.

Section 10.5.9 speaks to the County's urban design guidelines. Staff have also created a healthy development checklist alongside Bruce County and Grey Bruce Public Health which can be accessed through the following link:

<https://docs.grey.ca/share/public?nodeRef=workspace://SpacesStore/61ba6de2-ee9b-4573-a3a5-5c900621ed81>. There are several policy recommendations that can better support a healthy community.

Provided positive comments are received from the local conservation authority and the applicant consults the healthy development checklist, County planning staff have not identified any additional concerns with the subject proposal at this time. Although, based on the very limited details shared with the County, and depending on the any potential changes made to the application at the time of formal submission, staff may have further comments or concerns, including the requirement for further studies.

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,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized flourish.

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

From: [Chris Hachey](#)
To: [Lori Carscadden](#)
Subject: Request for Comments - Blue Mountains (2275568 Ontario Ltd.) - Site Plan Review
Date: Thursday, November 7, 2019 11:37:46 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Your File: P2811
Our File: Blue Mountains Municipality

Ms Carscadden,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the Pre-consultation documents and will defer providing comments until further information is available during the Public Notice / Request for Comments stage of the application process.

Thank you for the opportunity to consider this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

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From: LandUsePlanning@HydroOne.com
To: [Lori Carscaden](mailto:Lori.Carscaden@HydroOne.com)
Subject: Blue Mountains - Arthur Louisa & Alice St - P2811
Date: Tuesday, November 5, 2019 9:32:48 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

We are in receipt of your Site Plan Application, P2811 dated November 4, 2019. 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:
<http://www.hydroone.com/StormCenter3/>

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 CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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SUMMARY COMMENTS

MEETING DATE: NOVEMBER 13, 2019

LOCATION: Arthur, Louisa, Alice Streets

NAME	COMMENTS
JIM MCCANNELL	
ALLISON KERSHAW	Will require functional servicing report, models to assess capacity.
JEFF FLETCHER	Central Waste collection areas need consideration.

From: [Amy Knapp](#)
To: [Lori Carscadden](#)
Cc: [Maria Campbell](#)
Subject: FW: Plan review files received from ToBM
Date: Friday, November 8, 2019 2:10:59 PM
Attachments: [Pre-consultation - 15 Arthur Street W.msg](#)
[FW Pre-consultation - 178 Marsh Street.msg](#)
[Pre-Consultation .msg](#)
[Pre-consultation - Arthur Louisa Alice Streets.msg](#)
[Pre-consultation - Minor Variance.msg](#)
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Lori,

All of the attached circulations are outside of the NVCA's jurisdiction and is in Grey Sauble CA.

No further circulation to the NVCA is required

Thanks!

Amy Knapp | Planner II

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.233 | F 705-424-2115
aknapp@nvca.on.ca | nvca.on.ca

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From: Emma Perry
Sent: Monday, November 4, 2019 4:09 PM
To: Amy Knapp <aknapp@nvca.on.ca>
Cc: Planning Dept <Planning@nvca.on.ca>
Subject: Plan review files received from ToBM

Hi Amy,

I received the attached email requests for pre-consultation from the Town of the Blue Mountains. Let me know if I can assist with screening/review, looks like a lot of files.

Emma

Emma Perry | Planner II

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.244 | F 705-424-2115
eperry@nvca.on.ca | nvca.on.ca

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From: [ONTUGLLandsINO](#)
To: [Lori Carscadden](#)
Subject: RE: [External] Pre-consultation - Arthur Louisa & Alice Streets
Date: Tuesday, November 5, 2019 11:16:45 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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

Analyst Land Services

—

ENBRIDGE GAS INC. OPERATING AS UNION GAS

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

uniongas.com

Safety. Integrity. Respect.

From: Lori Carscadden <lcarscadden@thebluemountains.ca>
Sent: Monday, November 4, 2019 3:41 PM
To: Shawn Postma <spostma@thebluemountains.ca>
Subject: [External] Pre-consultation - Arthur Louisa & Alice Streets

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon - Please be advised that the Town has received an application for Planning Review. This will be discussed by staff on **Wednesday November 13, 2019.**

Please find attached a PDF to documents received in support of an application for a proposed site plan review. Kindly forward your written comments to tsandberg@thebluemountains.ca and lcarscadden@thebluemountains.ca by no later than **November 12, 2019**.

Municipal File No: P2811
Project: Site Plan Review

Municipal/Legal Description: Part of Lots 40 to 47 – SW Arthur Street
All of Lots 40 to 44
Part Lots 46 to 49 – NE Louisa Street
Part of Park Lots 11 and 12
All of Park Lots 13, 14 & 15 – NE Alice Street
Part of Louisa Street, Minto Street and Albert Street

Applicant: 2275568 Ontario Limited
Agent: Miriam Vasni – Plan Wells Associates
Municipal Planner: Shawn Postma – Senior Policy Planner

Project Description: Currently vacant property. The proposal is for single lots, freehold townhouses, apartment buildings and a commercial complex.

Key Map: as attached

Shawn Postma, BES MCIP RPP
Senior Policy Planner



Town of The Blue Mountains – Planning Services
32 Mill Street, PO Box 310, Thornbury, ON N0H 2P0
Phone: 519-599-3131 ext 248
www.thebluemountains.ca

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Internal Memorandum

Planning, Building and Development Services

Date: February 11, 2021
To: Development Review Committee
From: Shawn Postma, Senior Policy Planner
Subject: Pre-Meeting Comments and Notes
Arthur / Louisa Street Development Concept
970sq m + 2156sq m Commercial + 177 Residential Units

Planning Staff has reviewed the preliminary concept plan and applicant notes provided in the Notice of Development Review Committee Meeting for February 11, 2021. It is noted that this is a second submission to a very similar concept plan provided at the November 13, 2019 Development Review Committee Meeting. A response letter was provided by the Town at that time and is attached to this memo for your information. Much of the letter remains applicable as the Official Plan designations and Zoning By-law categories remain the same.

The comments below are provided for discussion purposes. A fulsome response consolidating and clarifying all comments received will be provided after the Development Review Committee meeting.

1. Please provide a project name.
2. The removal of the Louisa Street Road Allowance in its entirety is not supported. The original concept plan included the use of a portion of Louisa Street and a new public road extending to Alice Street. A new public road is preferred for local traffic distribution between the various apartment block, townhouse block and commercial block. Direct public road access can be provided for all blocks as well as future development opportunities to the large single detached dwelling property, and provide additional options for required infrastructure such as stormwater management, water and sewer services, and other utilities. Sidewalks will be required for pedestrian access into and within the subject property. The proposed 7.2 metre access from Louisa Street appears very challenging to bring in vehicle and pedestrian traffic as well as to provide suitable space for required infrastructure and snow clearance. The use of a Public Road will also provide additional opportunity for freehold units vs. condominium units. As noted in the November 2019 preconsultation process, a new public road is supported and that options for the unused portion of Louisa Street could be considered subject to servicing, stormwater, trail or other uses are reviewed.

Planning, Building & Development Services Department

<https://www.thebluemountains.ca>

3. Council authorization is required to include the Town Road Allowance lands as part of a future Draft Plan of Subdivision Application.
4. Acceptance of the submitted floodplain analysis from the Grey Sauble Conservation Authority is required to determine extents of development and environmental protection.
5. Environmental Impact Study to be prepared for the overall site with considerations on the identified Deer Wintering Area and coldwater stream (Little Beaver River)
6. Ministry of Environment and Climate Change D4 Study required to address the Landfill Buffer Areas and removal of the Holding '-h3' symbol on the lands.
7. A Traffic Impact Study should be completed prior to preparing an updated concept plan. The Study can determine if a second access to Arthur Street is available, overall traffic volumes and distribution to local roads, required area road and intersection improvements, speed limit changes, Ministry of Transportation permit requirements, and other matters. It is recommended that the Owner and Town in consultation with the County of Grey and Ministry of Transportation develop a Terms of Reference for the Traffic Impact Study to ensure a complete review.
8. External road improvements should be anticipated included roads reconstructed to Town Urban Standard along with the extension of the Arthur Street Sidewalk and Community Street Lighting. Sidewalks and standard street lighting will be required along Lansdowne Street. These improvements may be subject to Development Charges Credits.
9. Planning Justification Report is required to address density calculations
10. Stormwater drainage does not appear to be considered in the proposed concept plan. Strategies to manage stormwater and outlets off site to be provided in the final concept plan.
11. Existing site topography to be addressed in Functional Servicing Report. Existing grades and proposed grades to be considered in streetscape design and adjacent properties.
12. The most recent Concept Plan does not appear to address the Town of The Blue Mountains Community Design Guidelines. In particular, the guidelines should be reviewed in detail prior to preparation of the next Concept Plan. The Planning Justification Report should speak to how the guidelines were considered in the latest concept plan, in particular Sections 2, 4, 5, 6. Community Design Guidelines can be viewed on our website here:
https://www.thebluemountains.ca/document_viewer.cfm?doc=836
13. Urban design and built form remain paramount in the development of this project. High quality building design, architectural detailing, landscaping, amenity areas, private/public gathering spaces, internal sidewalks and walkways as outlined in the Town of The Blue Mountains Urban Design Guidelines must be adhered to.
14. A Commercial Market Study is does not appear warranted at this time.
15. Some general Concept Plan comments have also been provided on the attached marked version including notes on: parking, loading dock design considerations, snow storage, internal and external walkways and sidewalks, apartment amenity area, garbage and

recycling waste enclosures, building elevation design, public/private gathering spaces and other notes.

16. More detailed comments will be provided when additional information is available for review. At this time an Official Plan Amendment is not anticipated. At a minimum, Applications for Plan of Subdivision, Zoning By-law Amendment and Site Plan Approval remain a requirement as well as the previously noted studies, reports and drawings:

1. Planning Justification Report
 2. Detailed Review and Commentary on Community Design Guidelines
 3. Functional Servicing Report
 4. Traffic Impact Study
 5. Noise Study (Highway 26 Connecting Link to Residential Uses)
 6. Environmental Impact Study
 7. Archaeological Study
 8. Hazard Lands analysis
 9. Landscape Plan
 10. Ministry D4 Study
 11. Preliminary Building Elevation Renderings / Drawings (excluding those lands intended for single detached dwellings)
- * Further materials may be required as the project is refined.
* Consultation with the County of Grey should be completed as an application for Plan of Subdivision requires County Approval.

17. Development Charges will apply to the residential and non-residential components of this project. (Town and County) Development Charges are typically payable at the time of building permit in accordance with the Development Charge rate in effect at the time of application. It is noted that Arthur Street and Lansdown Street are identified as Development Charges Roads and as such any required road improvements completed by the Owner may be subject to Development Charge credits.

18. Consideration of Parkland Dedication is required in consultation with Community Services. 5% of the residential component and 2% of the commercial component required.

19. A Public Open House and Deputation to Council to be completed prior to finalizing a complete application. The purpose of the Public Open House and Council presentation is to receive comments on the proposed concept plan and to seek input on the final concept plan. The Planning Justification Report shall address how the Public/Council comments have been addressed and incorporated into the final plan design.

20. An additional pre-consultation meeting would appear to be beneficial if the project will be refined based on considerations of the direction and comments contained in this memo.



Key Plan Schedule of Land Use

Lot / Blocks / Sheets	REFERENCE	YIELD Units/Block	ha [Ac.]	AREA %	
Lots 17-25	9	0.38996	(0.9556)	7.0	
Lots 1-16, 26-33	24	0.51903	(1.2826)	9.3	
Block A	8	1.795	(4.44)	32.1	
Block A	55	-	-	-	
Block B	36	1	0.616	(1.52)	11.0
Block C	38	1	1.491	(3.68)	26.6
Block C	-	-	-	-	
Block D	-	-	0.783	(1.94)	14.0
TOTALS	177	4	5.595	(13.83)	100

Statistics

YIELD	PARKINGS REQUIRED	PARKING PROVIDED
177	3122 sm	511

- Public ROW 20m
- Public ROW or Other
- Sidewalks / Internal Walkways

No.	PLAN REVISION	REVISIONS	BY	DATE
01	01	Submission	mvs	2020-12-21

Create public gathering space next to commercial buildings

Commercial building elevation details to compliment Thornbury. create street presence. streetview elevation improvements. relocate loading docks, see design guidelines

Redesign required with focus on pedestrian and non-motorized users access and flow. connections to area sidewalks with internal walkways req'd. priority given to walkability vs. vehicle access.

Arthur/Lansdowne intersection may require upgrades for increased traffic including turning lanes, roundabout, signalization, other. TIS to also review intersection needs

Confirm Loading Space dimensions and potential need for larger delivery trucks

Area of Future Development Potential

Move to Freehold?

Garbage/Recycling facilities for all uses to be reviewed

Site Grading appears challenging. final engineered grades must also complement adjacent sites and urban character

7.2m street corridor not sufficient

Site Access Separation Distances to be reviewed

Snow Storage? Shared Parking Available? Revised parking standard? buffer of commercial parking to residential rear yards? Noted not all parking spaces appear to comply with 2.75m x 5.5m zoning min. size

Apartment outdoor amenity Area to be considered 2018-65 Table 6.2.2

Internal road to remain public and extend to Alice Street as considered in first proposal. Public for services/infrastructure (looped), sidewalks, snow clearing, more residential freehold units vs. condo units, future development potential for existing private property, clear separation of condominium commitments (removes shared commercial and residential features), extension of Louisa Street could be reviewed for alternative options to an unopened ROW

Ownership or potential uses of this Block. Appears Town Owned

What considerations have been given for Stormwater Management? controls, outlets, site grading

trail opportunity? connection from Arthur Street south along beaver river corridor

GSCA review of floodplain analysis to confirm development boundaries

Arthur Street at Little Beaver River has constraints

Secondary access? TIS to review traffic distribution, speed limits, MTO req's, intersection req's.

Required Arthur Street upgrades? Min. sidewalks, street lighting. where are limits of req'd road upgrades? noted that Arthur and Lansdowne are DC roads

Area of Future Development Potential

Move to Freehold?

Garbage/Recycling facilities for all uses to be reviewed

Site Grading appears challenging. final engineered grades must also complement adjacent sites and urban character

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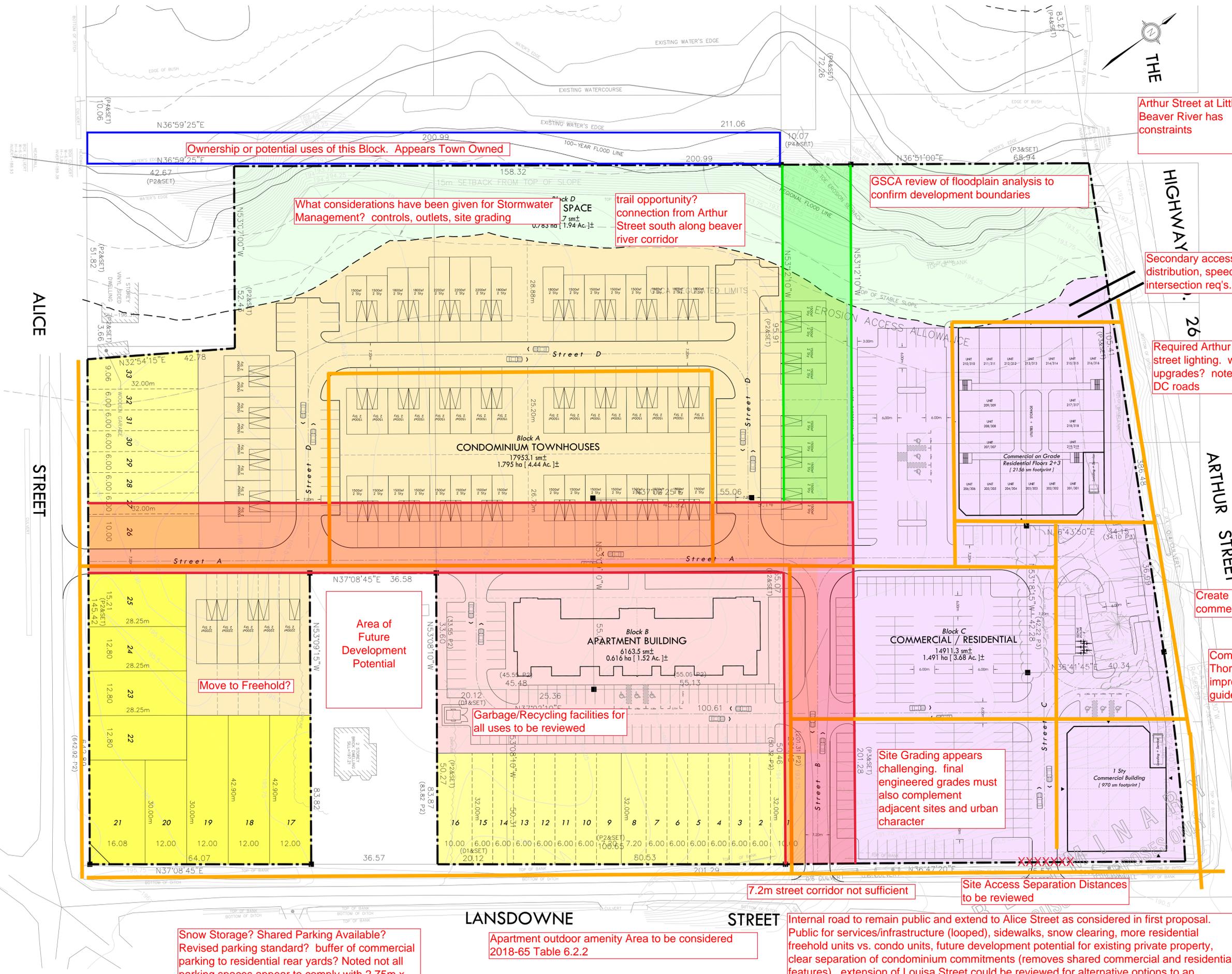
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Internal Memorandum

Development Engineering Comments

Date: February 11, 2021
To: Shawn Postma, Senior Policy Planner
Prepared by: Mason Bellamy, Development Engineering Reviewer
Reviewed by: Brian Worsley, Manager of Development Engineering
Subject: Arthur/Louisa Street residential & commercial– Pre-Consultation (P2811)

Development Engineering staff have conducted a review of the submission documents for the above noted project. We provide the following comments for the February 11th, 2021 Development Review Committee meeting:

1. Reports/Drawings required for Draft Plan:
 - a. Geotechnical report
 - b. Hydrogeological Report
 - c. Functional Servicing report, including water hydraulic analysis and sewer design sheets and Fire Flows.
 - d. Stormwater Management report
 - e. Engineering Drawings
 - f. Traffic Impact Study/Report
 - g. Flood Plan Assessment (carry forward into Application)
2. All Technical Submissions shall be submitted with the Towns Development Engineering Submission checklist (available upon request)
3. We have concern's the internal road ROW could be too narrow to accommodate Servicing and utilities. Provide road cross-section showing asphalt platform, granular base, property lines, utilities (gas, hydro, hydro transformer, bell, rogers, etc.), sidewalk, streetlights, etc. Additionally, the Town believes depending on the ownership structure of the development, Servicing in Street A and B may be required to be public infrastructure.

4. Please note all Watermains and Storm and Sewer Main are to be designed to MECP and Town Standards.
5. Is the proposal for a standard condo or common element?
 - a. If common element condo, the water system to become public infrastructure per Town Bylaw 2008-02 section 4.07 and designed to Town standards. This would be Town's preference if feasible.
 - b. If standard condo, portions of the water system could be privately-owned and may require a flow meter/backflow preventor assembly at property line. An autoflusher may be required if watermain is a branch layout, depending on age/chlorine residuals of water in main for anticipated water demands.
6. How will stormwater be managed in accordance with MECP SWM Planning and Design Manual and TBM Engineering Standards? (Post development stormwater peak flows less than or equal to those of pre-development unless down stream capacity can be demonstrated).
7. The Current plan does not show any area for Stormwater Management. Please include on future submissions.
8. Please review Thornbury West Master Drainage Study, and have your stormwater strategy comply with its recommendations
9. Water and Sanitary Modeling will be required to verify the boundary conditions of the water system and if the Sanitary system has any negative impacts down stream of the proposed site.
10. Streetlight illumination to be designed to Town Engineering Standard lux levels and to dark sky policy per Official Plan (zero lux at property lines for private sites).
11. Internal road geometric design will need to accommodate EMS vehicles (and possible garbage truck) and will likely need to become a designated Fire Route to Bylaw 2001-88. Sufficient level of details (turning radii, etc) to be provided on engineering drawings for verification by Building Department with OBC fire route requirements.
12. How is mail delivery being accommodated? Consultation with Canada Post is required. Please show mail super-box on drawings (if applicable), as well as

location vehicles could park/stand while obtaining mail. If the internal street becomes a designated Fire Route no parking will be permitted on the road.

13. What is the proposed strategy for solid waste management (garbage/recycling)?
The Commercial Development and the Apartment Building will require onsite storage facility's to Town Standards.
14. Indicate snow storage areas on drawings and verify adequate space will be available for private snow plowing contractors.
15. Pathways to be AODA compliant (see O.Reg. 191/11).
16. Please provide details of what external works will be required to facilitate the development. All Town Roads will require be restored to Town Standards or better.
17. Traffic control plans will be required for external servicing connections.
18. Please provide Parking Plan that outlines the Number of Spaces required and provided for each section of the development. The Parking Plan to be completed to the Town of Blue Mountains Zoning By-Law.
19. Please provide the equivalent number of units for the proposed development.
20. Arthur Street is Connecting link and the requirements of both the MTO and the Town will require to be met.

APPENDIX “B”

PLAN OF SURVEY

TOPOGRAPHIC SKETCH OF
PART OF LOTS 40 TO 44 (INCLUSIVE), 46, AND 47
AND ALL OF LOTS 40 TO 44 (INCLUSIVE)
PART OF LOTS 46 TO 49 (INCLUSIVE)
AND ALL OF LOUISA STREET
AND ALL OF PARK LOTS 11 TO 14 (INCLUSIVE)
AND PART OF PARK LOTS 11 AND 12
AND ALL OF PARK LOTS 13, 14 AND 15
NORTHEAST SIDE OF ALICE STREET
AND PART OF LOUISA STREET, MINTO STREET
AND ALBERT STREET
TOWNPLOT OF THORNBURY
GEOGRAPHIC TOWN OF THORNBURY
TOWN OF THE BLUE MOUNTAINS
COUNTY OF SIMCOE

SCALE 1 : 750

 RUDY MAK SURVEYING LTD.

NOTES:
 THIS TOPOGRAPHIC SURVEY PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS, CONSTRUCTION ACTIVITY, FRESH SURFACING, BENCH MARKS, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES IF SHOWN MAY BE DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A BOUND AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

ELEVATION NOTE:
 ELEVATION ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM ORIGINATED REFERENCE POINTS (ORIP) USING THE PRECISE POINT POSITIONING (PPP) SERVICE (2000 EP000) AND ARE REFERRED TO THE 1984-1985 DATUM.

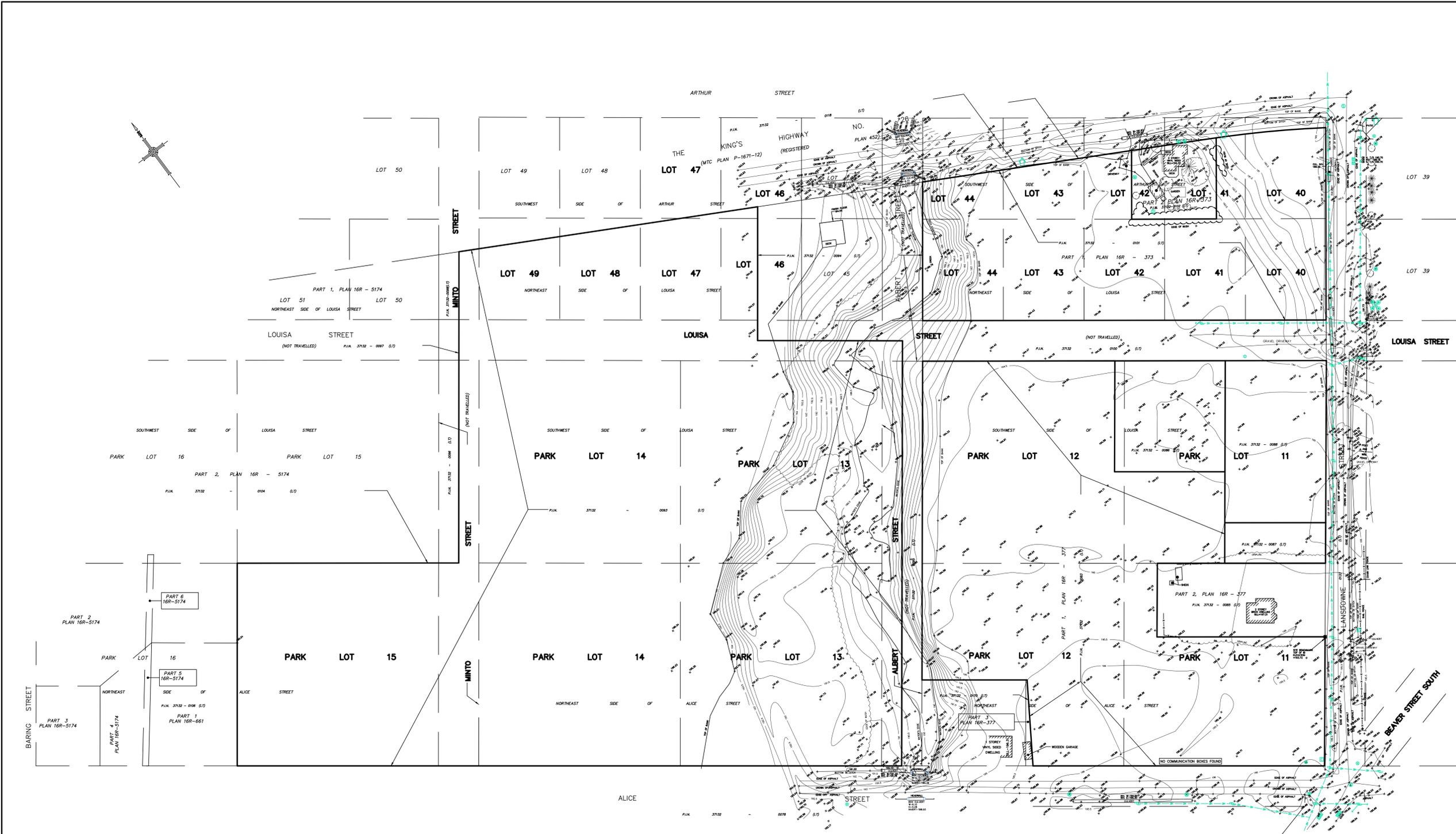
BENCHMARK:
 SITE BENCHMARK IS THE TOP OF THE B AT THE SOUTHWEST CORNER OF PART 2, PLAN 16R-377 HAVING AN ELEVATION OF 162.74

- LEGEND:**
- DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - DENOTES STANDING IRON BARR
 - DENOTES IRON BARR
 - DENOTES W.P. PLAXTON, O.L.S.
 - (187) DENOTES RONALD J. EMO, O.L.S.
 - (118) DENOTES W.P. PLAXTON, O.L.S.
 - (1949) DENOTES MARTIN H. KINLEY, O.L.S.
 - (P1) DENOTES PLAN 16R-5174
 - (P2) DENOTES PLAN 16R-377
 - (P4) DENOTES PLAN OF SURVEY BY W.P. PLAXTON, O.L.S. DATED MARCH 6, 1974
 - (P5) DENOTES PLAN 16R-661
 - (P1) DENOTES INFO. NO. R258278
 - DENOTES BOARD FENCING
 - DENOTES WHOLE (DANGEROUS)
 - DENOTES WHOLE (DANGEROUS)
 - DENOTES DUNE WELL
 - DENOTES LIGHT STRONGHOLD
 - DENOTES HORSE POLE
 - DENOTES CORK BARR
 - DENOTES FIRE HYDRANT
 - DENOTES DECIDUOUS TREE
 - DENOTES CONIFEROUS TREE
 - DENOTES SHED
 - DENOTES COMMERCIAL SIGN
 - DENOTES SIGN
 - DENOTES CIRCULAR WIRE
 - DENOTES HORSE WALL
 - DENOTES BURNED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048

RUDY MAK SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 89 89 BAY POINT ROAD
 BARRIE, ONTARIO CAN. N4S 1Y8 (705) 722-3845
 E-MAIL: RMA@RUDYMAK.COM

DRAWN BY: DM CHECK BY: FILE NO. 13394



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APPENDIX “C”

SITE PLAN

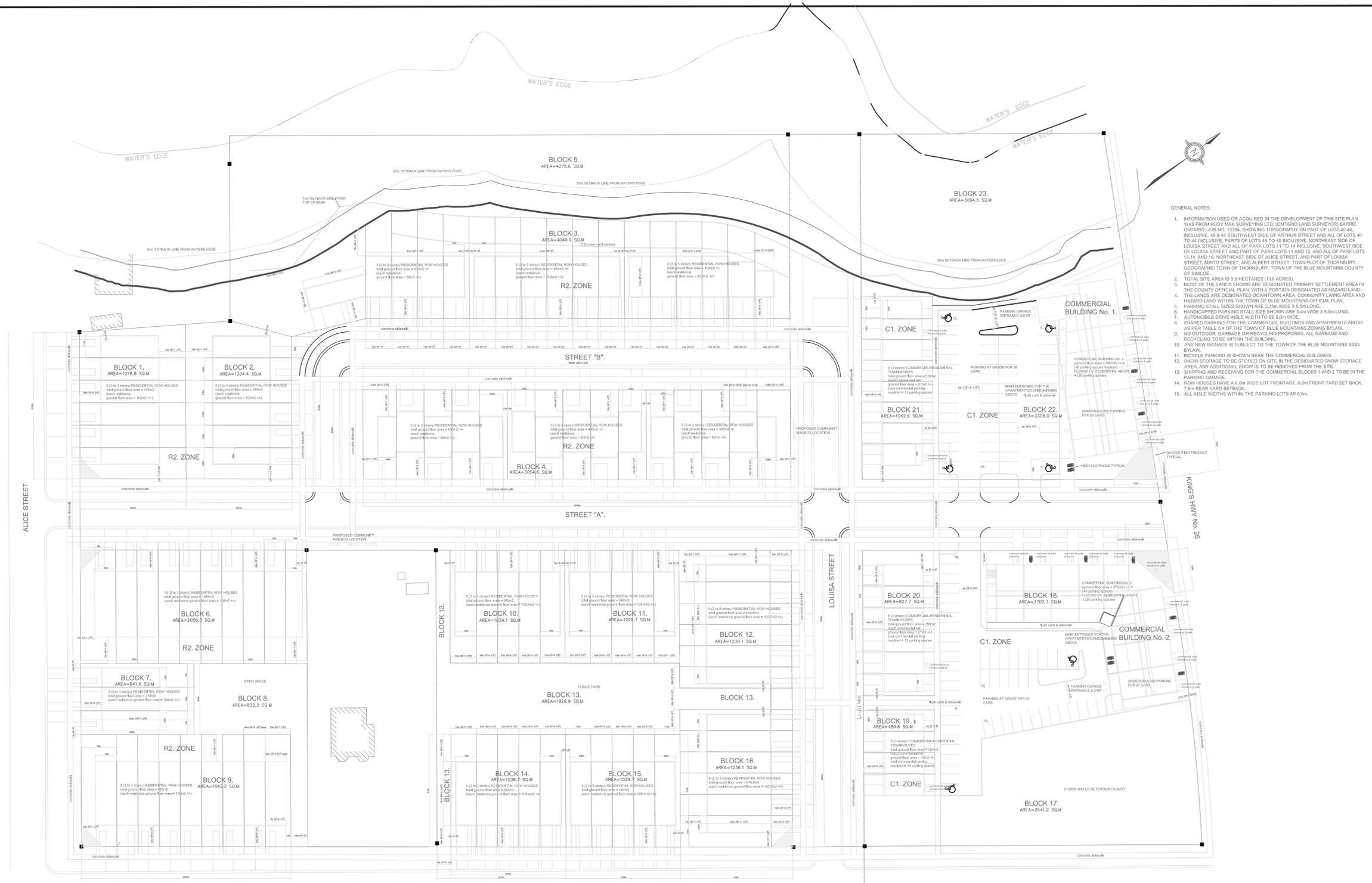
DRAWINGS ARE NOT TO BE SCALED

Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION



- GENERAL NOTES:
- INFORMATION USED OR ACQUIRED IN THE DEVELOPMENT OF THIS SITE PLAN WAS FROM RUDY MAK SURVEYING LTD. (ONTARIO LAND SURVEYOR) BARRIE ONTARIO, JOB NO. 13384, SHOWING TOPOGRAPHY ON PART OF LOTS 60-64, INCLUSIVE, 46 & 47 SOUTHWEST SIDE OF ARTHUR STREET AND ALL OF LOTS 40 TO 44 INCLUSIVE, PARTS OF LOTS 45 TO 49 INCLUSIVE, NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 TO 14 INCLUSIVE, SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12, AND ALL OF PARK LOTS 13, 14, AND 15, NORTHEAST SIDE OF ALICE STREET, AND PART OF LOUISA STREET, MINTO STREET, AND ALBERT STREET, TOWN PLOT OF THORNHURRY, GEOGRAPHIC TOWN OF THORNHURRY, TOWN OF THE BLUE MOUNTAINS COUNTY OF SIMCOE.
 - TOTAL SITE AREA IS 5.6 HECTARES (13.8 ACRES).
 - MOST OF THE LANDS SHOWN ARE DESIGNATED PRIMARY SETTLEMENT AREA IN THE COUNTY OFFICIAL PLAN, WITH A PORTION DESIGNATED AS HAZARDOUS LAND. THE LANDS ARE DESIGNATED DOWNTOWN AREA, COMMUNITY LIVING AREA AND HAZARDOUS LAND WITHIN THE TOWN OF BLUE MOUNTAINS OFFICIAL PLAN.
 - AUTOMOBILE DRIVE ALLEYS WORTHY TO BE 6.0m WIDE.
 - HANDICAPPED PARKING STALL SIZE SHOWN ARE 3.4m WIDE X 5.5m LONG.
 - PARKING STALL SIZES SHOWN ARE 2.7m WIDE X 5.5m LONG.
 - SHARED PARKING FOR THE COMMERCIAL BUILDINGS AND APARTMENTS ABOVE AS PER TABLE 5.4 OF THE TOWN OF BLUE MOUNTAINS ZONING BY-LAW.
 - NO OUTDOOR GARBAGE OR RECYCLING PROPOSED. ALL GARBAGE AND RECYCLING TO BE WITHIN THE BUILDING.
 - ANY NEW SIGNAGE IS SUBJECT TO THE TOWN OF THE BLUE MOUNTAINS SIGN BY-LAW.
 - BICYCLE PARKING IS SHOWN NEAR THE COMMERCIAL BUILDINGS.
 - SNOW STORAGE TO BE STORED ON SITE IN THE DESIGNATED SNOW STORAGE AREA. ANY ADDITIONAL SNOW IS TO BE REMOVED FROM THE SITE.
 - SHIPPING AND RECEIVING FOR THE COMMERCIAL BLOCKS 1 AND 2 TO BE IN THE PARKING GARAGE.
 - ROW HOUSES HAVE A 6.0m WIDE LOT FRONTAGE, 6.0m FRONT YARD SETBACK, 7.5m REAR YARD SETBACK.
 - ALL AISLE WIDTHS WITHIN THE PARKING LOTS ARE 6.0m.



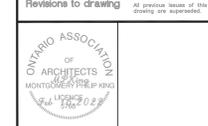
SITE STATISTICS (TOTAL SITE AREA = 5.6 HECTARES)

LAND USE	NUMBER OF UNITS	GROUND FLOOR AREA	PARKING PROVIDED
RESIDENTIAL TOWNHOUSES	98 UNITS	9658 m ²	7 spaces per unit
COMMERCIAL RESIDENTIAL TOWNHOUSES	18 UNITS	1171 m ²	2 spaces per unit residential 1 space for 20% of commercial
COMMERCIAL BUILDINGS	8 BUILDINGS CONTAINING A TOTAL OF 10 COMMERCIAL UNITS	1735 m ²	88 parking spaces required
APARTMENT UNITS ABOVE THE COMMERCIAL BUILDINGS	2 BUILDINGS CONTAINING A TOTAL OF 75 APARTMENTS	no ground floor area	as per the parking table

SCHEDULE OF LAND USE

PROPOSED LAND USE	BLOCKS	YIELD UNITS/BLOCKS	AREA
RESIDENTIAL TOWNHOUSES & DEMI-DETACHED TOWNHOUSES	1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 14, 15, 16	98 UNITS PER 13 BLOCKS	2,822 HECTARES
COMMERCIAL RESIDENTIAL TOWNHOUSES	18, 25, 21	18 UNITS PER 3 BLOCKS	2,559 HECTARES
COMMERCIAL BUILDINGS 1 & 2	16, AND 22	17 UNITS PER 2 BLOCKS	7,083 HECTARES
RESIDENTIAL UNITS ABOVE THE COMMERCIAL BUILDINGS	16, AND 22	75 UNITS PER 2 BLOCKS	SHARED SPACE WITH COMMERCIAL BUILDINGS 1 & 2
STORM WATER FACILITY	17		3,942 HECTARES
PUBLIC PARK	13		1,029 HECTARES
OPEN SPACE	5, 8, AND 23		823 HECTARES
TOTAL			5.6 HECTARES 13.8 ACRES

ADDED & REVISED INFORMATION	DATE	BY
ADDED & REVISED INFORMATION	22/02/18	MPK
ADDED DIMENSIONS	22/02/04	MPK
REVISED SITE TRIANGLES & DIMENSIONS	22/02/02	MPK
REVISED LOT LINES	22/01/26	MPK
REVISED DRAWING DIMENSIONS	22/01/21	MPK
REVISED LOT LINES	22/01/07	MPK
ADDED 15m SETBACK LINE	4/22/01/05	MPK
REVISED CHART	21/12/21	MPK
REVISED DRAWING	21/12/06	MPK
ISSUED FOR COMMENT	1/21/12/02	MPK



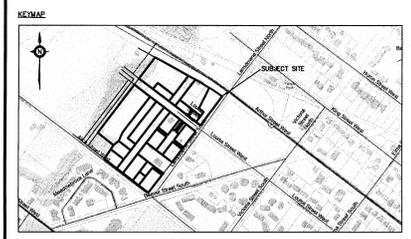
Project Title: **BLUE MEADOWS DEVELOPMENT**
LANDSDOWNE & ALICE STREET THORNHURRY
TOWN OF THE BLUE MOUNTAINS
ONTARIO

Project number	Date	Scale as noted
2021-1000	DEC 2021	as noted

Sheet Title: **SITE LAYOUT (NOTES)**
Drawing No: **A1.0**

APPENDIX “D”

DRAFT PLAN OF SUBDIVISION



MONTGOMERY PHILIP KING ARCHITECT Inc.
 383 McABB STREET UNIT 124
 SOUTHAMPTON ONTARIO
 N0H 2L0
 TEL : 1-519-797-1958
 FAX : 1-519-797-3265
 CELL : 1-519-368-1466
 email : montgomery.king@sympatico.ca

DRAWINGS ARE NOT TO BE SCALED
 Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

SURVEY NOTES
 SECONDARY SURVEY BASED ON FIELD SURVEY BY RUDY MAK SURVEYING LTD., DATED: JUNE 12, 2017.
 TOPOGRAPHIC INFORMATION BASED ON INFORMATION FROM "TOPOGRAPHIC SECTION 37" RUDY MAK SURVEYING LTD., DATED: JUNE 12, 2017.

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED BEING THE REGISTERED OWNER OF THE SUBJECT PROPERTY HEREBY DO HEREBY CERTIFY THAT I HAVE READ AND APPROVE THIS PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE COUNTY OF GREY FOR APPROVAL.

DATED THE 17th DAY OF February, 2021.
 SHEKHAR DAHAL
 ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE Feb 23 2021
 RUDY MAK
 ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(12) OF THE PLANNING ACT

- (A) SHOWN ON PLAN
- (B) SEE KEY PLAN
- (C) SHOWN ON PLAN
- (D) RESIDENTIAL
- (E) SHOWN ON PLAN
- (F) SHOWN ON PLAN
- (G) SHOWN ON PLAN
- (H) MUNICIPAL WATER
- (I)
- (J) SHOWN ON PLAN
- (K) NONE

LEGEND
 ■ DENOTES FOUND SURVEY MONUMENT
 SSB DENOTES SURVEY STANDING IRON BAR
 SIB DENOTES STANDARD IRON BAR
 B DENOTES IRON BAR
 (M&D) DENOTES W.W. HELMAN, O.L.S.
 (115) DENOTES RONALD J. EMO, O.L.S.
 (116) DENOTES W.J. BLAIR, O.L.S.
 (184) DENOTES MARTIN W. KINSLEY, O.L.S.
 WT DENOTES WITNESS
 --- DENOTES FENCE
 --- DENOTES SUBJECT PROPERTY LINE
 --- DENOTES EXISTING CONTOUR LINE
 --- DENOTES EXISTING BUILDING
 --- DENOTES BICYCLE RACK

REVISED DRAWING	DATE	BY
REVISED DRAWING	11. 22/02/15	GM
REVISED DRAWING	10. 22/02/02	GM
REVISED DRAWING	9. 22/01/28	GM
REVISED LOT LINES	8. 22/01/28	MPK
REVISED DIMENSIONS ON COMMON	7. 22/01/21	MPK
REVISED DRAWING	6. 22/01/13	GM
REVISED LOT LINES	5. 22/01/07	MPK
ADDED 15m SETBACK LINE	4. 22/01/05	MPK
REVISED CHART	3. 21/12/21	MPK
REVISED DRAWING	2. 21/12/20	MPK
ISSUED FOR COMMENT	1. 21/12/20	MPK
Particulars	No.	Date

Revisions to drawing All previous issues of this drawing are void.

PROJECT
 PART OF LOTS 40 TO 44 (INCLUSIVE) SOUTHWEST SIDE OF ALBERT STREET AND ALL OF LOTS 40 TO 44 (INCLUSIVE) NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 AND 12 SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12 NORTHEAST SIDE OF ALICE STREET AND PART OF LOUISA STREET TOWNLOT OF THORNBUURY GEOGRAPHIC TOWN OF THORNBUURY COUNTY OF GREY

Project site
 BLUE MEADOWS DEVELOPMENT
 LANSDOWNE & ALICE STREET THORNBUURY

TOWN OF THE BLUE MOUNTAINS ONTARIO

RUDY MAK SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 89 BIG BAY POINT ROAD
 BARRIE, ONTARIO L4N 8M5 (705) 722-3845
 E-MAIL MAIL@MAKSURVEYING.COM

Project number	Date	Scale
2021-1000	2021	As noted
Sheet title	Drawn by	Checked By
SITE LAYOUT (NOTES)	MPK	MPK
Sheet title	Drawn by	Checked By
SITE LAYOUT (NOTES)	MPK	MPK

DRAWN BY: GM CHECK BY: GM FILE No. 14946DPOS

APPENDIX “E”

PRELIMINARY LANDSCAPE PLAN



Artistic rendering is intended to illustrate the preliminary concept design and may not represent the final conditions.



Blue Meadows Development LANDSCAPE CONCEPT PLAN

Date: March 1, 2022

Scale: 1:500 @ 24"x36"

0 5 10 20m



APPENDIX “F”

DRAFT ZONING BY-LAW AMENDMENT

The Corporation of the Town of The Blue Mountains

By-Law Number 2022 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The BlueMountains Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

- 1.) That Schedule 'A', Map '8' to the Blue Mountains Zoning By-law 2018-65 is hereby amended by re-zoning those lands known as

PLAN OF SUBDIVISION OF PART OF LOTS 40 TO 44 (INCLUSIVE) SOUTHWEST SIDE OF ARTHUR STREET AND ALL OF LOTS 40 TO 44 (INCLUSIVE) NORTHEAST SIDE OF LOUISA STREET AND ALL OF PARK LOTS 11 AND 12 SOUTHWEST SIDE OF LOUISA STREET AND PART OF PARK LOTS 11 AND 12 NORTHEAST SIDE OF ALICE STREET AND PART OF LOUISA STREET TOWNPLOT OF THORNBURY GEOGRAPHIC TOWN OF THORNBURY TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY
--

from the Residential One (R1-1), Development (D) and Hazard (H) Zones to the Residential Two (R2), Village Commercial (C1), Village Commercial Exception (C1-XX), Open Space (OS) and Hazard (H) Zones.

- 2.) That Table 9.1 – Exceptions to Zoning By-law 2018-65 is amended by adding Exception XX with the following special provisions:
 - i) Live/Work Rowhouse Units shall be permitted.
 - ii) For the purposes of this Bylaw, a "Live/Work Use" is a rowhouse unit where the ground floor is used exclusively for commercial purposes only by the occupant of the rowhouse unit, and where the commercial and residential components are accessed by a common internal staircase or corridor.
 - iii) The only commercial uses permitted in a Live/Work rowhouse unit shall be the following:
 - a) Art Gallery
 - b) Business Office
 - c) Child Care Centre
 - d) Commercial School

- e) Dog Grooming Centre
- f) Personal Service Shop
- g) Repair Shop
- h) Retail Store
- i) Studio

For the purposes of this Bylaw **Dog Grooming Centre** means premises providing daily non-medical care for, grooming of domestic dogs kept as pets, on a short-term basis within a wholly enclosed building. Such premises shall not include any outdoor facilities, such as dog runs or exercise yards, as a component of the operation.

For the purposes of this By-law **Studio** means the premises of an artist or artisan, such as a photographer, painter, sculptor or musician, where the products of the artist or artisan are prepared, made, processed or assembled. The display and retail sale of products produced on the premises is permitted.

The following zoning exceptions shall apply to a Live/Work rowhouse use:

Minimum lot frontage	6.0 m
Minimum front yard	6.0 m
Minimum rear yard	3.0 m
Minimum interior side yard	1.2 m
Minimum exterior side yard	4.0 m
Maximum height	11.0 m

3.) That schedule 'A-1' affixed hereto is declared to form part of this By-law.

And further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ___ day of _____, 2022

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2020- as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ___ day of _____, 2022.

Dated at the Town of The Blue Mountains, this ___ day of _____, 2022.

Corrina Giles, Clerk

SCHEDULE A-1
TO BY-LAW 2022-

