

PRECONSULTATION MEETING

RE: OSLER 50, WEST SIDE OF CNTY RD 21, NORTH OF SCANDINAVE SPA

SEPTEMBER 12, 2018

Meeting held at the Town of The Blue Mountains Offices. 10:00am

Attending:

Randy Scherzer – Grey County Planning Director

Judy Rhodes-Monk - NEC Planner

Shawn Postma – Town Planner

Brian Worsley – Town Engineer-Planning

Samer Chaya – Owner/Proponent

Sal Chaya – Owner/Proponent

Mike Hensel – Hensel Design Group

Jeremy Acres – C C Taham Engineers

Dan Tiggert – C C Tatham Engineers

1. By way of introduction, Colin advised that the objective today is to present the development proposal and scope what will be required to support our applications. Review materials submitted with the preconsultation meeting request included: Land Use Concept #2 (Hensel); Preliminary Environmental Overview (Hensel), and; Servicing Brief (C C Tatham).
 - a. The subject lands comprise 20.3ha immediately north of Scandinave Spa lands. The lands front onto the west side of Grey Road 21. The northern boundary is the 13th Monterra Golf Course Fairway, the west boundary abuts Second Nature.
 - b. For the most part, the lands are designated in the Local Official Plan “Residential Recreational Area” at a maximum density of 15 units per ha. There is also a “Hazard” land use designation on an area in the south-east quadrant of the plan and associated with an existing drainage feature.
 - c. The proposal plan is to develop the lands for residential uses while defining and retaining Hazard land areas, providing a public park block that is adjacent to the neighbouring parks provided through Windfall and Second Nature and, is serviced by a municipal road system anchored by a main east-west road. . The concept development plan reviewed could generate over 120 residential lots comprising single detached and semi-detached dwelling units. The minimum density proposed is at around 7.8 units per ha. The Open Space component is about 7.9ha or about 39% of the gross area.
 - d. Approvals for a Draft Plan of Subdivision and a related zoning By-law amendment are required.
2. Randy Scherzer made the following comments (to be followed by written submission):
 - a. Written comments to be provided and will include a list of required studies/reports.
 - b. A 5.2m road widening will be required.
 - c. A TIS will be required.

3. Shawn Postma made the following comments (to be followed by written submission):
 - a. The overall plan appears to account for key subdivision design matters.
 - b. The proposed range of unit types is allowed for in the Official Plan.
 - c. The proposed density of about 7.8 units per ha is on the low side and consideration should be given to increasing the density.
 - d. The open space component of 39% would meet the intent of the Official Plan (at 40%). A certain degree of latitude is acceptable.
 - e. Brian W commented on the standard that about 85 units would be permitted with a single point of access. Servicing connections from Second Nature to the west will be required. Water service on interim basis through Collingwood is possible.
 - f. Environmental and archaeological studies will be requires along with standard FSR and Traffic reports.
 - g. Provisions for future transit stops to be considered along County Road 21.
 - h. Written comments to be provided.
4. Judy Rhodes- Monk made the following comments:
 - a. Landscape and visual impact considerations will be required.
5. Amy Knapp of NVCA provided written comments for the meeting. Amy noted that the subject lands fall within the jurisdictions of both NVCA and GSCA and that coordination of development review matters between the two agencies is necessary.
6. There were no comments from Grey Sauble Conservation Authority.
7. Next Steps Summary:
 - a. Proponents to complete required studies and reports (per confirmation from Grey County and Town).
 - b. Proponent to confirm status of potential D4 study requirements from Simcoe County.
 - c. Proponent to follow up with NVCA and GSCA regarding jurisdictional divide and opportunity for one agency to take lead.
 - d. Proponent to consider comments regarding housing form and density.
 - e. County and Town to follow up with written comments.

Notes prepared by Colin Travis.

Colin Travis

From: Amy Knapp <aknapp@nvca.on.ca>
Sent: Tuesday, September 11, 2018 3:44 PM
To: Colin Travis; Shawn Postma (spostma@thebluemountains.ca); Randy Scherzer (randy.scherzer@grey.ca); Rhodes-Munk, Judy (MNRF); Brian Worsley (samer@royaltonhomes.com); SAL CHAAYA; Mike Hensel (mike@henseldgi.com); jacres@cctatham.com; Lori Carscadden (lcarscadden@thebluemountains.ca)
Subject: RE: Preconsult "Osler 50" - Royalton Homes - Sept 12th - TBM Planning offices
Importance: High

Good Afternoon Colin,

I have now had the opportunity to review your email and attachments in detail and I understand you are looking for direction in terms of the approach to the application process and the scoping of technical studies (ie. EIS) at tomorrow's meeting.

Unfortunately, I do not have any technical staff available to attend the pre-consultation meeting tomorrow morning. Therefore, to make the best use of everyone's time, I would like to offer preliminary pre-consultation comments in lieu of attending the meeting.

As part of my initial research, I noted that the property is also partially within the Grey Sauble Conservation Authority (GSCA) and Niagara Escarpment Commission (NEC) jurisdiction. It would appear that those commenting agencies were not circulated on the pre-consultation request. Given the jurisdiction complexities of the site, I would recommend that a separate meeting and/or discussions between the three agencies to determine whom will take the lead on this development.

Therefore in lieu of attending the meeting I can offer you the following preliminary pre-consultation comments on the proposed Plan of Subdivision/condominium and Zoning By-law Amendment on the property located at Part of Lot 17, Con 1 in the Town of Blue Mountains.

Ontario Regulation 172/06

The subject lands appear to contain two intermittent streams with some steep slopes located at the south west corner of the property. The NVCA has also identified a flood risk for the watercourse however the drainage area is limited and flooding appears to be contained within the valley feature

Due to the presence of the watercourse and valley slopes and erosion hazard areas, the subject property is partially regulated pursuant to Ontario Regulation 172/06 the Authority's Development Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property

Based upon a review of the draft concept plan provided NVCA staff offers the following preliminary comments:

Stormwater Management

1. A stormwater management report and associated plans will be required to current standards. More information can be found in the NVCA engineering guidelines available on our website at nvca.on.ca.

Natural Hazards

1. The NVCA requires an Erosion Hazard Analysis using Natural Hazard guidelines established under the Provincial Policy Statement. Based upon the conceptual plan, some of this work may have been completed.

2. A soils study should be completed in order to determine if organic/hazardous soils are present on-site.

Ecology

1. An Environmental Impact Study [EIS] is required in support of potential development on this property. The EIS should include:
 - i. Ecological Land Classification [ELC] mapping;
 - ii. Wetland boundary mapping (if present), including delineation of a 30m wetland setback. Wetland boundary staking should take place in cooperation with/or audited by NVCA staff;
 - iii. Minimum two-season vascular plant survey program (e.g. late May/early June & early August);
 - iv. Minimum two-season amphibian survey program focused on applicable wetland communities (if present), and woodland communities where vernal pool features are identified;
 - v. Incidental wildlife surveys;
 - vi. Dawn breeding bird survey program using Ontario Breeding Bird Atlas methods to determine if the property and/or adjacent lands function as habitat for SAR and/or area-sensitive birds;
 - vii. Screening for the presence or absence of Butternut and other species at risk [SAR] flora should be completed between late May and mid-September. As MNRF has the primary mandate for SAR, the proponent should work directly with MNRF to address any species at risk issues and all appropriate MNRF protocols should be followed. MNRF correspondence should be appended to the report;
 - viii. Assessment of candidate and confirmed Significant Wildlife Habitat features present on the property, as per the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF 2015);
 - ix. Review and functional assessment of local drainage, including a review of potential connectivity and direct/indirect contributions to fish habitat;
 - x. An EIS report prepared by a qualified ecologist, detailing an assessment of identified natural heritage features, and an objective assessment of potential direct and indirect impacts to these features from the proposed development;
 - xi. The EIS should outline all recommendations for impact avoidance and mitigation. Where proposed works would result in unavoidable impacts to natural heritage features, measures must be considered for compensation/offsetting, as determined in consultation with NVCA staff.
 - xii. Survey program data should be appended to the submitted report, including community-specific vascular plant data, amphibian call survey results, and breeding bird survey results.

Land Use Planning

1. In order to accurately determine the appropriate limits to development, NVCA staff request that a *scaleable* drawing be provided which illustrates the following items (as applicable):
 - i. The wetland boundaries (if present);
 - ii. The width of all wetland buffers (if present);
 - iii. The erosion hazard limit (which should include the 6 metre access allowance);

- iv. The floodplain limit plus the 6 metre access allowance;
- v. The watercourse edge plus 30 metre setback
- vi. The proposed lot fabric.

Please confirm that all works are within of the limits of development.

This information should be accompanied by an appropriate and complete legend. Constraint lines, access allowances, and buffer setbacks should be labelled. Please confirm that all works are outside of the limits of development. (i.e. all natural hazards, access allowances, natural heritage features and associated buffers and setbacks). The limits to development will be determined by the furthest extent of the hazard plus the required access allowance or the natural heritage feature and appropriate buffer; whichever is the greatest constraint.

Submission Requirements

NVCA staff request that all submissions materials be provided in digital format only.

Fees

Effective March 2016, the NVCA has a new fee schedule. A copy of the policy and associated fee schedule can be found online using the following link:

[https://www.nvca.on.ca/Shared%20Documents/NVCA Planning Fees Mar 2016.pdf](https://www.nvca.on.ca/Shared%20Documents/NVCA%20Planning%20Fees%20Mar%202016.pdf)

The fee for residential draft plans of subdivision is \$3,300 per net hectare, with a minimum fee of \$12,500 and a maximum fee of \$100,000. This fee is payable in four phases with the first 25% being due upon receipt of formal application.

Payment Options are as follows

By mail - A cheque payable to the "Nottawasaga Valley Conservation Authority" and mailed to the attention of the undersigned.

By phone - Payment can be made by credit card by contacting Reception at 705-424-1479.

In person - Visit our offices during the operating hours of 8:30 am to 4:30 pm Monday thru Friday located at 8195 8th Line, Utopia. Cheque, credit card, debit and cash accepted.

These comments should be considered preliminary in nature. We will require additional information (full application submission) in order to complete our review and additional comments may be provided in the future. NVCA staff appreciates the opportunity to comment at this stage in the process. Should you require any further information, please feel free to contact the undersigned.

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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SLC 250



Grey County Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

November 2, 2018

Mr. Colin Travis
Travis & Associates
7- 275 First Street
Collingwood, ON, L9Y 1A8
colint@travisinc.ca
****Sent Via Email****

Re: Proposed Plan of Subdivision and Zoning By-law Amendment Pre-Submission Consultation (Osler Bluff Road Subdivision)
Part Lot 17, Concession 1, Town of The Blue Mountains (geographic Township of Collingwood)

Dear Mr. Travis:

This correspondence is in response to our pre-submission consultation meeting held on September 12, 2018 in which we discussed your proposed Plan of Subdivision and Zoning By-law Amendment. Thank you for taking the time to meet with County and Town staff to outline your proposed development, and to share your draft concept plan with us. This letter should reiterate what we spoke of at our meeting and provide a record of what the County would need to see addressed as part of a Plan of Subdivision application.

The subject property is designated as 'Recreational Resort Area' in the County Official Plan. Portions of the subject lands are identified as Significant Woodlands on Appendix B of the County Official Plan. Please note that County Council recently adopted a new County Official Plan which will now be sent to the Province for their approval. The adopted Official Plan continues to designate the subject lands as 'Recreational Resort Area' and the adopted Appendix B continues to show Significant Woodlands on portions of the subject lands. Depending upon the timing of the application submission, you may want to review both documents to ensure that the proposed application conforms to both the existing County Official Plan and the proposed adopted Official Plan. We anticipate that the Province will make a decision on the adopted Official Plan in the first half of 2019.

The following represents the materials required as part of the Plan of Subdivision application process;

1. Planning Justification Report addressing the *Planning Act*, Provincial Policy Statement, Niagara Escarpment Plan, County Official Plan (current and adopted) and Town of The Blue Mountains Official Plan & Zoning provisions,
2. Storm Water Management Report (ensuring that the post development flows are equal to or less than the predevelopment flows, especially as it relates to any stormwater proposed to enter the ditch along Grey Road 21).
3. Functional Servicing Report (how this integrates with the surrounding developments),
4. Archaeological Assessment (at a minimum a Stage 1 needs to be submitted and further stages if recommended by the Stage 1),
5. Traffic Impact Study (needs to reflect the potential impacts from the existing and draft approved developments in the immediate area especially as it relates to Grey Road 21 and Grey Road 19. The Study should identify any potential improvements to the County Roads to handle the traffic from this proposed development when combined with the existing traffic and projected traffic in this area).
6. Environmental Impact Study
7. Any further requirements as identified by the Town, NVCA/GSCA, and NEC
8. Draft Plans,
9. Plan of Subdivision application to the County including all required application fees/deposits, and
10. Zoning By-law Amendment application to the Municipality including all required application fees/deposits.

The following are some other requirements and considerations that the County would like to see incorporated into the proposed plan of subdivision:

1. Road widening of 5.18 metres to be dedicated to the County on the west side of Grey Road 21.
2. 50 foot daylight triangles to be dedicated to the County at the proposed intersection on to Grey Road 21.
3. An exemption request will need to be submitted with the application submission addressed to the Pat Hoy, Director of Transportation Services for the County, requesting an exemption to the transportation policies based on the fact that the proposed intersection entrance onto Grey Road 21 is less than 400 metres to an existing intersection on Grey Road 21.
4. The proposed entrance/intersection onto Grey Road 21 should be designed to be at a 90 degree angle to Grey Road 21. The entrance/intersection should be designed in accordance with OPSD 300.020
5. One foot reserve to be shown on the lots adjacent to Grey Road 21 to prevent access from these lots directly onto Grey Road 21.
6. The land required for the proposed Community Trail that would run parallel to Grey Road 21 should be dedicated to the Town and would be in addition to the 5.18 metre road widening to be dedicated to the County.
7. In addition to the Community Trail Link shown on the concept plan, the County encourages that further trail links and/or sidewalks be included to connect to proposed/existing trails on the adjacent lands.

8. The County would encourage the development to be designed to maximize the density permitted within the Town of The Blue Mountains Official Plan and we recommend that a mix of housing types be considered for the proposed plan of subdivision. It is also recommended that consideration be given to developing units that are more affordable/attainable in the area given the fact that the subject lands are in close proximity to the Blue Mountain Village and given the fact that there is a shortage of affordable/attainable housing for people that work in this area of the County.
9. The County would also encourage the proponents to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal *Planning Act* circulation, which is part of the Plan of Subdivision process. Further contact information for the First Nations and the Métis, can be provided to you should you require this information.
10. As noted at the meeting, there is a former waste disposal/incineration site in the Town of Collingwood, Simcoe County that is in close proximity to the subject lands. It appears that this site is greater than 500 metres from the subject lands and therefore a D4 study may not be required; however you may want to contact the County of Simcoe to ensure that no additional studies will be required by either the Town of Collingwood and/or Simcoe County as it relates to this former waste disposal site.

The above information reflects what the County would need to see submitted to constitute a complete application for the proposed Plan of Subdivision.

The County reserves the right to ask for more information or clarification at a later date based on; further review, agency comments, or public concerns.

Once again thank you for taking the time to meet with us and to share the vision for this property. County staff looks forward to working with you in the future, as you proceed with these development applications.

Please do not hesitate to contact the County if you have any questions or concerns with any of the requirements noted above.

Yours truly,



Randy Scherzer, MCIP, RPP
Director of Planning
519-372-0219 extension 1237
randy.scherzer@grey.ca
www.grey.ca

cc. Shawn Postma, Town of The Blue Mountains (by email only)



Town of The Blue Mountains

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

January 9, 2019

Via Email Only

Colin Travis MCIP RPP
Travis & Associates
7 – 275 First St
Collingwood, ON L9Y 1A8
colint@travisinc.ca

**RE: Osler 50 – BlueVista Preconsultation Response Letter
Proposed Plan of Subdivision and Zoning By-law Amendment
Concession 1 South Part Lot 17
Town of The Blue Mountains, County of Grey**

Dear Mr. Travis,

The Town of The Blue Mountains Planning and Development Services Department attended the September 12, 2018 preconsultation meeting with the County, NEC and your project team. The following is a summary of the Town points raised at the meeting followed by the application requirements to be submitted to the Town.

The subject lands are designated 'Residential Recreational Area' and 'Hazard' within the Town of The Blue Mountains Official Plan. Permitted uses include a range of residential housing types at a density up to 15 units per hectare. In addition, a minimum of 40% open space must be incorporated into the design of the subdivision. A concept plan showing approximately 120 new residential lots consisting of single detached and semi-detached dwellings was shared. The concept plan proposes a density of approximately 7.8 units per hectare and 39% open space. In addition a public park is proposed to be dedicated in the south-west corner of the lands to be added to the larger regional park shared with the Windfall and Second Nature lands. Road connections are proposed to Grey Road 21 and to the future streets on the Second Nature lands. It was noted at the meeting that significant environmental review has been started to delineate environmental protection zones.

The subject lands are zoned Development 'D' and Hazard 'H'. An application for zoning by-law amendment will be required to permit the proposed development. The

application must be supported by the following minimum list of studies and application requirements:

1. Planning Justification Report providing an overview and understanding of the proposal, site history, site statistics, and conformity/compliance with Provincial Policy Statement, County Official Plan, Niagara Escarpment Plan, Town of The Blue Mountains Official Plan and the Comprehensive Zoning By-law 2018-65. Consideration should be given to increasing the density from 7.8 units per hectare to 15 units per hectare maximizing the permitted density on the site. Consideration for smaller lots, inclusion of higher density uses (ie townhouse dwellings), provision of attainable units (ie low rise apartment units or resort employee rental housing) should be included. Details on phasing strategy to be provided.
2. Public Trails Map showing the proposed public trail system including connections along to adjacent trail systems and taking advantage of new trail opportunities and scenic views and vistas along the Nipissing Ridge and other areas of interest.
3. Landscape Analysis demonstrating areas of natural vegetation to be preserved and/or enhanced. The Landscape Analysis will provide the foundation for the subdivision Landscape Plan required post Draft Plan Approval.
4. Archaeological Assessment Stage 1 and further Stages as required
5. Environmental Impact Study. Assessment of existing features and delineation and recommendations for areas requiring protection.
6. Functional Servicing Report. Functional engineering review of water supply, sanitary sewer, roads, drainage components
7. Geotechnical Study to review slope stability adjacent to proposed stormwater management ponds.
8. Stormwater Management Report. Functional engineering review of drainage and proposed stormwater management controls, features and related infrastructure. Consideration of environmental protections to Silver Creek watercourse and existing downstream issues related to watercourse 1.
9. Traffic Impact Study to assess the impact of the development on area roads and existing transportation system. Determine if infrastructure upgrades are required including location and development triggers for required upgrades. Review necessity for road widenings/daylighting (County Road 21). Consider buildout (85 unit capacity) on one access, and timing of second access points. Lands are located on an existing Collingwood-The Blue Mountains Transit route. Location of bus laybys to be considered among existing bus stops and future stops planned with surrounding residential development. Further consultation to occur with County of Grey on Traffic Impact Study requirements.
10. The Town does not require a D4 Study as the subject property is located outside the 500 metre assessment area.

The following application forms and fees are required for a complete submission and to get the project to the Draft Approval and Zoning Decision stage:

\$ 14,075 Large Scale Zoning By-law Amendment Application — Planning Fee
\$ 1,070 Large Scale Zoning By-law Amendment Application — Engineering Fee
\$ 14,710 Large Scale Draft Plan Review Application — Planning Fee
\$ 5,355 Large Scale Draft Plan Review Application — Engineering Fee
\$ 5,000** Planning Security Deposit

The following application forms and fees are required post Draft Plan and Zoning Approval and prior to Technical Review and Plan Registration:

\$ 15,600* Large Scale Technical Subdivision Review – Eng. Prepayment Fee
\$ 14,995 Large Scale Agreement Preparation Fee – Planning Fee
\$ 920 By-law Application to remove the Holding '-h' Symbol — Planning Fee
\$ 225 Draft Plan Clearance Letter to County of Grey – Planning Fee

* works fee of 4.16% will be calculated at time of the execution of the subdivision agreement. The Engineering Prepayment Fee will be credited to the 4.16% works fee.

** security deposit to be maintained at \$5,000. Unused portions of the Security Deposit are returned to the proponent upon completion of the file and upon written request.

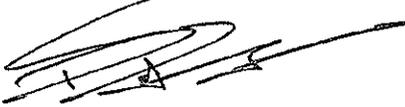
Fees are current as of the date of this letter. Actual fees will be confirmed at time of payment.

Upon receipt of your application and payment of applicable fees, the Town will advise in writing as to the completeness of the application within 30 days.

If you have any questions with respect to the foregoing, kindly contact the undersigned at 519-599-3131 Ext. 248 or 1-888-258-6867.

Yours truly,

TOWN OF THE BLUE MOUNTAINS



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

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