



February 26, 2021

Mr. Scott Taylor, MCIP RPP
Senior Planner
County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Mr. Shawn Postma, MCIP RPP
Senior Policy Planner
Town of The Blue Mountains
32 Mill St, Thornbury, ON
N0H 2P0

VIA EMAIL ONLY

Dear Mr. Taylor and Mr. Postma,

RE: Blue Vista Draft Plan Update
County File: 42T-2019-01
Town File: P2737
Our File: 18-2.281

This letter is further to recent discussions and reviews of the above-note Draft Plan. We are submitting a revised Draft Plan that represents agreeable approach that acknowledges the need to further review land use constraints limited to the westerly sector of the subject lands. This is further explained below in the "UPDATED DRAFT PLAN" heading.

BACKGROUND

Your records will show that the application for Draft Plan Approval was submitted along with a corresponding implementing Zoning By-law Amendment on April 16, 2019 . The applications were deemed complete on May 4 and May 24, 2019 . A Public Meeting was held on January 27, 2020.

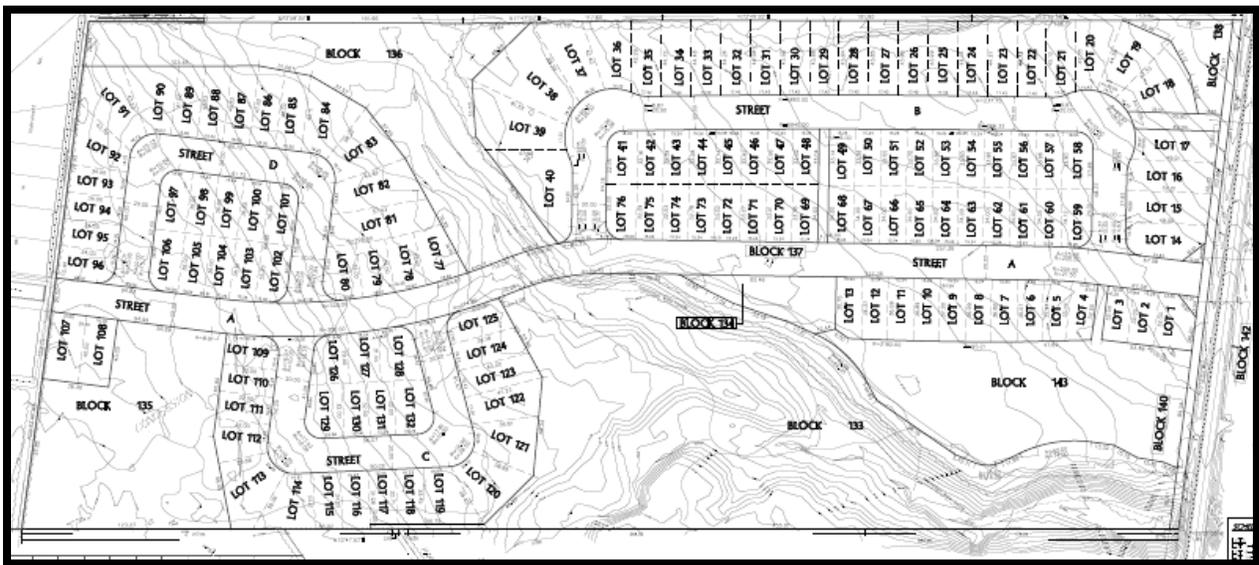
The Draft Plan accounted for three major land use considerations:

1. Compliance with applicable land use policy.
 - a. PPS (including environmental policy directions)
 - b. County of Grey Official Plan
 - c. Blue Mountains Official Plan

2. Considerations for adjacent land uses.
 - a. Monterra Golf Course to the north.
 - b. Ongoing residential subdivision development to the west.
 - c. Scandinave Spa to the south.

3. Subdivision Components.
 - a. Public Roads, anchored by a central east-west road connecting from Grey Rd 21 (east) to a public road stub at Second Nature (west).
 - b. Public Open Space in the form of a park, and environmental lands.
 - c. Related trail systems to connect to planned community wide systems.

As a result of Staff review, the Owners agreed to change the road layout of the Draft Plan by eliminating two cul-de-sacs in the east portion and replacing the alignments with a singular crescent (Street B). That revised Draft Plan was presented, along with the proposed Zoning By-law, at the January 27, 2020 Public Meeting (January 6, 2020 Draft Plan revision, below).

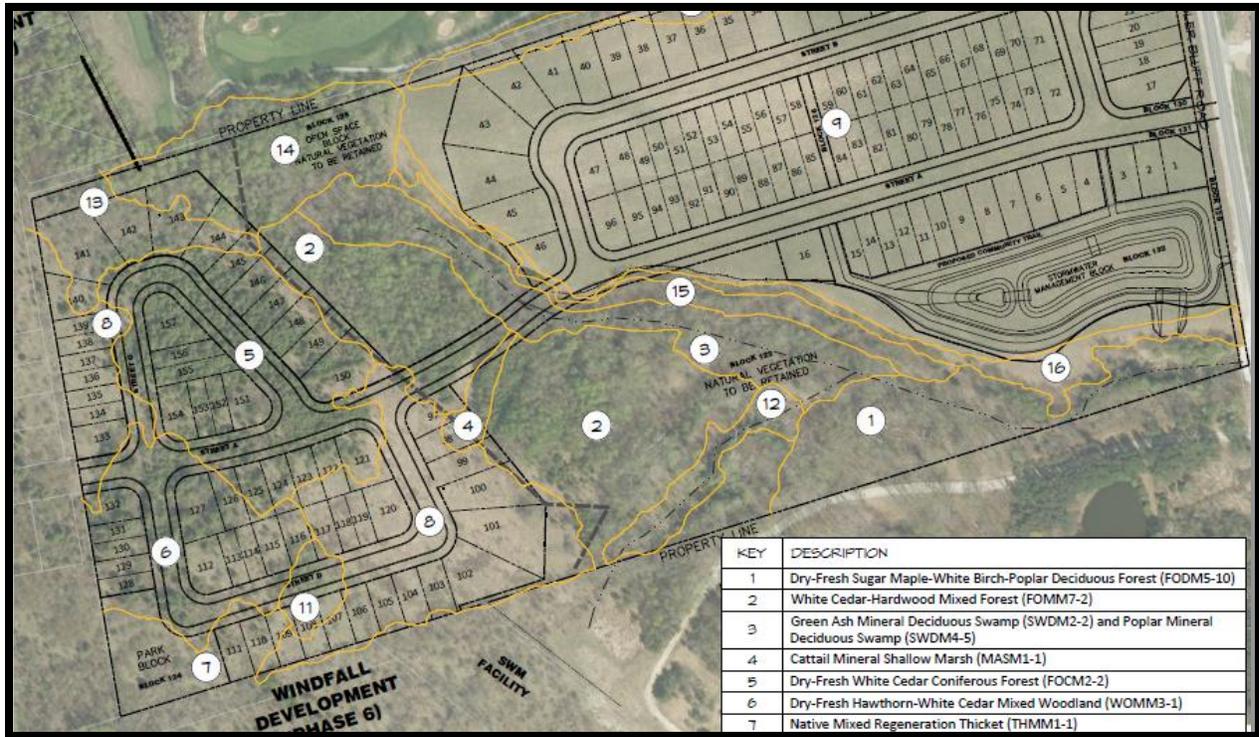


January 6, 2020 Draft Plan

Part of the April 2019 applications submission materials was an Environmental Impact Study (EIS). Throughout 2020 a peer review of the EIS was undertaken.

The EIS peer review process was/is somewhat prolonged and included submissions of additional detail to address peer reviewer comments. Throughout the peer reviewer comments process there have been disagreements on the nature, function and extent of two of the westerly Ecological Land Classification (ELC) units 2 and 4 as well as application of policy directions affecting the westerly portion of the Draft Plan. We note that to date, the NVCA has concurred with the findings of the peer reviewer.

In early January 2021 revisions to the westerly portion of the draft plan layout were submitted to the Town and County in an attempt at addressing peer reviewer comments on those ELC units (excerpt below).



January 2021 Westerly Portion Layout Change Proposal

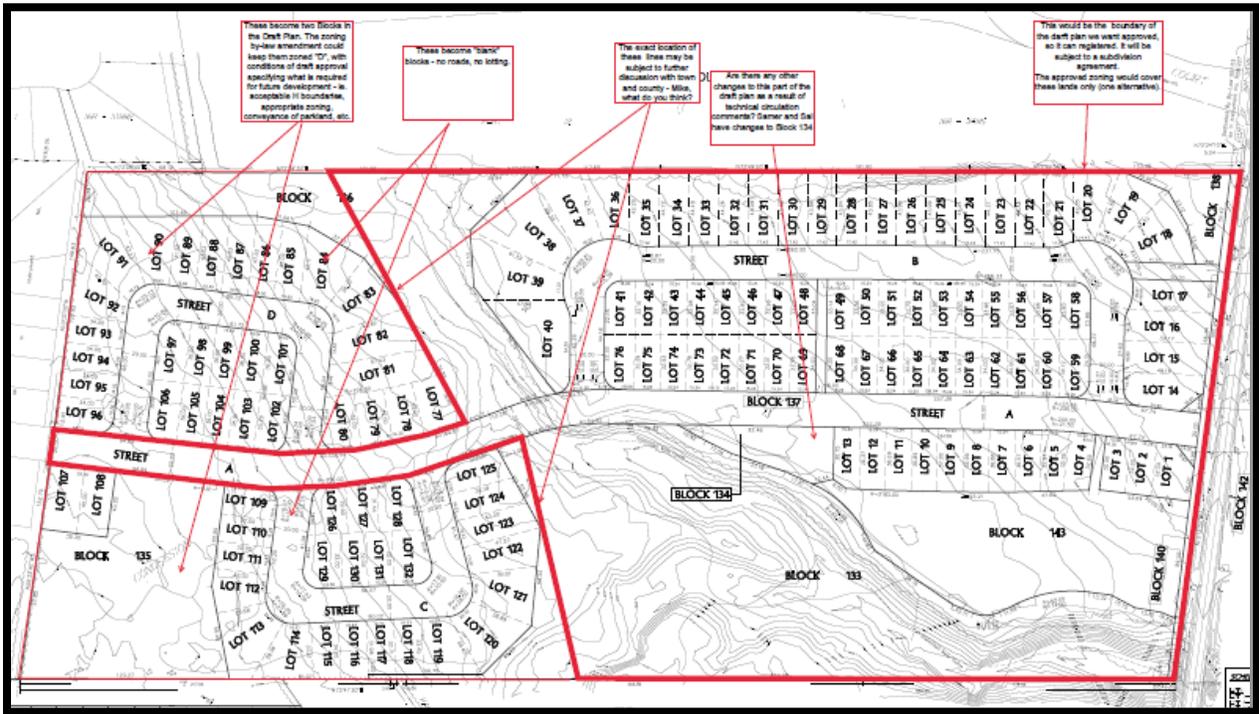
On February 2, 2021 we held project team discussions with the Town and County on peer reviewer comments and minor changes to the Draft Plan.

On February 4, 2021, we received a Memo from Mr. Postma (copy attached) summarizing the status and comments of the peer reviewer. Among other matters, Mr. Postma summarized that:

1. There are “no outstanding matters related to the easterly portion of the Draft Plan” and, that a “phased draft approval approach could be considered whereby a decision is rendered on the easterly portion as well as Street ‘A’”.
2. That additional survey work addressing ELC boundaries in the west portion could be covered off as a requirement of Draft Plan Approval.

On February 10, 2021 a further project team discussion was held with the County and Town reviewing the January 2021 changes to the Draft Plan and in light of Mr. Postma’s February 4, 2021 reporting Memo. In addition, the potential for a phased approach was discussed at length with the benefit of a proposed phasing line to the Draft Plan.

The proposed phasing line plan is shown below. The intent of the plan was to use a graphic reference to speak to the proposed Draft Plan update. The heavier red outline delineates the proposed extent of an updated Draft Plan. The approach and extent was agreed by all as a fair representation of a positive way to move forward on non-contentious parts of the Draft Plan (easterly portion) while identifying remaining parts (westerly portion) that are subject to ongoing discussions regarding ELC boundaries.

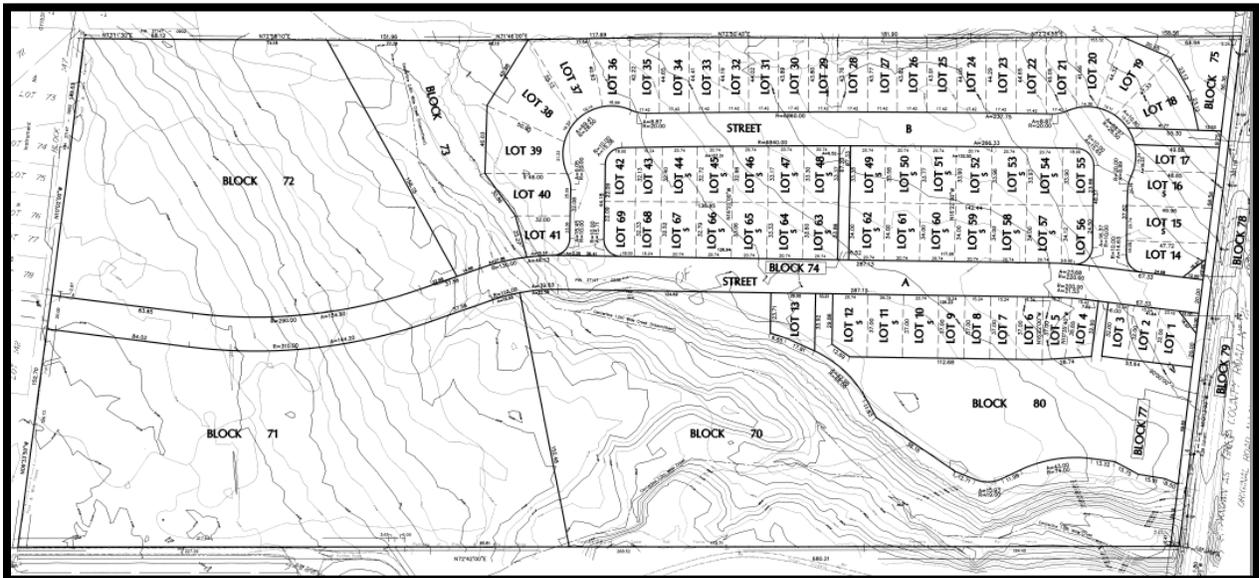


February 10, 2021 Draft Plan: Outline of Easterly Portion and Street A To Draft Plan

The above noted plan was further reviewed by the project team for the purposes of revising the Draft Plan.

REVISED DRAFT PLAN

The development consulting team have reviewed the phased Draft Plan approach and propose a revised Draft Plan to show the agreed to phased approach (below).



Revised Draft Plan, February 26, 2021 Show Phase Approach

travis and associates
 7-275 first street collingwood ontario L9Y 1A8
 v 705 446 9917 f 705 446 9918 travisinc.ca

planning
 approvals
 development

The February 26, 2021 revised Draft Plan details development of the easterly portion of the subject lands consistent with the January 6, 2020 Draft Plan presented at the Public Meeting on January 27, 2020. The road pattern remains the same, with the exception of a minor adjustment to Street 'A' just west of about mid point. That adjustment slightly shifts the right of way to the north in order to avoid the northern limit of ELC 4. This latter point is consistent one of the recommendations of the peer reviewer and is supported by NVCA. In our opinion this represents yet one more major concession by the Owners.

<i>SCHEDULE OF LAND USE</i>		
<u>LOTS</u>	<u>USE</u>	<u>m2</u>
LOT 1–LOT 3	RESIDENTIAL LOTS	1,645.8
LOT 4–LOT 12	RESIDENTIAL LOTS	5,595.9
LOT 13	RESIDENTIAL LOTS	740.7
LOT 14–LOT 17	RESIDENTIAL LOTS	3,624.0
LOT 18–LOT 41	RESIDENTIAL LOTS	20,975.3
LOT 42–48/LOT 63–69	RESIDENTIAL LOTS	8,972.3
LOT 49–LOT 62	RESIDENTIAL LOTS	9,631.5
LOTS 1–69 TOTAL		51,185.5
SINGLE DETACHED LOTS	42 (42 DWELLING UNITS)	
SEMI DETACHED LOTS	27 (54 DWELLING UNITS)	
TOTAL LOTS	69 (96 DWELLING UNITS)	
<u>OPEN SPACE BLOCKS</u>		
BLOCK 70	OPEN SPACE / ENVIRONMENTAL PROTECTION	35,336.9
BLOCK 71	FUTURE PHASES	37,868.9
BLOCK 72	FUTURE PHASES	30,522.9
BLOCK 73	OPEN SPACE / ENVIRONMENTAL PROTECTION	8,841.7
BLOCK 74	WALKWAY	439.1
BLOCK 75	STORM WATER MANAGEMENT	1,590.6
BLOCK 76	WALKWAY / SERVICE CONNECTION	507.7
BLOCK 80	STORM WATER MANAGEMENT	12,143.8
OPEN SPACE TOTAL		127,251.6
<u>ROAD SYSTEM</u>		
STREET A		13,624.3
STREET B		9694.5
BLOCK 77	5.0M WIDENING	1,515.5
BLOCK 78	DAY LIGHT TRIANGLE	72.0
BLOCK 79	DAY LIGHT TRIANGLE	72.0
ROAD SYSTEM TOTAL		24,978.3
TOTAL SITE		203,415.4

February 26, 2021 Draft Plan Land Use Schedule

As can be seen in the Schedule of Land Use (above) the easterly portion of the phased Draft Plan will result in 42 single detached lots (for 42 dwelling units) and 27 semi-detached lots (for 54 dwelling units). The objective of the Owner is develop all of the available Draft Plan lands for single and semi-detached units.

The overall Draft Plan gross area remains at 20.3ha. The identified hazard lands on the February 26, 2021 Draft Plan (Blocks 70 and 73) total about 4.4ha. The resulting area of this plan available to calculate density is about 16ha.

With a Draft Plan area of 16ha for density calculation purposes (and therefore conformity with Official Plan 15 units per ha maximum density policy) the Draft Plan with the current phased approach will yield a density of 6 units per ha (96 units/16ha). It is obvious that the intent of the Owner is not to develop this Draft Plan at an ultimate density of 6 units per ha. The original intent was to develop the subdivision at a density of about 12 units per ha. The ultimate unit yield will not exceed 15 units per ha.

Of significance is that Blocks 71 and 72 represent lands subject to further review. This further review is to address the location and extent of public parkland, the extent and nature of the westerly boundary of environmental area (hazard lands) and, resulting residential lands available.

Along with this planners reporting letter you will find written submissions from Tatham and Crozier. Both submissions conclude that the subject revised Draft Plan phased approach does not raise issues with materials and conclusions previously drawn in support of the January 6, 2020 Draft Plan and it's original March 14, 2029 predecessor.

SUMMARY/CONCLUSION

We remain of the opinion that development of the subject lands in accordance with the January 6, 2020 Draft Plan and implementing Zoning By-law amendment as presented at the Public Meeting are consistent with the Provincial Policy Statement and conform to the intent of both Grey County and Town of The Blue Mountains Official Plans. We maintain that the form and function of the Draft Plan and its constituent elements are entirely consistent with the same attributes of adjacent developments. We maintain that the January 6, 2020 Draft Plan and its companion Zoning By-law amendment represent good planning and merit support.

Having said that, the Owners remain committed to working with the County and the Town in efforts to resolve outstanding matters specifically and only relating to the westerly portion of the Draft Plan. Accordingly, the Owners agree with the optional phased Draft Approval approach initially suggested by Staff. We believe that the phased approach as reflected in the February 26, 2021 Draft Plan provided herein reflects the intent and specifics of this phased approach.

This file has been active since May 2019. We are fast approaching the two year anniversary of a Draft Plan of Subdivision process. We appreciate the recent initiatives of County and Town Staff in exploring ways to maintain a review and approvals resolution.

We trust that this reporting letter and the supporting documentation will enable your respective offices to process these applications to a point of favourable Staff Reports at your earliest possible convenience. The Owners and their consulting team remain available to assist in this

process. Please do not hesitate to contact me immediately should you require clarification or additional information.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Royalton Homes
Mike Hensel, CFC
Jeremy Acres, Tatham

Att: February 26, 2021 Draft Plan
Tatham Supporting Materials
Crozier Supporting Materials

