



## LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

March 15, 2022

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

Mr. Trevor Houghton, MCIP RPP  
Manager Community Planning  
Town of the Blue Mountains  
32 Mill St  
Thornbury, ON  
N0H 2P0

Dear Mr. Scott and Mr. Houghton:

**Re: Red Line Application Submission (42T-2018-13A and 42-CBM-2018-13B)  
Primont (Peak Meadows) Inc.**

---

We act as planners for Primont (Peaks Meadows) Inc., owners of Part of Lot 25, Concession 7, Block 38, RP 16M-24. These are the former Solcorp Development (Peaks Ridge) Inc. lands and are currently draft approved (42T-2018-13A Ridge Estates and 42-CBM-2018-13B). We are applying for a Red Line Revision to the existing draft approval. The lands are currently designated and zoned for the current draft approval as well as the red line plan. No implementing zoning by-law amendment is required.

A meeting was held on February 9, 2022 with Primont, County and Town, to discuss the proposed changes and the process moving forward. At that time, Mr. Taylor requested a planning letter to be provided to support the red line revision required. Please note, we will provide within this letter a link to the Detailed Engineering Design prepared by C.F. Crozier Consulting Engineers and submitted to the Town for review on December 22, 2021 in support of these proposed draft plan changes.

### **Planning Justification Letter – Related to proposed Red Line Revision**

#### *Planning Act:*

#### Section 2 – Matters of Provincial Interest

In addition to Section 2, to the Planning Act directs that among others, a Council of a Municipality shall have regard to matters of provincial interest. It is the responsibility of the respective bodies identified to determine how regard to such matters is accounted for in making any decision on a planning matter. It is respectfully positioned that by virtue of the approved status of the Official Plans of both the County and the Town that all matters have been addressed in that the subject lands are designated in both Official Plans for development on full municipal services (Note: Subject to the Draft



P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

## LOFT PLANNING

Plan conditions and specifically the detailed engineering design). The County and Town Official Plans each contemplate residential development on these lands. The following provides a review of Section 2 of the Planning Act:

- (a) Addressed through the underlying land use designations in the Official Plans and valid Draft Approval (42T-2018-13A Ridge Estates and 42-CBM-2018-13B), in addition to the detailed Engineering Design (provided by CF Crozier Consulting Engineers)
- (b) Addressed by the approved land use designations and valid Draft Approval (42T-2018-13A Ridge Estates and 42-CBM-2018-13B).
- (c) Addressed through the approved land use designations and submitted reports and studies in support of the Block 38 block creation and valid Draft Approval (42T-2018-13A Ridge Estates and 42-CBM-2018-13B). Link to this submission provided below.
- (d) Addressed through the Archaeological Stage 1 and 2 report as submitted with the original Ridge Estates Approval.
- (e) Addressed through utilization of municipal infrastructure.
- (f) Address through Detailed Engineering Design provided by CF Crozier Consulting Engineers. Link to this submission provided below.
- (g) Address through Detailed Engineering Design provided by CF Crozier Consulting Engineers. Link to this submission provided below.
- (h) Address as part of the current draft approval, designations in the County and Town Official Plans and as part of the Building Permit process moving forward.
- (i) Address as part of the current draft approval, designations in the County and Town Official Plans.
- (j) Provision of single detached lots based on the current draft approval in the context of current approvals to the east and contemplated development in the initial approvals that established Block 38.
- (k) Not applicable.
- (l) The proposed development is in accordance with approved Official Plan policies, is subject to imposed Servicing Charges and Development Charges as well as property taxes.
- (m) The red line application will follow standard municipal review.
- (n) As per the municipal processes as noted above.
- (o) Addressed by current designations in the County and Town Official Plans, the existing Draft Plan Approval and subject to the planning process underway.
- (p) Addressed through the underlying land use designations in the Official Plans and valid Draft Approval (42T-2018-13A Ridge Estates 42-CBM-2018-13B), in addition to the detailed Engineering Design provided by CF Crozier Consulting Engineers).
- (q) Addressed through subdivision/condominium design.
- (r) Addressed through subdivision/condominium design.
- (s) Addressed through subdivision/condominium design.

Section 51 (24) requires that consideration of a draft plan of subdivision/condominium shall have regard for additional matters.

These are considered as follows:

- (a) See review above.
- (b) Addressed by approved Official Plan and municipal servicing standards.



P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

## LOFT PLANNING

- (c) Conformity established as part of the Planning Justification Report submitted with original Draft Plan approval submission. Additional opinion provided below on Red Line proposal.
- (d) Addressed by the approved Official Plan land use designations along with Detailed Design Engineering provided by CF Crozier Consulting Engineers.
  - (d.1) – not applicable.
- (e) Addressed by the Detailed Design Engineering provided by CF Crozier Consulting Engineers.
- (f) Addressed in the subdivision/condominium design that meets zoning provisions. It is the clear intent of this proposed Red Line revision to change lot lines to establish more equally sized lots and to provide for less angled lot lines that continue to meet existing zoning.
- (g) Addressed in red line plan, park block remains unchanged.
- (h) Addressed through initial approvals and establishment of Block 38.
- (i) Addressed by the Detailed Design Engineering provided by CF Crozier Consulting Engineers.
- (j) To be addressed through response from School Boards upon circulation.
- (k) Established as part of existing Draft Approvals and to be carried forward as part of Red Line approval.
- (l) Addressed by the Detailed Design Engineering provided by CF Crozier Consulting Engineers.
- (m) Subject lands subject to Draft Approval conditions and Detailed design.

### *County of Grey Official Plan*

The Official Plan provides a requirement to meet the policies within Section 9.13, as follows,

- (1) The proposed layout of the plan does have regard to the matters identified in (1) thru (6). The proposed Red Line does propose minor changes to each lot in order to provide more equal sized lots in a more consistent rectangular shape (versus varied angles and offsets). The proposed layout does meet condominium road standards and detailed engineering design has been submitted. The block is being developed as a condominium and an open space block is provided.
- (2) Is addressed through provision of single detached lots and being a small enclave neighbourhood of similar sized lots and dwellings. The approved zoning is for single detached dwellings only.
- (3) There is no proposal for a home for the aged or assisted living as the subject location lacks appropriate support/ancillary services for such uses. In addition, the area in which this draft plan is located is prioritized in planning policy as being for recreation-based development and is limited to single detached dwellings.
- (4) The development is not providing affordable housing based on our understanding of affordable in terms of County or Town definitions.
- (5) Addressed within the original Planning Justification Report for the current Draft Approval and as part of this planning letter related to the red line changes proposed, which in our opinion are generally minor and create no significant change to the current Draft Approval (i.e., No change in lot count).
- (6) This redline was pre-circulated to County and Town and in a follow-up meeting it was established that this Red Line submission should include a Planning Justification Letter and to reflect that the Detailed Engineering Design has been provided to the Town and reflects the Red Line changes to the Draft Plan.



# LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

## OVERVIEW OF EXISTING DRAFT PLAN AND PROPOSED RED LINE DRAFT PLAN

### Existing Draft Plan

The current approval is known as 42T-2018-13 (Ridge Estates), and 42-CDM-2018-13B) the approval was issued on March 3, 2021 and has an expiry of February 25, 2026. The Draft Plan includes 31 lots and one block for a 12-16 m wide Private Condominium Road and private open space.

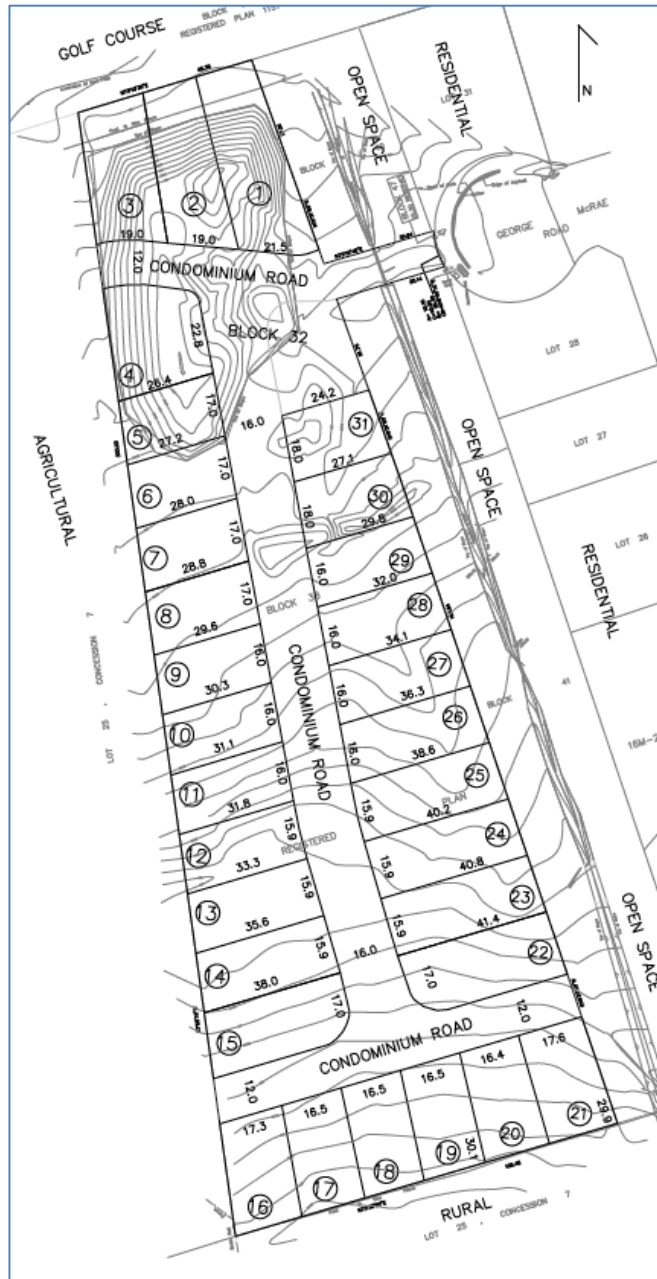


Figure 1: Current Draft Plan



# LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

## Proposed Red Line

The proposed Red Line Draft Plan similarly includes 31 lots and two blocks. Block 32 for a private open space block. Block 33 for a 12-16m wide Private Condominium Road.

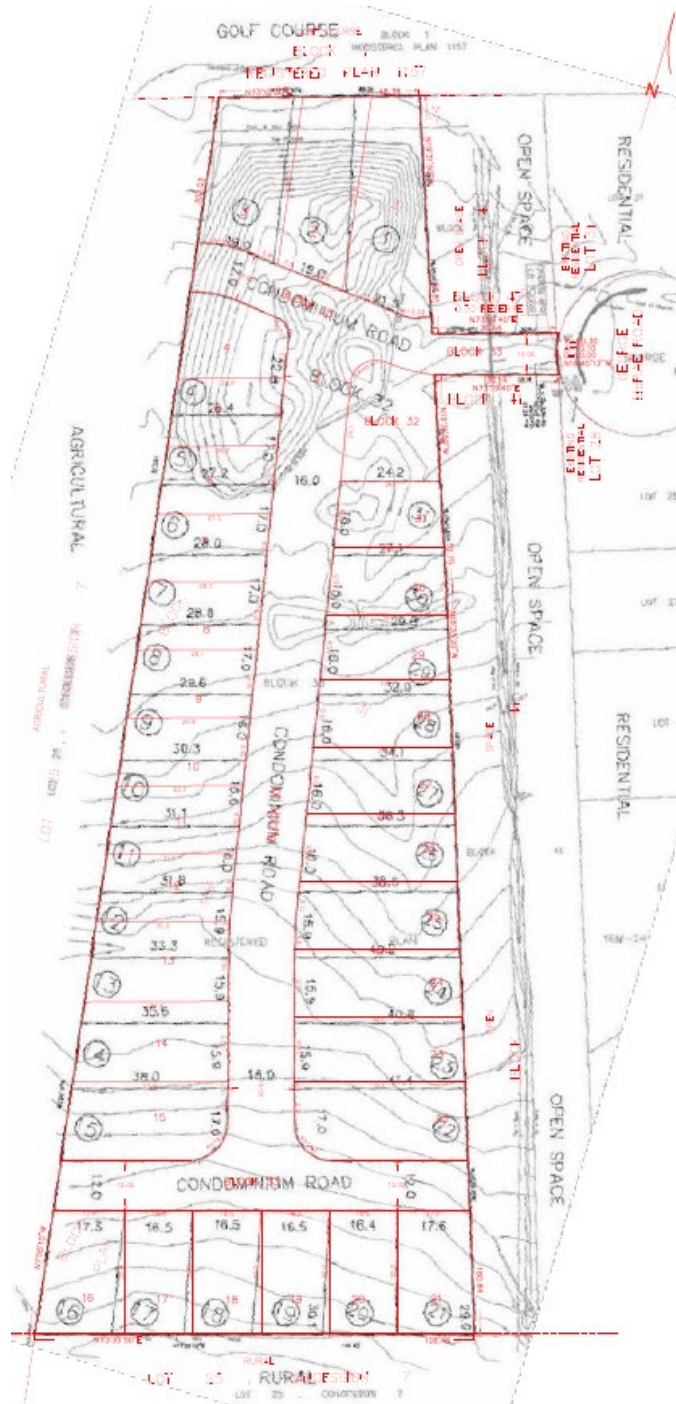


Figure 2: Proposed Red Line Revisions



P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

## LOFT PLANNING

The following chart provides a lot-by-lot review (provided by RPE Surveying) of the proposed changes:

Lot Number	Lot Area	Lot Frontage	Zoning Compliance
1	861.17	20.84	Met
2	731.34	16.45	Met
3	747.38	19.95	Met
4	459.34	15.75	Met
5	433.21	16.45	Met
6	446.17	16.45	Met
7	459.13	16.45	Met
8	472.09	16.45	Met
9	485.04	16.45	Met
10	498.00	16.45	Met
11	510.96	16.45	Met
12	523.92	16.45	Met
13	651.84	19.45	Met
14	705.68	19.45	Met
15	725.22	19.06	Met
16	590.33	18.28	Met
17	493.50	16.45	Met
18	493.50	16.45	Met
19	493.50	16.45	Met
20	493.50	16.45	Met
21	545.03	17.82	Met
22	773.08	18.42	Met
23	650.23	15.85	Met
24	663.0	16.45	Met
25	644.33	16.45	Met
26	607.68	16.45	Met
27	549.89	15.85	Met
28	533.73	16.45	Met
29	478.64	15.85	Met
30	458.97	16.45	Met
31	402.76	15.85	Met
Block 32	610.22	-	-
Block 33	5505.68	-	-

### SUMMARY

The Red Line Draft Plan does conform to the County and Town Official Plans and does comply with the current municipal zoning and can be considered reasonable in terms of the land use and the scale of development. Furthermore, CF Crozier Consulting Engineers have also provided the Detailed Engineering Design to Town (Dec, 2021) which reflects this Red Line proposal. Submission provided



## LOFT PLANNING

here: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:33291d37-03a0-3e10-b392-a10f541ed9c0>

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

We appreciate staff's time in meeting with us to discuss the process and timing moving forward. Primont (Peak Meadows) Inc. wishes to move forward with pre-servicing and construction of houses in an expeditious manner.

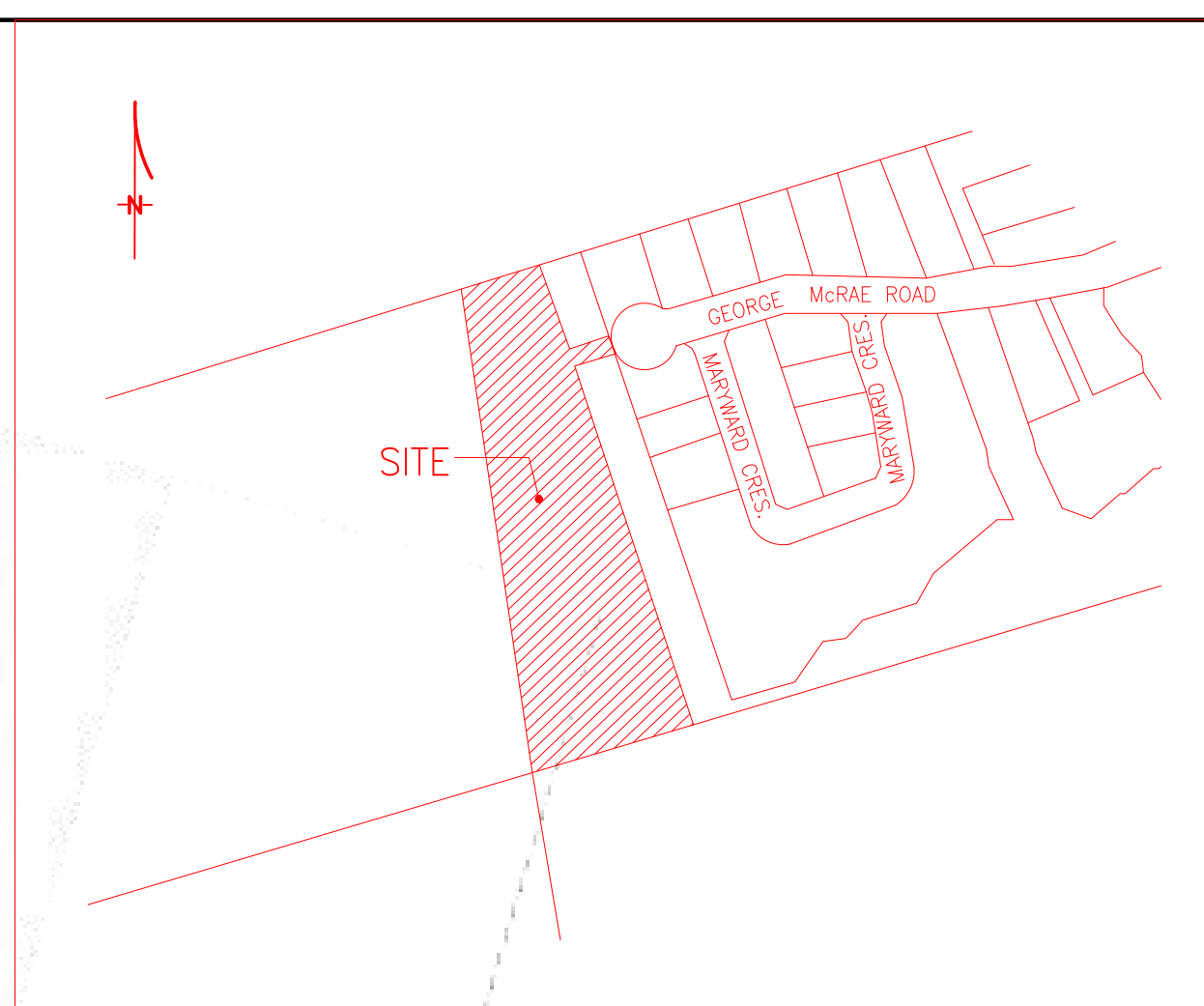
Yours truly,  
Loft Planning Inc.

Kristine A. Loft, MCIP RPP

Attachment A: Red Line Draft Plan – RPE Surveying

- c. Primont (Peak Meadows) Inc.  
CF Crozier Engineering Consultants

GOLF COURSE  
BLOCK 1  
REGISTERED PLAN 1157



KEY PLAN (NOT TO SCALE)

DRAFT PLAN OF SUBDIVISION  
BLOCK 38  
PLAN 16M-24  
TOWN OF THE BLUE MOUNTAINS  
COUNTY OF GREY

SCALE 1:500  
R-PE SURVEYING LTD., O.L.S.  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE \_\_\_\_\_, 2022

A. U. KUMARANAYAKE, O.L.S.  
R-PE SURVEYING LTD.

OWNER'S CERTIFICATE

I AUTHORIZE R-PE SURVEYING LTD., O.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM TO THE COUNTY OF GREY FOR APPROVAL.

PRIMONT (PEAK MEADOWS) INC

DATE \_\_\_\_\_, 2022

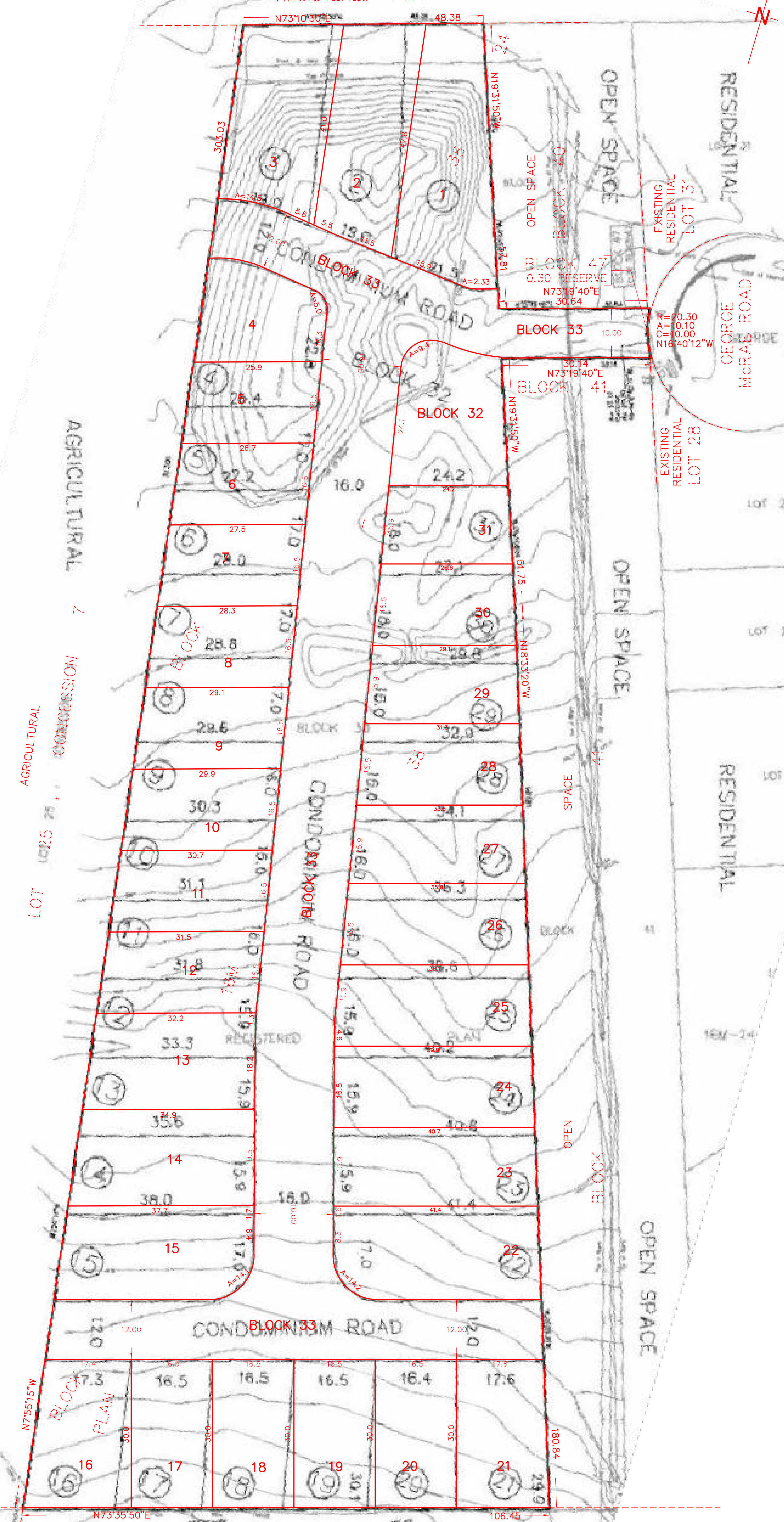
JOE MONTESANO  
AUTHORIZED SIGNING OFFICER  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ADDITIONAL INFORMATION AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

- (a) SEE PLAN
- (b) SEE PLAN
- (c) SEE PLAN AND KEY PLAN
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
- (e) SEE PLAN
- (f) SEE PLAN
- (g) SEE PLAN AND KEY PLAN
- (h) MUNICIPAL WATER SUPPLY
- (i) CLAY
- (j) SEE PREVIOUS APPROVED DRAFT PLAN
- (k) MUNICIPAL SANITARY SEWER
- (l) NO RESTRICTIVE COVENANTS OR EASEMENTS

SCHEDULE OF LAND USE

	UNITS	AREA
SINGLE FAMILY RESIDENTIAL (LOTS 1-31)	31	1.76ha
COMMON ELEMENT CONDOMINIUM (PRIVATE ROAD AND AMENITY AREA-BLOCK 32 AND 33)		0.61ha
<b>TOTAL</b>	<b>31</b>	<b>2.37ha</b>



LOT 25, RURAL CONCESSION 7  
LOT 26, RURAL CONCESSION 7