



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

October 18, 2021

Town of The Blue Mountains
32 Mill Street
PO Box 310
Thornbury, ON
N0H 2P0

Attention: Nathan Westendorp, Director of Planning & Development Services
Denise Whaley, Planner

Re: Planning Policy Review Memo
The Old Lakeshore Road Neighbourhood Plan
Draft Plan of Subdivision
Part of Lot 26, Concession 6 (former Township of Collingwood)
In the Town of the Blue Mountains, County of Grey

Innovative Planning Solutions (IPS), is pleased to provide this Planning Policy Review Memo regarding conformity with the Old Lakeshore Road Neighbourhood Plan, dated January 2021 and adopted by Council Resolution on March 8, 2021.

The Old Lakeshore Road Neighbourhood Plan (“The Neighbourhood Plan”) provides a vision for the future development of the Old Lakeshore Road Neighbourhood in Camperdown, Town of The Blue Mountains. It is recognized that this neighbourhood is unique.

The Neighborhood Plan is a general guide that directs how development and redevelopment will take place. Framework, goals and objectives are outlined to achieve the vision and ultimately represent Council’s intention, regarding the ultimate design and development of the neighbourhood.

The subject lands are located within the Special Study Area. And are primarily designated Residential Recreational Area, with some Hazard lands identified, as identified on Official Plan Schedule ‘A-3’ Camperdown, see **Figure 1** below.

The Neighbourhood Plan identifies three Goals which are followed by a number of Objectives. The Goals include:

1. Preserve, protect, and enhance natural features and functions of the Special Study Area.
2. Preserve and enhance the natural and rural character of the Special Study Area.
3. Create an Integrated, Safe and Active Neighbourhood.

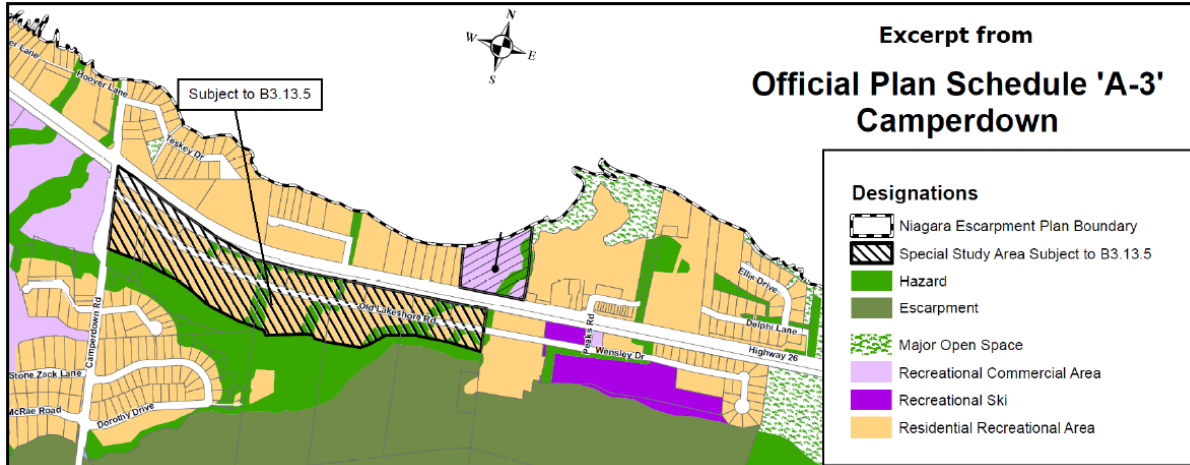


Figure 1: Subject Lands

These Goals are supported by a set of objectives to help achieve the overall vision of the Old Lakeshore Road Neighbourhood Area.

Population and Dwellings

Based on the maximum density of 10 units per hectare formula, the Special Study Area could expect a maximum of 134 units. The subject lands contribute to this overall density by providing 8.4 units per hectare within the lands designated Residential Recreational Area.

Dwellings in the area are expected to continue as a mixture of permanent and seasonal. The Residential/Recreational Area allows for different dwelling types, however single detached is expected to be the dominant housing type, based on the existing neighbourhood and surrounding area. The subject lands provide a total of 33 lots for single detached dwellings.

Therefore, the proposed development, being designated Residential/Recreational Area, supports Goal #2, through the provision of a single detached subdivision which aligns with the intended maximum density of the neighbourhood

Roads & Active Transportation Network

Old Lakeshore Road is the only road in the Neighbourhood Plan. Currently there are no sidewalks or shoulders, and there are limited connections for active transportation. Goal #3 of the Plan aims to enhance the Active Transportation network by adding potential trail connections to Georgian Trail, and by integrating connections alongside natural areas or adjacent to watercourses.

The proposed development supports active transportation networks throughout the Neighbourhood through the provision of trails throughout the Open Space lands. This trail system will provide connections to the lands to the east, south and west for future trails, as well as connecting to Old Lakeshore Road. In addition, a walkway block is proposed between Lots 9 and 10, which will provide a connection for the subdivision to the trail network. Lastly, the proposed subdivision includes a new municipal right-of-way, which will be constructed to the Town’s standard cross-section for an 8.5m road, 20m R.O.W., which includes the provision of a municipal sidewalk on one side

of this street. This will further enhance connectivity and active transportation within this Neighbourhood.

Servicing and Public Utilities

To support Goal #1, all new development is required to be connected to Town water and wastewater services. Stormwater management concepts to support this goal may include: facilities, municipal ditch systems, Low Impact Development (LID), and other on-site management systems, and will also consider downstream constraints.

The proposed development provides a stormwater management pond in the north west corner of the site. In addition, municipal services including water and wastewater will be utilized to service each lot. Additional details regarding the servicing of the subject lands can be found in the Functional Servicing Report, prepared by Tatham Engineering, dated April 29, 2021.

Visual Impacts and Mitigation

The Residential/Recreational Area permits low-rise development, with a maximum height of 3-storeys. The proposed development will conform with this provision as the lands are zoned R1-1, which permits a maximum height of 2.5 storeys.

Environmental Protection

In support of Goal #1, all development proposals shall include measures to enhance natural features and functions. Additional measures shall be encouraged including:

- Naturalized stormwater management techniques
- Preservation of mature trees and the additional planting of native species to enhance the natural environment
- Preservation of clusters of trees, significant tree canopy, contiguous environmental features to ensure a natural corridor for flora and fauna

Development proposals in areas in or adjacent to Significant Natural Features require an Environmental Impact Study (EIS). In areas where natural features are proposed to be removed, the EIS is required to demonstrate that there will be no negative impacts. The removal shall also require the enhancement of other natural features or development of new natural features and be determined through consultations with all appropriate external agencies, including the Grey Sauble Conservation Authority, Niagara Escarpment Commission, the County of Grey, and the Town.

As noted, the subject lands contain Hazard Lands. An Environmental Impact Study, prepared by Dillon Consulting Limited, has been submitted in support of the proposed applications. This report has been reviewed by the Town and external review agencies. A large portion of the lands are being left undeveloped to account for the Nipissing Ridge and the wildlife corridor function it currently provides, as described in the EIS. While removal of trees is required, any potential impacts will be avoided or minimized by implementing the mitigation, restoration, and management measures described within the EIS as well as supported through the Functional Servicing Report.

In conclusion, the proposed development and draft plan of subdivision application conforms with The Old Lakeshore Road Neighbourhood Plan and the vision set out for the Camperdown neighbourhood.

Should you have any additional questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Respectfully submitted,
Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella', written over a horizontal line.

Darren Vella, MCIP, RPP
President & Director of Planning

Cc: Randy Scherzer, Count of Grey (digital only)
Judy Rhodes-Munk, Niagara Escarpment Commission (digital only)
Andrew Sorensen, Grey Sauble Conservation Authority (digital only)

