



Planning & Design Rationale Report

**DECEMBER
2022**

THORNBURY ACRES

TOWN OF THE BLUE MOUNTAINS



Date:

December 2022

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Thornbury Acres Inc.

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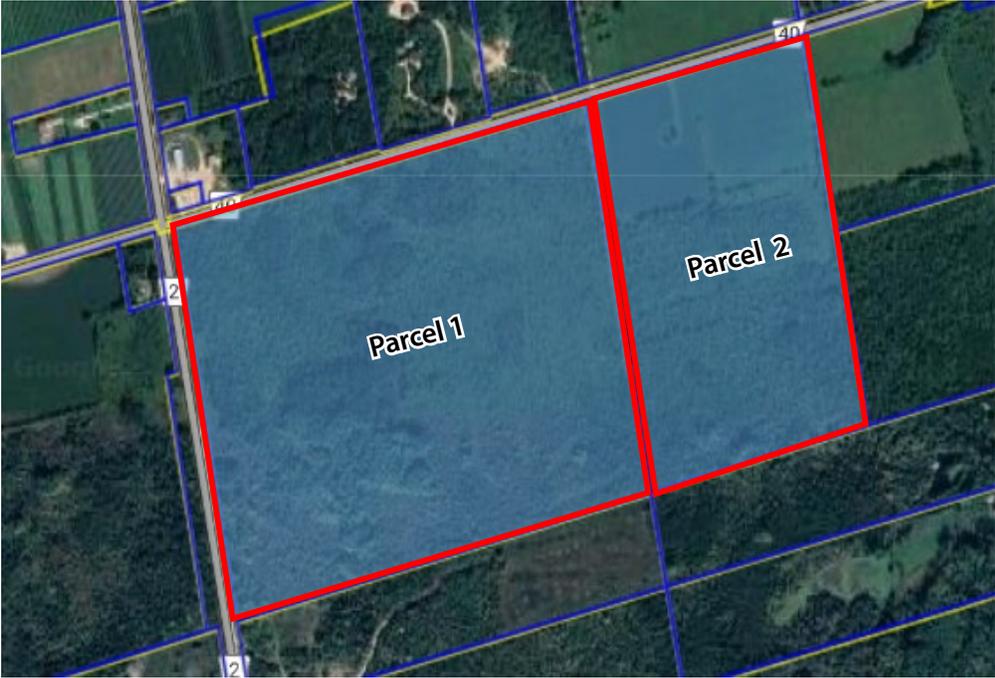


1.0

INTRODUCTION

INTRODUCTION

MacNaughton Hermsen Britton Clarkson (“MHBC”) has been retained by Thornbury Acres Inc. (hereinafter the “Owner”) to assist with the planning applications to develop the previously approved Thornbury Golf Course (“Parcel 1”) and Houghton Family Orchard (“Parcel 2”) lands (hereinafter collectively referred to as the “Subject Lands”) located at the southeast corner of the intersection at Grey County Road 40 and Grey County Road 2 in the Town of The Blue Mountains, within the County of Grey, as shown on **Figure 1**.



LEGEND

 Subject Lands

Figure 1: Parcel 1 and 2



LEGEND

 Subject Lands

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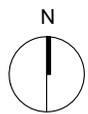


Figure 2: Subject Lands

This Planning and Design Rationale Report has been prepared in support of proposed amendments to the Town of The Blue Mountains Official Plan (“Town Official Plan”) and the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as well as the corresponding Vacant Land Draft Plan of Condominium Application (DPOC) to facilitate the development of the Subject Lands with a dynamic community-scale agricultural co-operative program. The 150 acre community design includes 37 homesteads, approximately 7.1 km of trails, and numerous acres of farmable land dedicated to various forms of co-operative agricultural production.

This Report provides the following:

- A general description of the Subject Lands and surrounding uses as well as the current physical conditions provide an understanding of the locational context;
- A description of the proposed development and its design elements;
- A summary of the technical reports prepared in support of the proposal;
- A description of the proposed planning instruments to amend the Town Official Plan and Zoning By-law to implement the development;
- A review of the existing and evolving policy and regulatory framework, as well as an assessment of the proposed development’s consistency and conformity with Provincial, County and Town policies and regulations;

- An assessment of the impacts of the development and how they are addressed, as well as how the proposal is compatible with surrounding land uses; and
- A summary of key conclusions and recommendations related to the proposed development.

The following reports and materials were identified as required for a complete application through the pre-consultation process and are included as part of this application submission:

1. Planning and Design Rationale Report;
2. Agricultural Viability Report;
3. Agricultural Impact Assessment & Minimum Distance Separation Analysis;
4. Functional Servicing & Stormwater Management Report;
5. Engineered Lot Grading and Drainage Plan;
6. Traffic Impact Brief;
7. Geotechnical Report;
8. Hydrogeological Report;
9. Environmental Site Assessment Phase 1
10. Environmental Impact Study;
11. Tree Inventory and Protection Plan;
12. A D4 Study in accordance with Provincial guidelines; and
13. Archaeological Report.

Together, the above-noted supporting materials allow for the comprehensive assessment and justification of the proposed residential farm co-operative development.

1.1 SUBJECT LANDS DESCRIPTION AND SURROUNDING LAND USES

1.1.1 *Subject Lands Description*

The Subject Lands are located in the Town of The Blue Mountains, situated three kilometres south of the village of Thornbury at the southeast corner of the intersection at Grey County Road 40 and Grey County Road 2. The area surrounding the Subject Lands generally consists of agricultural, residential, commercial, and recreational uses.

The Subject Lands consists of three assessment parcels and are legally described as Part of Lot 27, Concession 8, in the Township of Blue Mountains, within the County of Grey, and are generally rectangular in shape. The Subject Lands are approximately 60 hectares (150 acres) in size with approximate frontages of 610 metres along Grey County Road 2 and 1,006 metres along Grey County Road 40.

A location map that identifies the Subject Lands within the context of the Town of The Blue Mountains is included in this report as **Figure 2**.

1.1.2 Surrounding Land Uses

The area surrounding the Subject Lands is characterized by agricultural, low-density rural residential, employment, and commercial uses, and also consists of woodlots and forested areas. Other surrounding uses include, but are not limited to the following **Figures 3 A-D**:

NORTH: To the immediate north of the Subject Lands are farmlands and an Equestrian School, “Riding School at Cedar Run.” Further north of the Subject Lands is the “Sun Retreats Blue Mountain” resort and a landscape supply facility, as well as the “Blue Mountains Fire Station 1” emergency service. Additionally, the Village of Thornbury is located approximately three kilometres from the Subject Lands.

EAST: The lands to the east of the Subject Lands, abutting Grey County Road 40 to the north and south, and approaching Highway 26 to the east, consist of low density residential neighbourhoods containing predominantly single detached dwellings. A golf course, “The Georgian Bay Club”, comprises the majority of the lands located southeast of the intersection at Grey County Road 40 and 7th Line, in addition to other associated resource based recreational uses along the Georgian Bay shoreline to the east. The southeastern edge of the Georgian Bay shoreline is located approximately two and a half kilometres from the property and can be accessed via Council Beach.

SOUTH: The lands to the south of the Subject Lands, east of Grey County Road 2 and west of 7th Line, consist exclusively of agricultural uses as well as the Pure Cannabis manufacturing facility and The Hills Equine Centre. There are also orchard farms and a winery facility further south. A food manufacturing facility,



Figure 3 (A): View from Subject Lands looking North



Figure 3 (B): View from Subject Lands looking East.



Figure 3 (C): View from Subject Lands looking South

“Golden Town Apple Products Limited”, is located to the southwest of the Subject Lands, on the west side of Grey County Road 2.

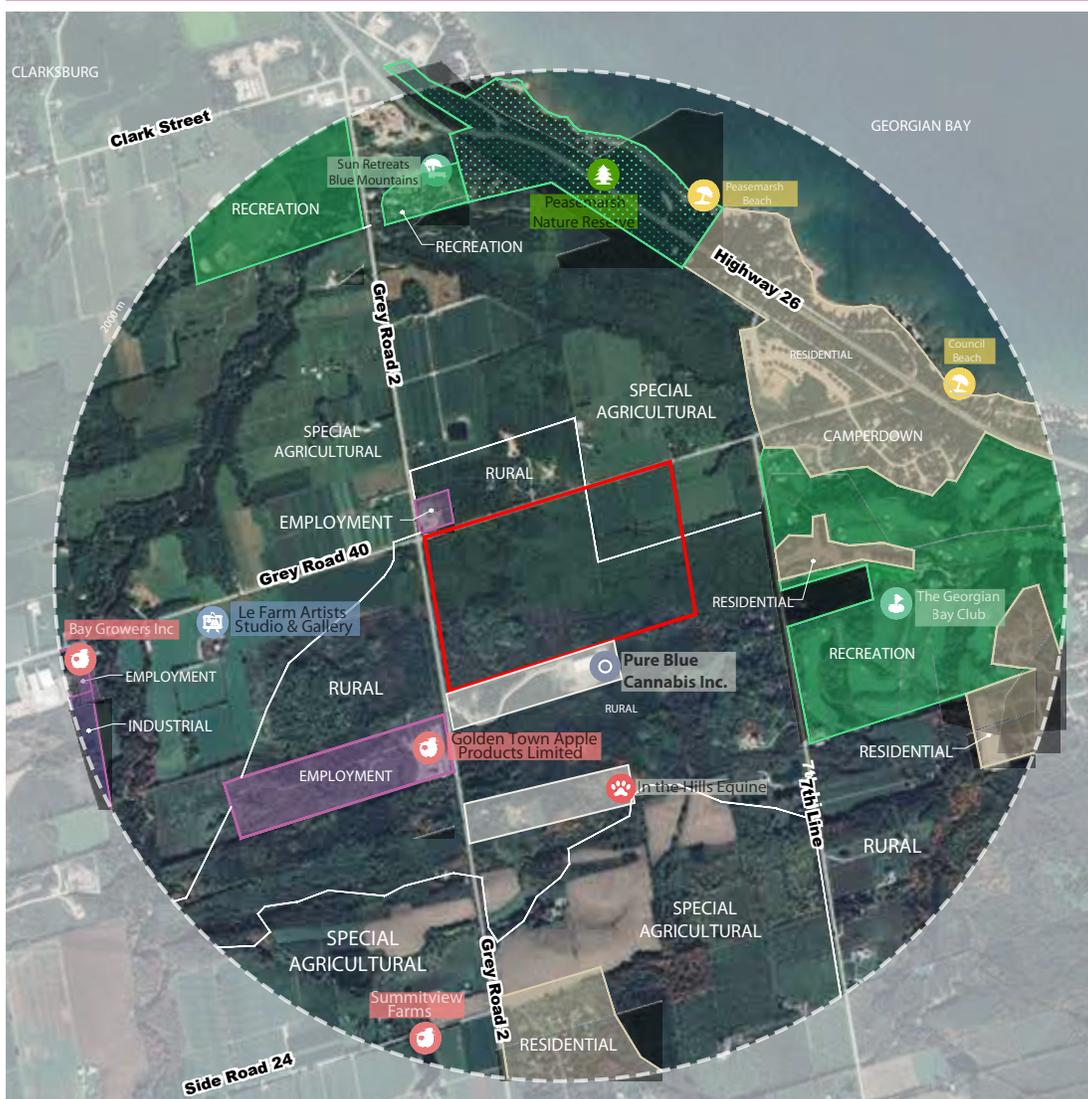
WEST: The lands to the immediate west of the Subject Lands, beyond Grey County Road 2, consist primarily of agricultural farmlands and feature low-density commercial uses such as an art studio and gallery, as well as a produce wholesaler. The lands further west contain a winery and two bed and breakfast facilities, which are located in proximity to the winery. Furthermore, Clendenan Conservation Area is located further northwest of the Subject Lands, at a distance of approximately three and a half kilometres.

The surrounding context shows the fragmentation of land with a variety of uses and lot sizes, some of which are smaller than the Subject Lands. The variety of uses and land/lot sizes in comparison with the proposal on the Subject Lands are further discussed in subsequent sections of this Report.

An aerial photograph showing the Subject Lands and surrounding uses is included in this report as **Figure 4**.



Figure 3 (D): View from Subject Lands looking South.



LEGEND

- Subject Lands
- 🏖️ Beach
- 🏡 Resort
- 🏌️ Golf
- 🎨 Art Gallery
- 🌲 Nature Reserve
- 🍏 Apple Orchard
- 🐾 Equine Recreational
- 🏭 Commercial Agriculture



Figure 4: Context Map

1.1.3 Road Network and Transit

As mentioned, the Subject Lands currently have approximately of 610 metres along Grey County Road 2 and 1,006 metres of frontage along Grey County Road 40. Access to the Subject Lands is possible to both County Road 40 (to the north) and Grey County Road 2 (to the west). Grey County Road 2 and Grey County Road 40 are currently two-lane roads, identified in the County of Grey Official Plan (“County Official Plan”) as “County Roads” with planned right-of-way widths of 30 metres.

Local and regional public transit in proximity to the Subject Lands. Access to public transportation is available in the form of bus transit within the Village of Thornbury to the north, via Grey County Transit Routes 3 and 4, which travel along Highway 26, generally in an east-west direction. Bus Routes 3 and 4 travel from Thornbury Village to Blue Mountain (to the east) and to Owen Sound (to the west). The bus stop that is located at the closest distance to the Subject Lands (4 km) is the Thornbury Foodland Bus Stop, which accommodates both Bus Routes 3 and 4, and is located at the southeast corner of Landsdowne Street South and Highway 26.

1.2 SUBJECT LANDS HISTORY, BACKGROUND, & NATURAL FEATURES

1.2.1 Subject Lands History

Parcel 1

The westerly portion of the Subject Lands is occupied by a woodlot. These lands were subject to a planning application to redesignate/rezone to permit the Thornbury Golf Course. The County approved the land use change in (2002) for an 18-hole golf course development including a clubhouse and ancillary buildings on approximately 100 acres of land. A rezoning application was submitted to rezone the lands from Rural A1 to Commercial C4 Exception Zone for this development to proceed. There was a partial clearing of the lands however, this development did not proceed and the golf course was not constructed. The previous Concept Plan is shown on **Figure 6**.

In 2021, consent was granted by the TOBM, dividing this parcel along the east-west axis to create two 20-ha parcels. However, the combined 40 ha of land is still considered herein as a single parcel (i.e., Parcel 1).

The Grey Sauble Conservation Authority (GSCA) provided comment in 2021 in response to the application for consent relating to Parcel 1. In that correspondence, the GSCA reiterated that the presence of Significant Woodlands within Parcel 1 and the potential for SAR habitat were issues to be considered. The GSCA also noted the presence of Significant Woodlands immediately adjacent to

the Property (i.e., in what is now Parcel 2), and the potential ecological connectivity of the Property to those woodlands. The GSCA noted that other natural features of potential concern (Wetlands, Fish Habitat, Natural Heritage System), or their respective adjacent lands, are not present within the Property.

Parcel 2

The Houghton Family orchard lands, which are approximately 52 acres in size, make up the eastern portion of the Subject Lands and have not been cultivated since 1990. It is our understanding that the front plots of land were planted over 50 years ago with a variety of apples including Macintosh, Spartans and Cortlands. The midblock was planted for corn with the southerly portion of the Subject Lands described as rough pasture or stone fields. The former Houghton Market Barn burned down due to a fire outbreak in 1994. The foundation remains on the Subject Lands and it is located between the orchard plots. **Figure 7** identifies the map provided by the Houghton Family, which shows some of the details mentioned above.



Figure 5: Thornbury Golf Course Concept Plan (Parcel 1)

1.2.2 Natural Heritage Features

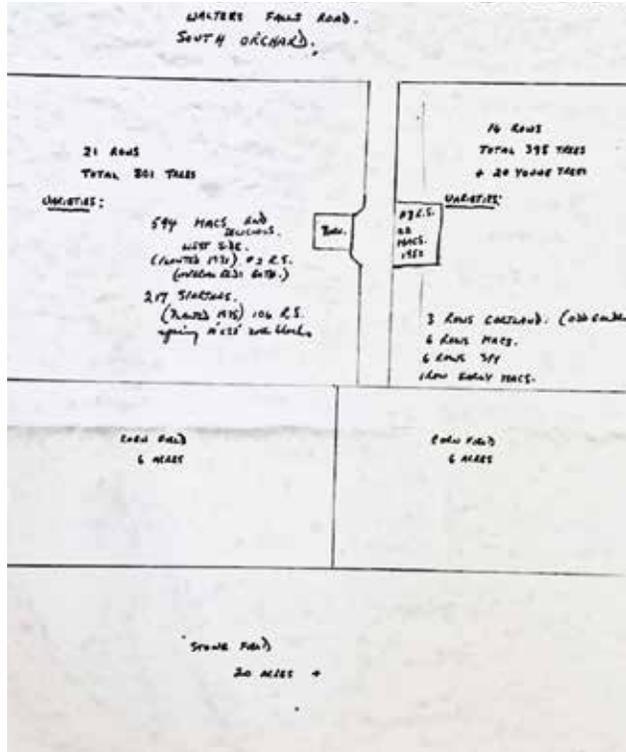


Figure 6: Houghton Family Orchard Lands Map (Parcel 2)

The Subject Lands contain a range of natural features and are currently occupied by early succession wood communities that are generally representative of the region. This includes Cultural Thickets and Woodlands which can be found on the majority of the surrounding properties. Parcel 1 of the Subject Lands contains approximately 5 hectares of deciduous forest that is relatively young and common in that area. Additionally, there are common species such as the Trembling Aspen located on the property. Parcel 2 contains a mix of early succession species such as Ash, Elm, and Eastern White Cedar trees (**Figure 8**).

The plant species within the Subject Lands include a single species that is considered to be a “Priority Species” (i.e. a Species at Risk of Conservation Concern). Parcel 2 has approximately 50 units of Butternut (*Juglans cinera*), which are present in association with remnant fence-lines that border and cross the Subject Lands. The Butternut is designated as “Endangered” in Ontario and is subject to regulations under the Endangered Species Act (“ESA”).

The faunal communities associated with both thicket and forest communities within the subject lands are comprised of a relatively modest diversity of species that have secure populations within Ontario and Grey County. It is our understanding from the documents supporting the proposed development that there is no evidence indicating that the subject lands support meaningful levels of breeding.

Overall, the Subject Lands support a limited range of ecological functions that are not considered significant or sensitive, and which are not important elements in the functional integrity of the local Natural Heritage System (“NHS”), except the Butternuts (“SAR”) located in portions of Parcel 2.

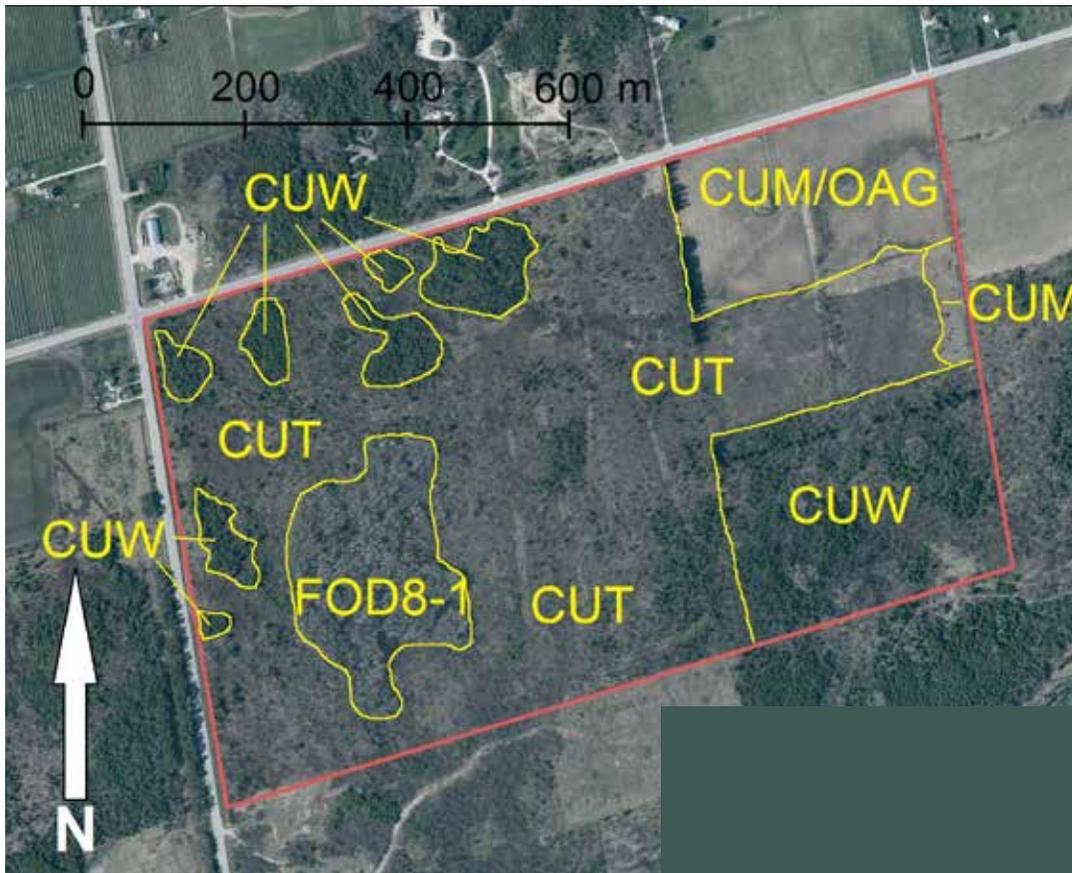


Figure 7: Ecological Land Classification Map





2.0

DESCRIPTION OF PROPOSAL & SUPPORTING MATERIALS

2.0 DESCRIPTION OF PROPOSAL & SUPPORTING MATERIALS

2.1 THE PROPOSAL

Thornbury Acres vision statement has informed and defines the overall proposal, which states that Thornbury Acres will be a modern agro-eco-community built upon three pillars:

Recreation | Agriculture | Sustainability

Around the world, people are educating themselves and making more informed decisions when it comes to the foods they eat, where they come from and how they are produced. The pandemic spurred a significant increase in home gardening and homesteading as people began growing their own vegetables and became less dependent on the globalized agri-food supply chain and resilient against rising prices at grocery stores. There is an ongoing debate regarding the future of industrial agriculture and what practices best support responsible stewardship of soils and ecology, while boosting yields and battling land use change. The debate highlights key factors like the negative impacts of pesticides, deep tillage, food miles and lack of nutrition as a result of the commodified global supply chain.

Greater food and farm awareness is increasing consumer demand for healthy, local and organic food

in addition to the powerful social movements directed at tackling food security and food sovereignty globally. At a community-scale, there are a variety of alternative models of selling and purchasing food that are also gaining ground, visible through the flourishing farmers' markets, local food promotions and agriculture cooperatives (Co-Ops) programs taking root in communities around the world. The Co-Op model involves the collective participation in farming by a community of growers who work together to steward the land, save on input costs and support each other through structured collaborative action. Canadian agriculture leaders like Jean-Martin Fortier (Quebec) have proven a sustainable production structure and template which has inspired a new generation of farmers and homesteaders that adopt and advocate for a human-scale, regenerative approach to local agricultural production.

With this in mind, the proposal is the result of careful planning analysis and design work undertaken by the Project Team, while considering the planning policy framework comprised of Provincial, County, and Town policies for managing and directing growth, as well as the evolving physical landscape of the surrounding area in the Town of The Blue Mountains and the broader areas of the County of Grey.

Since the initial Pre-Application Consultation (PAC) Meeting in August 2022, in addition to subsequent correspondence between the Project Team and the County and Township staff, the DOPC has undergone iterative revisions. These changes reflect the technical studies that have been prepared in support of this proposal and address feedback received from County and Town staff.

The proposal is for a residential farm co-operative with 37 homesteads, 20.816 ha (51.437) of agricultural area and 15.650 ha (38.672 ac) acres of recreational area. The agricultural area will include a fruit orchards and food forest, market garden, herb and medicine garden, Butternut meadow, Bee apiary and community food market. The dwellings, recreational amenities and farming facilities will be accessed via a private vehicle road system (condominium). There will also be 7.1 kilometres of trails on Subject Lands. The farming on the subject lands is primarily for the use of the residents on the Subject Lands although any excess

production may be sold to the wider community through the food market community offering.

With current farm operators in the Town being older (average age is 60 years old based on the 2016 Census of Agriculture), the residential farm co-operative model allows the opportunity to provide for farming opportunities to a new generation of families in an economically sustainable way. Further the legal mechanisms proposed through the vacant land draft plan of condominium will ensure that all aspects of the residential farm co-operative are legally, physically and financially interconnected in perpetuity.

The faunal communities associated with the properties are comprised of a relatively modest diversity of species that have secure populations within Ontario and within Grey County. A few Priority Species (four birds, one amphibian) have been observed within the properties. However, there is no evidence indicating that the properties support meaningful levels of

Proposed Development	Blocks	Area
Homesteads	1 - 37	19.918 ha/49.217 ac
Condominium Road	38 - 39	4.412 ha/10.903 ac
Open Space/Recreation	40 - 47	15.650 ha/38.672 ac
Agriculture	48 - 49	20.816 ha/51.437 ac
Total Common Element Area		40.878 ha/101.012 ac
Total Subject Lands Area		60.797 ha/150.228 ac

Table 1: Proposed Development



Figure 8: Thornbury Acres Overview

± 102m



Figure 9: Proposed Homestead

breeding or is otherwise important in sustaining local populations of these animal species. In regard to Significant Wildlife Habitat (SWH) the findings of direct Subject Lands surveillance do not indicate that any of the plant communities within the properties are supportive of SWH function.

There are three linear drainage features within Parcel 1 that are characterized by intermittent event-based flow. These drainage features do not function as direct fish habitat or otherwise support communities of aquatic biota.

Overall, the combined properties support a limited range of ecological functions that are not considered significant or sensitive, and which are not important elements in the functional integrity of the local natural

heritage system (NHS). The one exception is the presence of Butternuts (SAR) in specific portions of parcel 2.

The proposed homestead parcels will range in size from 0.52 to 0.68 hectares (1.2 acres to 1.6 acres). In total, the proposal will result in a density of approximately 0.6 units per hectare. The intended breakdown of the proposal is provided in **Table 1 and the Thornbury Acres Overview is shown on figure 8:**

Key elements of the Proposal are as follows:

- Creation of 37 homestead lots (27 on Parcel 1 and 10 on Parcel 2). The homesteads are relatively large 1.2 ac and serviced with a private well



Figure 10: Agricultural Program

and septic system. The lot layout also includes a 10m naturalized buffer. The total area proposed for homesteads about 20 ha, (30% of the subject lands). The proposed homesteads will each include a driveway with direct access to/from the proposed private vehicle road network. As shown in **Figure 9** below, the intended typical conceptual homestead will contain the dwelling, a family entertainment area, rain garden and various other features. There is sufficient room on each of these homesteads to allow for small scale farming activities to occur, in addition to the larger scale activities within the dedicated agricultural areas. The homestead lots will front onto a private condominium road, with points of entry on both Grey Road 2 and Grey Road 40. The total area of the proposed road network is approximately 4.4 ha (7% of Property).

- Agricultural use of the Subject Lands encompasses approximately 20 hectares (34%) located at the north end of Parcels 1 and 2.
- Recreational and open space areas will surround the homesteads and agricultural uses, totalling approximately 16 ha (26%) of the lands and will include a dedicated trail network throughout Parcels 1 and 2.

In an effort to prioritize and promote the environmental well-being of the Subject Lands and the surrounding context, the proposed agricultural space will consist of fruit orchards, a food forest, market garden, herb and medicine garden, Butternut meadow, Bee apiary and a community food market. In addition, sustainable farming practices will be encouraged on-site and will be primarily for the use of the residents, although any excess production

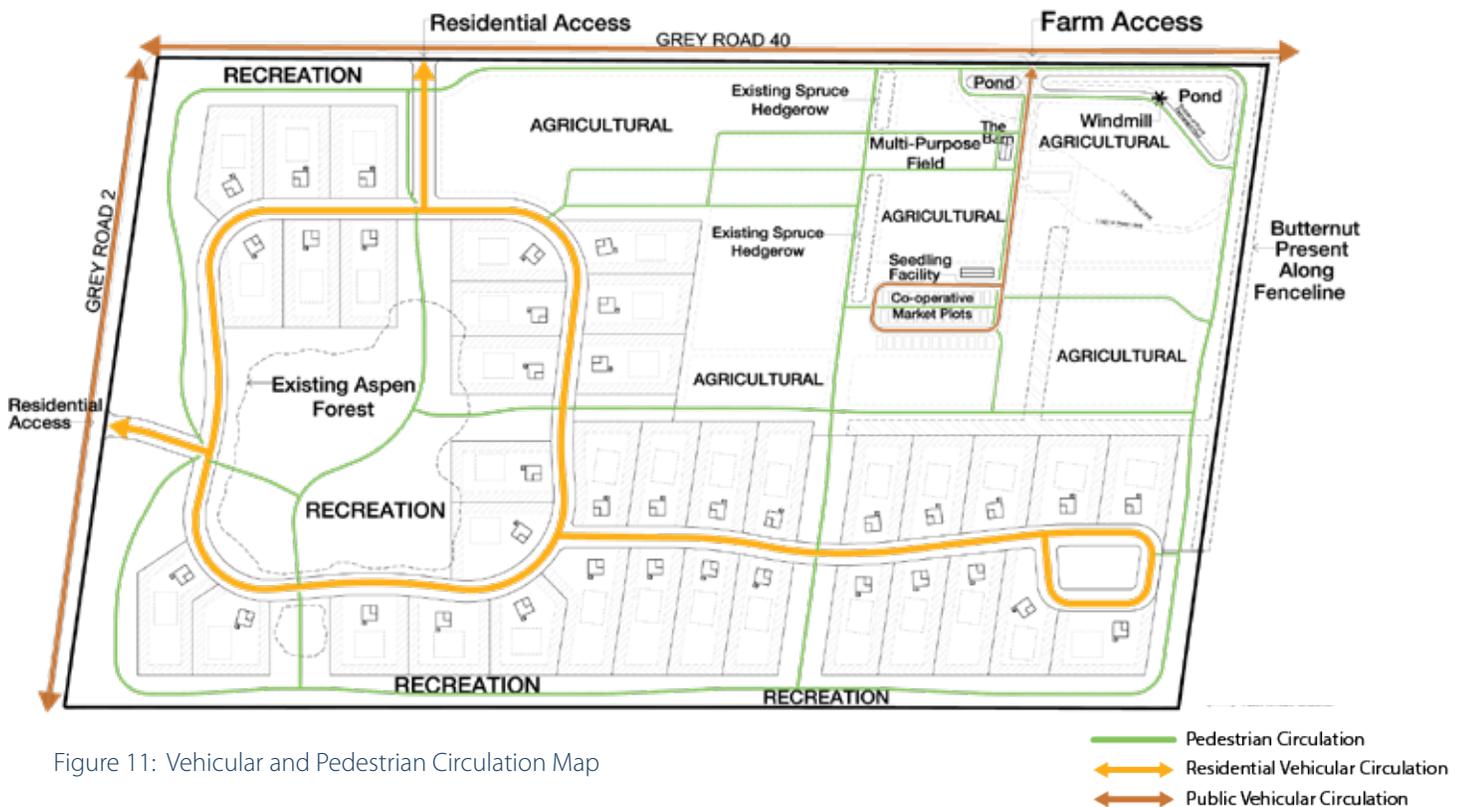


Figure 11: Vehicular and Pedestrian Circulation Map

may be sold to the wider community through the food market community offering. Additional details related to the proposal's sustainable agricultural program are provided in the Agricultural Viability Assessment prepared by Boreal Greens Co., which is being submitted in support of this Application. Vehicular access to the proposed residential farm co-operative will be provided via two separate entrance points to/from Grey County Road 40 (to the north) and Grey County 2 (to the west), which will ultimately lead to a two-way internal road network providing future residents and visitors with direct driveway access to the proposed homesteads. The road network will ultimately terminate in a roundabout at the southeast portion of the Subject Lands.

A third vehicular access is provided to the agricultural area of the Subject Lands from County Road 40 which will allow a primary access point for service vehicles and equipment to easily access the agricultural area **Figure 11** shows the Vehicular and Pedestrian Circulation throughout the Subject Lands.

In addition, the proposal will incorporate a long pedestrian trail approximately 7 km in length, which winds through the residential farm co-operative and will provide future residents and visitors with an opportunity to traverse the subject lands. The internal pedestrian network is located at a safe distance from the road network in order to mitigate conflict between vehicular traffic and pedestrian movement in and around the Subject Lands.



Figure 12: Rendering of the Proposed Development

2.2 PROPOSED APPLICATIONS

2.2.1 Official Plan Amendment

The Town Official Plan identifies the Subject Lands to be split into four different land use designations. The majority of the Subject Lands are designated as Rural with portions designated as Hazard Lands, Agriculture and Special Agriculture.

Within the Town Official Plan, lands designated as Rural do not permit residential uses at the scale proposed by the application, therefore an amendment is required to permit the residential farm co-operative containing 37 homesteads.

The northeast portion of the Subject Lands which are designated Special Agricultural will remain unchanged as the proposal would comply with the Official Plan policies. The proposal is fully compatible with the portion of the Subject Lands that are designated as Hazard Lands as noted in the supporting reports associated with the application.

The proposed Official Plan Amendment is attached in **Appendix C** of this Report.

2.2.2 Zoning By-Law Amendment

The Subject Lands are currently zoned Rural (RU-46), Agriculture (A), Special Agriculture (SA), and Hazard (H) under the Town of The Blue Mountains Zoning By-law 2018-65. The aforementioned zones, aside from the Hazard (H) Zone, generally permit a range of agricultural and recreational uses as-of-right or subject to conditions, including accessory apartments, accessory farm employment areas, a golf course, and commercial greenhouses. The Zoning Amendment would also introduce Site-specific development standards to facilitate the proposed residential farm co-operative containing 37 homesteads and specific development standards thereto.

A Draft Zoning By-law Amendment to the Town of the Blue Mountains Zoning By-law 2018-65 is included in **Appendix D** of this Report.

2.2.3 Vacant Land Draft Plan Of Condominium (DPOC)

The Applicant is seeking approval for a Vacant Land Draft Plan of Condominium (DPOC) to facilitate the development of the above-noted residential farm co-operative on the Subject Lands.

The DPOC provides for 37 homesteads (lots) identified as Blocks 1-37 with an area of approximately 20 hectares. The Common Element Area (Condominium Road) is identified as Blocks 38 -39 with an area of 4.4 hectares. The Recreation/Open Spaces areas are identified as Blocks 40-47 having an area of 15.6 hectares. The lands dedicated to agricultural purposes are identified as Blocks 48 – 49 would have an area of 19.9 hectares. Other elements of the DPOC include a widening on Grey Road 40 and a 0.3-metre reserves along both Grey Road 2 and Grey Road 40 frontages, save and except for the entrance locations. Daylight corners are also required for both the new Grey Road 2 and Grey Road 40 intersections.

Of key importance from a policy perspective, the DPOC will ensure that the agricultural and recreational components of the proposal remain legally, financially and physically associated with the farmsteads. To this effect:

1. The DPOC does not create lots that can be conveyed. Rather it creates units within the condominium corporation which bind the units and common elements (agricultural, recreational and road lands). Effectively, while there are units, the Subject Lands will continue to be one property.
2. All costs associated with owning, operating, maintaining, repairing and / or replacing the common elements is shared equally by the unit holders. Failure to pay for the appropriate common element costs will result in the ability for the condominium corporation to place a lien / first charge on the default owner's unit ensuring the common elements continue to be operated, maintained, repaired, etc. in accordance with the original vision.
3. It is intended that the Condominium Declaration include specific language that would not permit the condominium to be dissolved or portions of the common elements be removed from the condominium without the express authorization of the County and Town. This will ensure that the farm co-operative will remain as part of the condominium.
4. The reserve fund and yearly budgetting required under the Condominium Act includes the capital and operating costs of the agricultural component of the common elements as outlined in the Agricultural Viability Report.

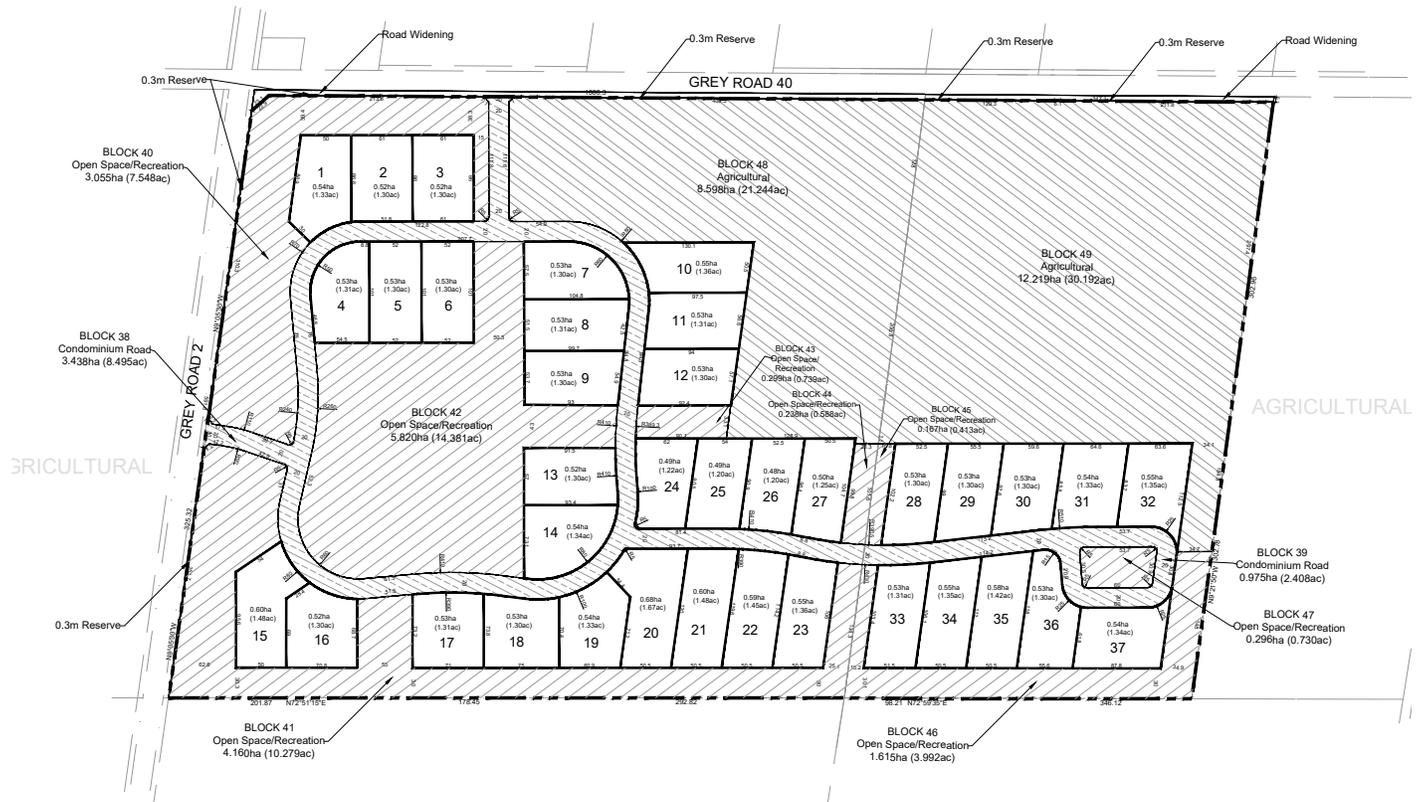


Figure 13: Vacant Land Draft Plan of Condominium

2.3 SUPPORTING PLANS & REPORTS

The following studies have been identified as submission requirements through the pre-consultation process and have been prepared in support of the proposal. The studies have also been considered as part of the formulation of the planning opinion expressed in this report.

2.3.1 *Agricultural Viability Assessment*

An Agricultural Viability Assessment was prepared by Boreal Agricultural Consultants. The purpose of the report is to assess and validate the proposal for a dynamic community-scale agricultural co-operative program.

The report identifies the following core principles and strengths of the proposed agricultural co-operative model as follows:

- Infrastructure: The community design and agricultural infrastructure are well calculated and robust to support various activities that will enhance the livelihoods of the community members and the desire to steward the land through regenerative practices.
- Community Participation: The formation of an agricultural co-operative supports the vision for both a cohesive and self-sufficient community dynamic where neighbours are both friends and business partners working together to achieve a shared goal.
- Operations and Input Costs: Co-operative membership fees cover all supply and consumable costs at the start of the season and support the long-term success of the co-operative. The co-operative will also generate revenues through the sale of raw products, value-add products and agri-tourism activities to further support the long-term viability of the community. A robust Agricultural Financial Plan is shown in **Table 2** Thornbury Acres Budget Summary demonstrating the viability of the proposed development.
- Production Strategy: The planting of both perennial and annual crops supports the vision to achieve self-sufficiency at a community scale. Proposed crops and cultivars are supportive of the health and nutritional needs of each of the homesteads. The selection of vegetable, fruit and field crops supports stable revenue generation and agri-tourism opportunities to ensure long-term economic viability for the co-operative.

- Partnerships: Partnerships with local farmers and stakeholders will help strengthen the activation and collaboration between the Thornbury Acres community and the regional community. Potential partnerships have been identified with the following groups/stakeholders: Harvest Moon Farm, The New Farm, Fairhaven Farms, Dunridge Farms, 100 Mile Store Creemore, Goldsmiths Market, Curries Farm Market, Eat Local Grey Bruce and both the Thornbury and Collingwood Farmers Markets.

The methodology of the report leveraged a variety of credible and industry-standard sources and data to ensure that the environmental and economic assumptions for the community co-operative are realized and that the proposed agricultural infrastructure is both practical and economically feasible over a long-term projection. The report notes that although there are some climate-related limitations to the diversity of crops that can be grown, the conditions support plenty of crops that validate the vision for a self-sufficient community that also produces for the local and regional community. The report demonstrates the economic viability and value creation activities of the development, which aligns with Food Secure Canada's framework for Food Sovereignty.

Agricultural Zone	General Features	Capital Budget Estimate	Operating Budget Estimate (recurring)	Operating Cost (per household)	Gross Crop Value	Market Revenue Potential (30% sales)
		<i>With Contingency 15%</i>	<i>With Contingency 15%</i>			
Cooperative Market Plots	Annual Vegetable Crops in Irrigated, Raised Beds (2ac)	\$311,302.40	\$7,413.12	\$200.35	\$131,192.30	\$39,357.69
U-Pick Berry Plot	Strawberry (1.5ac), Raspberry (1ac)	\$40,813.53	\$13,617.07	\$368.03	\$37,118.25	\$18,559.13
Field Crops	Lavander (2ac), Pumpkin (2ac), Popping Corn (5ac)	\$25,428.20	\$21,863.20	\$590.90	\$92,528.00	\$28,392.80
Apiary	6 Hive Apiary + Extraction Equipment	\$10,773.08	\$1,039.60	\$28.10	\$6,400.00	\$2,310.00
Native Plants, Herbs & Medicines	16 Native Plant, Pollinators, Medicines	\$11,193.24	\$776.31	\$20.98	\$3,500.00	-
Orchard & Food Forest	370 Fruit and Nut Trees + 850 Forestry Seedlings	\$72,859.81	\$1,250.00	\$33.78	\$7,500.00	\$3,750.00
Sub Total		\$472,370.26	\$45,959.30	\$1,242.14	\$278,238.55	\$92,369.62
	Additional Installation Labour	\$23,618.51				
Farm Manager			\$75,000.00	\$2,027.03		
Farm Hand Labour			\$6,800.00	\$183.78		
Crop Insurance & Other			\$4,500.00	\$121.62		
Sub Total			\$86,300.00	\$2,332.43		
Totals		\$495,988.78	\$132,259.30	\$3,574.58	\$278,238.55	\$92,369.62

Table 2: Thornbury Acres Budget Summary

The initial capital budget for the agricultural infrastructure is estimated to be below \$500,000.00 CAD and support all of the necessary infrastructure, tools, plants and protections required for startup. Based on industry data regarding the maintenance and operating costs, the total per-household operational cost is estimated at \$3,574.00. The U-pick berry plot composed of 1.5 acres of strawberry and 1 acre of raspberry will generate an estimated net revenue of \$ 15,268.00.

Field crops taken into consideration while estimating the revenue are lavender (2 acres), Pumpkin (2 acres), and Popping corn (8 acres). This will generate a gross crop value of \$92,528.00 and a market revenue potential of \$ 25,842.00 The apiary, composed of six hives plus extraction and equipment, will generate a gross crop value of \$6,500.00 and the marketplace revenue potential of \$ 2,310.00.

The Agricultural Viability Assessment notes that native plants, pollinators and medicine plots will host 16 different native plant species and will have market value beyond year 2 as plants are proliferated across the property and seeds are saved and sold locally. Orchards and food forests include approximately 370 fruits and nut trees and 850 forestry seedlings.

The produce cultivated by the co-operative's market plots has a gross crop value of approximately \$278,000.00 with potential market revenue (excess crops) of \$ 39,357.00.

The report concludes that the information, data and recommendations support and validate the vision for a sustainable and impactful community agriculture co-operative on the Subject Lands.

2.3.2 *Agricultural Impact Assessment & Minimum Distance Separation Analysis*

An Agricultural Impact Assessment & Minimum Distance Separation Analysis was prepared by DBH Soil Services Inc. The study focussed on the Subject Lands (Study Area/Subject Lands) as well as the wider area (Secondary Study Area) so as to provide an appropriate context for its conclusions, which are noted as follows:

- **Agricultural Policy:** A review of the four provincial land use plans: Greenbelt Plan (2017); the Oak Ridges Moraine Conservation Plan (2017); the Niagara Escarpment Plan (2017); and the Growth Plan for the Greater Golden Horseshoe (GGH) (2019) was completed. It was determined that the Study Area lands are located outside the Growth Plan for the Greater Golden Horseshoe Area and the Greenbelt Plan Area. The two additional provincial land use plans (Niagara Escarpment Plan Area and Oak Ridges Moraine Area) were also not applicable to the Study Area. The Grey County Official Plan, the TOBM Official Plan and Zoning By-Law were also reviewed.

It was determined that the Subject Land are not located in the Prime Agriculture Area as defined in the Provincial Agricultural Land Base mapping.

- **Agricultural Land Use:** The majority of the Subject Lands comprise woodland areas. A smaller area of ploughed field (assumed to be a common field crop in the 2022 growing season) was noted in the northern part of the eastern parcel of the Subject Lands adjacent to County Road 40. It was determined that the Subject Lands comprise of approximately 10.7% as ploughed lands, and 89.3% as woodland areas.

It is concluded that the proposed development will not result in a net loss of lands presently used for agricultural production. Also, the proposal will result in the development of new agricultural land uses and opportunities.

- **Agricultural Investment:** A total of 42 potential agricultural facilities/barns or areas where facilities are located were identified within the Subject Lands and Secondary Study Area. Of the 42 potential agricultural facilities/barns, no agricultural facilities were observed in the Subject Lands. The 42 agricultural facilities identified, were all located in the Secondary Study Area.

The study notes that there are no areas of artificial tile drainage on the Subject Lands, as such, the proposed development of the Subject Lands will not result in the loss of this agricultural investment. There is no current investment in irrigation on the Subject Lands. There will be no loss of investment in irrigation as a result of the development of the Study Area.

Minimum Distance Separation 1 (MDS 1) calculations were completed for any agricultural facility that was capable of housing livestock. A review of the calculated MDS 1 arcs indicates that there are no MDS 1 arcs that impact the Subject Lands.

A review of the online Agricultural System Portal (OMAFRA) indicated that there were no nurseries, specialty farms (crop or livestock), frozen food manufacturing, refrigerated warehousing/

storage, livestock assets or abattoirs that the proposed development would impact and vice versa. The Cannabis facility (Pure Blue Cannabis Inc.) located to the south of the Subject Lands is regulated by the Health Canada Cannabis Regulations Good Production Practices Guide for Cannabis. It is assumed that this facility operates in a manner that prevents the escape of cannabis odours associated with cannabis plant material to the outdoors. As such, there should be no opportunity for odour release resulting in potential complaints from adjacent landowners.

The report concludes that the proposed development will not result in the loss of any agricultural services or impact any existing agricultural services.

- **Land Fragmentation:** The report identifies land fragmentation as a major impact on the long-term viability of agriculture in the Secondary Study Area and is typical of areas under pressure from non-agricultural land uses.

As noted previously the Subject Lands comprise three parcels totalling approximately 60 ha (150 acres) in size, while the Secondary Study Area comprises numerous parcels of varying sizes. The report notes that there are other numerous smaller parcels located along most of the roads in the Secondary Study Area. This type of fragmentation pattern is common in areas near urban boundaries, linear development along roads, in cottage-type areas, areas of transition between agricultural land uses and non-agricultural land uses, and in areas of specialty crop agriculture. Notwithstanding the foregoing, the report indicates that the proposed redevelopment will not result in any additional fragmentation of the designated agricultural land base.

The report concludes that, due to the geographical location of the Subject Lands, the proposed development will result in no net loss of lands presently used for agricultural production, but would rather result in the development of new agricultural land uses and opportunities. In addition, the proposed development will have a limited impact on the surrounding agricultural activities within the Secondary Study Area, and any potential impacts on the Secondary Study Area can be mitigated to a feasible extent.

2.3.3 *Functional Servicing & Stormwater Management Report*

A Functional Servicing & Stormwater Management Report was prepared by Tatham Engineering Limited. The report evaluates the servicing strategy for the Subject Lands with respect to potable water, wastewater disposal, stormwater management, utilities and presents a functional servicing strategy that demonstrates that the development can be adequately serviced. Other external infrastructure improvements required to service the Subject Lands are also provided in the report. The various components of the report are outlined below.

Potable Water

Potable water will be provided by individual drilled wells for each lot. The proposed wells will be located a minimum of 15 m from any on-site wastewater treatment system.

The homesteads will be serviced with individual wells for potable water supply and leaching bed on-site wastewater disposal systems. It is assumed that the Town can respond to a fire at the Subject Lands with sufficient water supply to allow them to conduct an effective search and evacuation of buildings. Therefore, no on-site water supply for fire suppression is required.

Wastewater Disposal

Wastewater disposal will be channelled via individual on-site wastewater treatment systems (septic tank and leaching bed). Detailed design of the individual on-site wastewater treatment systems will be completed in support of building permit applications,

however, to demonstrate the feasibility of servicing the development with individual on-site wastewater treatment systems, two generic absorption trench leaching bed systems were designed to accommodate the varying lot configurations. The systems were designed in accordance with the Ontario Building Code (OBC) assuming a 330 m² (3,550 ft²) house with 5 bedrooms and 5 bathrooms and a worst-case scenario of sandy silt soils (ML) with an assumed percolation rate of 49 mins/cm.

Site Grading

The grading strategy for the Subject Lands will raise the grade of the road and building areas on the homesteads relative to the existing grade and allow flows to generally drain by their existing drainage paths via naturalized buffers between each of the homesteads. The proposed trail network, which includes a loop around the entire perimeter of the Subject Lands, will also be raised relative to the existing grade and act as a berm to direct drainage. Culverts will collect drainage trapped by the raised roads, building areas and homesteads and outlet to locations with positive drainage. The roads will feature a low-flow ditch to convey minor storm drainage along the road network and ultimately to the SWM facility in the northeast corner of the Subject Lands via the trail/ berm adjacent to Grey Road 40 that directs runoff to the SWM facility.

Stormwater Management

The stormwater management report/plan details the existing and proposed drainage conditions for the Subject Lands and surrounding drainage areas. The proposed SWM facility will include a wet pond area that will also be used as an irrigation source for agricultural operations on site. A larger transient ponding area located on the northeast corner of the Subject Lands will provide stormwater storage for larger and less frequent storm events and will continue to be farmed. The perimeter trail in the northeast corner of the Subject Lands will be built up to an elevation of 216.00 m to provide the required stormwater retention volume to attenuate peak flows to existing condition levels.

The plan outlines how surface water impacts from the development will be mitigated as follows:

- Drainage from the Subject Lands drains to one of 6 stormwater Outlets including 1 culvert draining west under Grey Road 2, 4 culverts draining north under Grey Road 40 and a natural draw near the northeast corner of the Subject Lands that drains to an intermittent watercourse east of the Subject Lands.
- Stormwater quantity control will be provided by the proposed SWM facility. Water quality control will be provided by the pervious routing of drainage as well as the SWM facility which has been designed to provide enhanced level treatment corresponding to 80% total suspended solids (TSS) removal.

- The proposed storm plan controls peak flow rates to existing condition levels or below at each of the site 6 Outlets for the 1:2 year through 1:100 year 4 hr Chicago and 24hr SCS type II design storms.
- Strict erosion controls will be implemented during and post-construction to mitigate sediment transport off-site.
- The SWM strategy for the Subject Lands will maintain or reduce peak flows below existing levels at the 6 Subject Lands drainage Outlets and provide enhanced level water quality control.

Utilities

- Hydro One has confirmed electrical distribution is aerial running along the south side of Grey Road 40 and the west side of Grey Road 2 and are reviewing their servicing capacity for the Subject Lands.
- Enbridge has confirmed that they have 2 inch gas mains on the south side of Grey Road 40 and the east side of Grey Road 2 fronting the Subject Lands and are reviewing their servicing capacity for the Subject Lands.
- Bell has confirmed that they have fibre aerial distribution along the east side of Grey Road 2 fronting the Subject Lands and that the Subject Lands can likely be serviced with fibre to the homes through a minor build-out. Bell also has buried copper distribution on the north side of Grey Road 40 and the east side of Grey Road 2.

2.3.4 *Environmental Impact Study*

An Environmental Impact Study (“EIS”) was prepared by Neil Morris, Consulting Ecologist. The scope and content of this EIS are to address specific and general concerns regarding the environment and natural heritage features to the satisfaction of approval authorities and other concerned agencies. The core environmental issues of potential concern associated with the Subject Lands include:

1. Potential impacts that development might have on small watercourses which flow within or near the Property;
2. Potential impacts that development might have on Significant Woodlands within and adjacent to the Property, and their various functions; and
3. Potential impacts on Priority Species, including Species of Conservation Concern (SOCC) and legislated Species At Risk (SAR), or other Significant Wildlife or Significant Wildlife Habitat (SWH) that might be present on or near the property.

The relevant Provincial Policy Statement (PPS) and Official Plan (OP) natural heritage policies indicate that no development or site alteration may occur within Significant Woodlands/ Habitat of Threatened/ Endangered Species Significant Wildlife Habitat or their adjacent lands (within 120 m) unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

The EIS has determined the following impacts resulting from the proposed development:

- Development within the Property as proposed does not incur meaningful risk of adverse effects on SWH;
- The proposed development does not incur meaningful risk of adverse effects on Priority Species other than specimens of Butternut (Endangered) in confined locations in Parcel 2. These risks can be fully mitigated;
- The proposed development does not incur meaningful risk of impact on watercourses or aquatic habitat function; and
- The proposed development will result in direct impact (loss or alteration) of the large majority of the 7 ha of Significant Woodlands in Parcel 2. The 5-ha patch of Significant Woodland in Parcel 1 will be retained, and there is no expectation of indirect impacts on this patch.

The EIS notes that the relevant PPS and OP Natural Heritage policies that are of relevance to the proposed development have been addressed as follows:

- The implementation of specified mitigation measures development will not fragment or otherwise result in adverse impacts on Significant Woodlands as a functional component of the Natural Heritage System (NHS) that overlaps the Subject Lands and surrounding lands.

- The presence of multiple specimens of butternut is the only instance of a provincially Threatened or Endangered Species or its habitat within or in proximity to the Subject Lands. There are 55 specimens of Butternut (Endangered) located along remnant lines fence-lines that traverse or border parts of Parcel 2. Advancement of development planning in consultation with MECP in regard to constraints and options under ESA regulations will ensure compliance with the PPS.
- The EIS concludes that existing vegetation communities within the Subject Lands are not expected to support SWH function to any meaningful extent. Accordingly, no impacts on SWH function are expected.

Further to the above, the EIS notes that subject to mitigation measures, the proposed development could occur without significant loss or impairment of woodland function within the Property, and without significant diminishment of the overall presence and function of Significant Woodlands in the area.

Overall, the EIS concludes that the proposed development on the subject property meets policy requirements and, subject to certain conditions, there should be no adverse impacts on natural heritage features.

2.3.5 Traffic Impact Assessment

A Traffic Impact Brief was prepared by Tatham Engineering Limited.

Access to the Subject Lands will be provided by two new access points. One access will be located at the western limit of the Subject Lands (west access) on Grey Road 2, approximately 360 metres south of Grey Road 40. The other access will be located at the northern limit of the Subject Lands (north access) on Grey Road 40, approximately 250 metres east of Grey Road 2. Each access will allow full movements and be designed to the appropriate County standards.

Internal roads serving the Subject Lands will be designed to the appropriate Town standards for a 9-metre rural cross-section (6-metre paved width with 1.5-metre shoulders, employing a minimum width of 6 metres with 12-metre centreline curve radii in accordance with requirements set forth in the Ontario Building Code for a fire access route. This will readily accommodate two-way traffic operations and the manoeuvring requirements of typical design vehicles, such as garbage trucks, single-unit trucks, and emergency response vehicles.

The proposed development is expected to generate 26 trips during the weekday AM peak hour, and 35 trips during the weekday PM peak hour. It is noted that the community-operated amenities (i.e. greenhouses, orchards, trails, and pavilions) are for internal use and not expected to generate any material volumes external to the Subject Lands.

Traffic operations were analyzed for the intersection of Grey Road 2 and Grey Road 40 and the level of services was determined to be excellent; no improvements are required through the 2027 horizon. Sight lines were reviewed for minimum stopping and intersection sight distances for each of the proposed site accesses and were found to be adequate. The requirement for dedicated left turn lanes was reviewed and it was determined that they are not required.

2.3.6 Geotechnical Report

A Geotechnical Report was prepared by Cambium Inc. A total of 7 boreholes were advanced in predetermined locations to a depth of 5.2 metres. A total of 20 test pits were also advanced throughout the Subject Lands at depths from 2.0-3.0 mbgs. Physical laboratory testing was undertaken on selected soil samples to confirm textural classification and to assess geotechnical parameters.

The report notes that subsurface conditions consist of surficial topsoil underlain by predominantly cohesionless native deposits grading from silt to sandy silt, silty sand, to sand material. Isolated deposits of cohesive clayey silt material were encountered during the investigation within the southwest quadrant of the Subject Lands. Due to the Subject Lands consisting of agricultural fields and forested areas, there is a high likelihood of zones of disturbed and/or reworked native soils throughout the property to arbitrary depths. It is imperative to take due care and consideration during stripping and excavating activities to ensure that these zones are identified and appropriately excavated if required based on the proposed land usage (landscape, parkland, residential structures, etc.)

In general, excavation up to the frost penetration depth will most likely encounter groundwater inflow into the excavation due to zones of perched water and/or the prevailing water table in areas across the Subject Lands, however, this seepage should be manageable using filtered sumps and pumps. Depending on the depth, size, and staging of the excavations, a Permit to Take Water (PTTW) or registry with the Environmental Activity and Sector Registry (EASR) of the Ministry of the Environment Conservation and Parks (MECP) maybe required.

In terms of foundation design, the report recommends that Cambium is to have input in reviewing the final grading plans to provide any necessary changes to the foundation recommendations. Furthermore, from a geotechnical perspective, the proposed structures can be supported on standard strip and/or spread footings founded on the cohesionless native soils (silt soils, very loose to compact relative density). From a preliminary perspective, footings placed on approved engineered fill and appropriately protected from frost may be designed for an allowable bearing capacity of 150kPa at SLS and 185kPa at ULS. Cambium is retained to review the final grading plan, as the preliminary engineered fill bearing capacity values will change depending on engineered fill thickness, material and the native subgrade soil the engineered fill pad is constructed on.

From a subdrainage perspective, Cambium recommends the exterior grade around any buildings should be sloped from the walls to direct surface runoff away from the building. To deal with seasonally perched water and/or the water table, perimeter sub drains consisting of geotextile-wrapped perforated pipe subdrains set in a trench of clearstone and connected to a sump or other frost-free positive outlet. Subsurface walls should be adequately damp-proofed above the water table and waterproofed below the water table.

The report also provides further details and recommendations regarding backfill and compaction, engineering fill, lateral earth pressure, seismic site classification, Subject Lands servicing and pavement design.

2.3.7 Hydrogeotechnical Report

A Hydrogeological Report was prepared by Cambium Inc. The report notes that there are no municipal services for water or wastewater near the property. As such, the hydrogeological assessment was undertaken in accordance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines D-5-4 and D-5-5 for wastewater and water supply.

The water supply assessment involved a review regional geological and hydrogeological information, installation of four monitoring wells (MW101-22 through MW104-22) and four test supply wells (TW101-22 through TW104-22), water level monitoring, pumping tests, and water quality sampling. The wastewater assessment involved test pit and borehole investigations, identification of the shallow water table, and water balance calculations to assess the nitrate attenuation capacity of the site and the projected change of infiltration to shallow groundwater from the proposed development. Pumping tests of TW101-22, TW102-22, TW103-22, and TW104-22 indicate the test supply wells are able to produce sustainable yields of minimum of 21 L/min. This rate is greater than 13.7 L/min, which is the minimum requirement for MECP D-5-5 assessment procedures. It is therefore expected that there are adequate water supply resources at the site to support the proposed development. Water quality results indicate the water from all four test wells is of generally good quality, with the exceptions of hardness, iron, manganese, and turbidity. These parameters were reported at concentrations which exceed ODWQS guidelines, however all are readily amendable with residential water treatment units;

a competent water treatment specialist should be consulted for appropriate treatment options. All other analyzed parameters were within acceptable ranges.

The wastewater assessment indicates that the proposed development of 37 homesteads would result in a nitrate concentration of 7.11mg/L at the property boundary, which is less than the 10 mg/L limit permitted by D-5-4 guidelines. The proposed development is therefore expected to maintain acceptable nitrate concentration thresholds at property boundaries. Based on the proposed 37 homesteads, infiltration at the site will be reduced by approximately 19,455m³/yr in the post-development scenario compared to pre-development conditions. It is recommended that the low impact development (LID) mitigation measure of roof downspout disconnection be implemented to aid the projected infiltration deficit. The total projected roof run-off volume is 8,941 m³, which encompasses 46% of the calculated infiltration deficit at the Subject Lands. Cambium recommends that LID measures are implemented at the Subject Lands to address the infiltration deficit and that a stormwater engineer is retained to design the LID infrastructure and to address runoff flow generated from the roadways.

Based on the preliminary assessment Cambium concludes that the Subject Lands can sustain the development of 37 homesteads without inducing a negative impact on the quality or quantity of on-site and off-site groundwater resources.

2.3.8 Phase 1 & 2 Environmental Site Assessment

An Environmental Impact Assessment was prepared by Cambium Inc. The Phase 1 ESA identified two potentially contaminating activities (PCA's), one on-site and the other off-site, within the study area. The on-site and off-site PCA contributed to areas of environmental concern (APEC) on the Subject Lands. The related contaminants of potential environmental concern were, petroleum hydrocarbons (PHC's), volatile organic compounds (VOC's), polycyclic aromatic hydrocarbons (PAH's), organochloric (OC) pesticides, metals other regulated parameters (ORPs), including Mercury (Hg), Hexavalent Chromium (Cr(VI)), Cyanide (CN-), Chloride (Cl-), and Sodium (Na), and acid-base-neutral compounds (ABN's).

The assessment notes that soil, groundwater and surface water could potentially be contaminated by the above-noted PCA's. Based on the above-noted findings, a Phase 2 ESA is required to support the applications and meet the requirements of Ontario Regulation (O. Reg) 153/04. Work on the Phase 2 ESA has commenced and the assessment will be provided to County and Town staff for review and evaluation upon its completion as part of the approvals process.

2.3.9 Tree Inventory & Retention Plan

A Tree Inventory and Protection Plan (TIPP) was prepared by Neil Morris, Consulting.

The TIPP notes that Cultural Thickets (CUT) and Cultural Woodlands (CUW) account for approximately 80% (50 hectares) of trees on the Subject Lands. Approximately 6 hectares (10%) of the Subject Lands are currently occupied by Cultural Meadow (CUM) communities. Aside from the prevailing cultural communities, there are 5 hectares of Deciduous Forest (FOD) community located in Parcel 1. This deciduous forest patch has been mapped as Significant Woodland in the Grey County OP. About 7 hectares of the Cultural Woodlands community located in Parcel 2 is also mapped as Significant Woodlands.

The TIPP notes that the proposed agricultural areas, proposed homesteads, servicing and infrastructure work and recreational areas would result in the loss of trees on the Subject Lands. The impact on these aforementioned areas on existing trees are detailed below.

Agricultural Areas

The TIPP calls for the retention of all existing tree-lines and also any Butternut specimens associated with the deciduous tree-lines. The proposed agricultural land-use borders these tree lines, and there is potential for indirect impacts on trees within the tree lines. Any displacement of Cultural Woodlands patches in Parcel 1 will result in the loss of trees that are considered Medium Priority. The TIPP notes that the displacement of Cultural Thickets community has minimal tree preservation implications.

Homesteads

The TIPP notes that in Parcel 1, the homesteads are located largely within the Cultural Thickets community. A few homesteads in the northwest corner of Parcel 1 overlap small patches of coniferous Cultural Woodlands, and the other homesteads are situated on the immediate periphery of the Deciduous Forest community. In Parcel 2, the homesteads are situated within the Cultural Woodlands community and they overlap some patches of relatively large Trembling Aspen and Eastern White Cedar.

The proposed homesteads will impact High Priority trees (Deciduous Forest and tree-lines with Butternuts) along the outer margins of 12 of the 37 homesteads. There are also a total of 14 homesteads which overlap Cultural Woodlands communities which are designated as Medium Priority for tree preservation.

The TIPP notes that the homesteads will result in the loss of existing natural vegetation within the cleared portion of each lot. The FCSP identifies a 10-m wide natural buffer on the side and rear perimeter of each lot, which provides opportunities for some level of retention of existing vegetation. In addition, the development on the homesteads also has the potential for indirect impacts on retained trees within and adjacent to the building envelopes, primarily through root zone disturbance and also from inadvertent contact during clearance for construction.

Servicing and Site Infrastructure

The TIPP identifies rough grading, the installation of roadways, the installation of utilities corridors, and the implementation of stormwater management measures would result in some direct loss of existing trees and may also lead to root zone impairments or inadvertent damage outside of the limit of work.

The TIPP notes that the total area occupied by the 20-m wide road bed is about 4.4 hectares. The majority of this area lies within the Low Priority Cultural Thickets community in Parcel 1. About 1.5 hectares of road overlaps the Medium Priority Cultural Woodlands community, mostly in Parcel 2, and 0.1 hectares is located in the southern end of the High Priority FOD community in Parcel 1.

The proposed stormwater management pond does not overlap any treed areas, but is immediately adjacent to a High Priority deciduous tree-line where Butternuts are located. There is no anticipation of large-scale pre-construction site grading for drainage or stormwater purposes.

Recreational Lands

Approximately 16 hectares of the Subject Lands will be used for recreational purposes. These lands include the 5-ha block of deciduous forest in Parcel 1 which is identified as Significant Woodland. Recreational Lands also overlap a few small patches of Cultural Woodland on the west end of Parcel 1, and also portions of the Cultural Woodland block in the south half of Parcel 2. The majority of Recreational Land overlaps with the Cultural Thicket community in Parcel 1.

The only modification proposed for Recreational Lands is the establishment of about 7 km of trails. Limited clearance of existing vegetation will be required for trail creation. Otherwise, there are no proposed changes to existing vegetation. The trail system will traverse High Priority areas/features (FOD, deciduous tree lines with Butternuts), and also Medium Priority features (Cultural Woodlands).

In conclusion, the TIPP recommends:

- Install protective fencing along the outer limit of the development envelope to protect proposed natural buffers during clearance and construction;
- Manage lot buffers to promote long-term viability (i.e., gradual replacement of Ash and Elm) and control invasive species (especially European Buckthorn);
- Retain trees within the building envelope to the extent feasible¹, with priority given to any larger (>15 cm DBH) native trees;
- Implement measures to reduce indirect impacts on retained trees within the building envelope and within buffers and increase the likelihood of their long-term survival; and
- Where retention of desired trees within the building envelope is not possible, conduct post-development planting within the Lot to partly re-establish some function of those trees that were removed.

2.3.10 D4 Study

A Land Use Compatibility D4 Assessment Report was prepared by Cambium Inc.

The Subject Lands are within 500 m of a closed landfill that is reportedly along the western side of Grey County Road 2. Prior to development on the Subject Lands, a Land Use Compatibility Assessment is required by the County of Grey (County) to demonstrate that the closed landfill will not adversely impact the proposed development. This report was completed using the methodology outlined in the Ministry of the Environment Conservation and Parks (Ministry) Guideline D-4-Land Use on or Near Landfills and Dumps (MOEE, 1994a) (Guideline D-4).

The Subject Lands are bordered by properties zoned as Special Agriculture (SA), Agriculture (A), RU, and Rural Employment (M2). The Subject Lands are bordered by Grey County Road 2 to the west and Grey County Road 40 to the north. The western boundary of the Subject Lands is immediately adjacent to the closed landfill, separated only by Grey County Road 2.

The closed landfill is classified as an A6 landfill which is defined as a rural municipal/domestic waste landfill that was closed between 1971 and 1981 (as of 1991 (MOEE, 1991)). A "Class A" criteria designation means that there are criteria, singly or in combination with others, that indicate the highest hazard to humans; further investigations may be warranted to define precisely the hazard(s) and to determine the actions necessary in the future.

The closed landfill was owned and operated by Carvin Products Limited and is known to have operated as a public landfill servicing the former Township of Collingwood in the 1970s and was reportedly capped and closed in 1977. It is noted that the land where the closed landfill was reported is now privately owned by Golden Town Apple Products Ltd.

There is no documentation (annual monitoring reports, etc.) as to whether there was ever a monitoring program in place for the closed landfill; therefore, it is assumed that there has never been groundwater, surface water, or gas monitoring for the closed landfill during operation or after closure.

In summary, risks from the closed landfill to the Subject Lands are expected to be negligible, if any. Water supply resources on-site are not interpreted to be impacted by landfill leachate and no landfill gas was present in the southwest corner of the Subject Lands. Other potential environmental considerations associated with waste activities including odour, litter, visual impairment, dust, noise, vectors, and vermin associated with vehicular traffic were deemed to be no risk for the Subject Lands.

2.3.11 Archaeological Report

A Stage 1 Archaeological Report was prepared and the findings call for the preparation of a Stage 2 Report. Work on the Stage 2 report has commenced to determine whether any archaeological resources found are of sufficient cultural heritage value or interest to require Stage 3 assessment. The Stage 3 assessment will determine the dimensions of any archaeological site, evaluate its cultural heritage value or interest and, where necessary, make recommendations for Stage 4 mitigation strategies. The requirement for further archaeological assessment of the Subject Lands will form part of the conditions of DPOC Approval.





3.0

COMMUNITY DESIGN

3.0 COMMUNITY DESIGN

The proposed development contemplates a practical and pragmatic vision for an elevated community-scale agricultural co-operative program that will leverage the collective actions of a homesteading community as active participants and stewards of the land in supporting on site production of all of the communities greens, herbs and vegetable needs.

The community would entail interconnected trails and walkways, co-operative farms, and vast areas of natural and planned open spaces that are intended to maintain the rural character of the area.

In order to implement the vision for this community following section discusses how the proposal addressed key aspects of the Policies related to urban design as contained under **Section D5** of the Town Official Plan and relevant sections of the Town of Blue Mountain's Community Design Guidelines.

3.1 Rural Character Design

Official Plan policy D5.6 Rural Character states that it is the intent of Council to only permit development outside of Settlement Areas and Hamlet Areas that is compatible with the character, role and function of the rural landscape since the existing character of the rural area greatly contributes to the quality of life enjoyed by the Town’s residents.

3.1.1 Policy D5.6 (a) states that uses be designed to blend in with the existing topography and vegetation.

The proposal through the Master Plan (**Figure 15**) blends in with the existing topography with limited changes to the vegetation surrounding the subject lands along County Road 2, County Road 40 and along the south and east property boundary. The proposed residential farm co-operative would be screened from other surrounding uses ensuring compatibility and integration in the rural landscape.



Figure 14: Master Plan

The proposed buildings on the subject lands would be designed to ensure that it is compatible and blend into the rural character of the area. **Figure 17** shows an example of the architectural style of the proposed homesteads. A recreational rural lifestyle has guided the proposed development from the outset of the design process.



Figure 15: Example of a Homestead



Figure 16: Family Entertainment Area

The public realm elements in the vacant land plan of condominium will be designed in a manner which promotes a healthy active lifestyle through a series of pedestrian walkways and trails that meander through the natural and planned open spaces areas. The goal is to create vibrant and attractive streetscapes that encourage walkability and complement the rural context of the community.

Creating a green and attractive community is key to the vision of Thornbury Acres. The plan of condominium has established a variety of open space areas and community recreation areas that are connected by pedestrian pathways and trails which help frame and connect the community to its residents.

Figure 17 shows walkable areas and open space areas.



Figure 17: Grasses/Informal Pathways



Figure 18: Perennials and Grasses

3.1.2 Policy D5.6 (b) states that existing trees are maintained wherever possible.

The proposed development would maintain existing trees on the subject lands wherever possible. The TIPP notes that the proposed agricultural areas, proposed residential lots, servicing and infrastructure work and recreational areas would result in the loss of trees on the subject lands. The proposal would implement protection measures to reduce indirect impacts on retained trees and within buffers and increase the likelihood of their long-term survival. Also, where retention of desired trees within the building envelope is not possible, post-development planting within the homesteads to partly re-establish some function of those trees that were removed will occur.



Figure 19: Naturalized Edges/ Hedgerow



Figure 20: Tree Grove

3.1.3 Policy D5.6 (c) states that new buildings on farm properties are sited in existing building clusters wherever possible.

Given that there are no existing building on the Subject Lands, the residential farm co-operative would have two clusters of buildings, with the majority of the 27 homesteads located on the south portion of Parcel 1 and 10 homesteads located on the south side of Parcel 2. The balance of the lands (60%) would be used for recreation/agricultural purposes. **Figure 23** shows an overview of the programming on the subject lands.

3.1.4 Policy D5.6 (d) states that all signage if required, reflects the rural and natural character of the area.

The proposal would comply with this policy by ensuring that all signage to the community reflects the rural character of the area ensuring that the primary agricultural uses are highlighted.



Figure 21: Overview of the programming on the subject lands

3.1.5 Policy D5.6 (e) states that all lighting if required, is subdued and appropriate for the use.

From the main roads surrounding the subject lands the preserved natural vegetation and trees would act as a natural buffer to any light from the residential farm co-operative. With the community all the lights would be subdued and incorporate dark sky friendly fixtures to ensure there is minimal light pollution.

3.1.6 Policy D5.6 (f) existing buildings, structures, barns and other agricultural buildings are upgraded and/or restored wherever possible.

As noted in this report the previous barn that existed on the Subject Lands which was associated with the Houghton family was lost in a fire. The proposal introduces an innovative community-based approach to agriculture supported by buildings and structures that improve and builds on the previous Houghton farm heritage. The proposed agricultural-related buildings and structures would all be low-scale and purposed to support the various agricultural activities on the Subject Lands. **Figure 24** shows a demonstration of farm activities.



Figure 22: Agricultural Programming

3.2 SUSTAINABILITY

Section 6 speaks to Sustainable Design in the Town of Blue Mountain's Community Design Guidelines calls for developments to be efficient with their use of existing infrastructure, limit their impact on the surrounding ecosystem, and aim to achieve energy efficiency, incorporate active transportation opportunities, control the construction waste created by the construction process and provide a safe and healthy environment within the dwellings.

Below is a summary of how the proposal will address sustainable design guidelines outlined in Section 6.

6.1 Site Infrastructure

- a. Each lot will be serviced with individual wells for potable water supply and leaching bed on-site wastewater disposal systems. The technical studies have confirmed the feasibility of these systems without undue impacts occurring;
- b. The grading strategy for the Subject Lands will raise the grade of the road and building areas on the homesteads relative to the existing grade and allow flows to generally drain by their existing drainage paths via naturalized buffers between each of the homesteads;
- c. Stormwater quantity control will be provided by the proposed SWM facility. Water quality control will be provided by the pervious routing of drainage as well as the SWM facility which has been designed to provide enhanced level

treatment corresponding to 80% total suspended solids (TSS) removal;

- d. There will be no net increase in the pre to post-development, stormwater rate and quality, and strict erosion controls will be implemented during and post-construction to mitigate sediment transport off-site.

6.2 Environmental Preservation and Enhancement

The proposal would help to sustain, restore and enhance the health and integrity of the natural ecosystem, supporting biodiversity and target ecological improvements by, paying particular attention to the location of habitat for native flora and fauna.

6.3 Water Use

- a. Native and drought-tolerant plants will be part of the landscape plan and suggested to homeowners to utilize in their future landscape plans;
- b. Low-consumption plumbing fixtures and low-water/energy-consuming appliances will be installed.

6.4 Wastewater

- a. Installation of low-consumption sanitary plumbing fixtures;
- b. The option for grey water collection for purchasers;
- c. The proposed SWM facility will include a wet pond area that will also be used as an irrigation source for agricultural operations on site.

6.5 Building Operation Optimization

- a. Each house will utilize energy modelling to optimize home energy usage;
- b. Engaging an energy specialist is standard for this builder;
- c. The units will optimize the building orientation and form to help with optimization, such as orientation to the sun, glazing on windows, and rooftop colours.

6.6 High-Performance Components

- a. Dwellings will be insulated at or above the minimum R level noted;
- b. Windows will double glazed and energy efficient;
- c. Items related to lighting and HVAC design will be applied where possible.

6.7 Carbon Impact

- a. Homeowners will be given the option to install Renewable Energy Technology Systems.

6.8 Material Impact

- a. The builder will source locally and recycled material whenever possible;
- b. All construction waste will be separated and recycled appropriately.

6.9 Plantings

- a. Native and drought-tolerant plant species will be used for common area landscaping;
- b. Homeowners will be encouraged to use the same type of plantings drought-tolerant landscape plans.

6.10 Transportation and Accessibility

- a. The private streets will be designed to ensure safe and convenient access for all users.

6.11 Indoor Environment

- a. The development will be designed with the most recent ventilation rate procedure and will be aware of air intake locations;
- b. All efforts will be put forth to include interior finishes that contain low levels of volatile organic compounds (VOCs);

- c. Interior daylight opportunities will be maximized where possible.

6.12 Operation and Maintenance

- a. All best practices mentioned above will be noted to the owners and encouraged to be implemented.

Based on the above, it is our opinion that the proposal and the proposed Official Plan and Zoning By-law Amendment will conform to the design policies of the Town's Official Plan and it is consistent with the Community Design Guidelines.

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4.0

**APPLICABLE POLICY
FRAMEWORK AND
PLANNING ANALYSIS**

4.0 APPLICABLE POLICY FRAMEWORK AND PLANNING ANALYSIS

This section of this report provides an analysis of the relevant statutory policy documents applicable to the proposal. The policy analysis determines if the development is supported by the hierarchy of applicable land use planning policies, and provides justification pertaining to how the proposal conforms to and is consistent with these policies and represents good planning.

To this end, the relevant components of the *Planning Act*, the *Condominium Act*, the Provincial Policy Statement, the County of Grey and the Township of Blue Mountain Official Plans have been evaluated to determine how the proposal addresses the applicable policy matters.

4.1 PLANNING ACT, R.S.O. 1990, C.P. 13

The *Planning Act* is a provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Province of Ontario declares matters of interest in Section 2 of the *Planning Act* that pertain to land use and requires that municipal councils have regard to these in all decision-making.

The Minister, the council of a municipality... in carrying out its responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- *the protection of ecological systems, including natural areas, features and functions;*
- *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

- *the orderly development of safe and healthy communities;*
- *the accessibility of persons with disabilities to all facilities, services and matters to which this Act applies;*
- *the adequate provision of a full range of housing, including affordable housing;*
- *the appropriate location of growth and development;*
- *the promotion of built form that,*
 - ◊ *is well-designed*
 - ◊ *encourages a sense of place, and*
 - ◊ *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant*

The statements in Section 2 of the Planning Act inform the Provincial Policy Statement and matters of provincial interest, thereby ensuring that consistency with the PPS addresses issues of consistency with Section 2 of the Act. The proposal is evaluated in the context of the Provincial Policy Statement discussed in subsequent sections of this report.

Evaluation

The proposal introduces an innovative co-operative farming approach which primarily maintains the agricultural uses of the lands, diversifies the range of use and land yield, while providing opportunities for individual farmers to cultivate lands tied to residential dwelling units.

The suitability of the Subject Lands are further discussed in the supporting documentation provided in support of the proposal as summarized in Section 2 of this report. To this end, the proposal is consistent with the Provincial and Official Plan policies in that it would promote opportunities for economic activity while contributing to the diversification of the local economy. The proposal would also build on the rural character of the area while leveraging rural amenities and assets. The underlying farming strategy is built on a sustainable and green model that seeks to diversify the range of farm produce and optimize the use of the lands.

The overall function of the residential uses is tied to the agricultural use of the Subject Lands. The operation and function of the proposal will be regulated by the necessary legal framework (Condominium Declaration Development and / or Agreement with the Town as further discussed below) that ensures the orderly development of the lands through the Vacant Land Plan of Condominium. The proposed development has been designed to effectively utilize and conserve energy while mitigating any impacts on the natural environment.

It is our opinion that the proposal has regard for matters of provincial interest as discussed below in this report.

4.1.1 Condominium Act, 1998, S.O. 1998, c. 19

The Condominium Act applies to and regulates all condominium corporations in the province of Ontario. The Condominium Act lays out the requirements for each of the governing documents, how they are created and amended, and the requirement that they are consistent with the Condo Act. The Subject Lands would be developed and registered as a vacant land condominium pursuant to Section 155(1) of the *Condominium Act*.

Evaluation

Every condominium owner and occupant is required to comply with the *Condominium Act*, 1998 (the “Condo Act”), and with the condominium corporation’s governing documents.

Using this legal structure, the property will be divided into 37 homesteads (“units”, each at least 1.2 acres, with private services suitable for building a single-detached home) and common elements (being the internal roads, farm, orchards, woodlot, pond, trails, and open space areas). For the purposes of operating the residential farm co-operative, the common elements will be registered as common elements with each of the homesteads as a parcel of tied land (“POTL”).

Under section 17 (3) of the Condo Act, condominium corporations are required to take all reasonable steps to ensure that everyone in the condominium corporation complies with the Act and the condominium corporation’s governing documents.

In this structure, the common facilities will be jointly owned by the homestead owners (each a “**POTL Owner**”) and all costs associated with owning, operating, maintaining, repairing and replacing the common facilities will be shared among all POTL Owners in accordance with their respective proportionate shares as set out in the Declaration for the condominium. The condominium corporation resulting from registration of the condominium (the “**Condo Corporation**”) will have a board of directors (typically three to five of the POTL Owners) and an annual budget.

In this case, the Condominium Declaration would require the consent and oversight of the approval authority in the event that significant changes to the operation and function of the Subject Lands are proposed. This will ensure that the homesteads and the common elements (i.e. agricultural and recreational / open space areas) are tied together legally, physically and financially in perpetuity. The Town may also request a further Development Agreement to control aspects of the proposal, including this restriction.

4.2 PROVINCIAL POLICY STATEMENT (2020)

An evaluation of relevant Provincial policies as it relates to the proposed residential farm co-operative undertaken.

The Provincial Policy Statement (“PPS”) sets out the Vision for Ontario’s Land Use Planning System which sets out that planning to achieve strong, sustainable and resilient communities for people of all ages, a clean and healthy environment and a strong and competitive economy. The PPS vision focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs while achieving efficient development patterns among other matters. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. The policies identify that efficient development patterns optimize the use of land, resources and public investment infrastructure and public service facilities including the minimization of the undesirable effects of development, including impacts on air, water and other resources. Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The Province hosts various policies in the PPS related to healthy, liveable and safe communities are sustained by many things which include but are not limited to (**Policy 1.1.1**):

- a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b. Accommodating an appropriate affordable and market-based range and mix of residential types;
- c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d. Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e. Promoting land use planning, growth management, transit supportive development intensification and infrastructure to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs;
- f. Promoting development and land use patterns that conserve biodiversity; and
- g. Preparing for the regional and local impacts of a changing climate.

Evaluation: As noted previously, the application proposes a residential farm co-operative on the Subject Lands that involve the creation of 37 homesteads occupying approximately 40% of the total land area, while the balance of the land would be used for agricultural uses.

The application has provided reports which demonstrate that the proposed agricultural infrastructure for the farm co-operative is practical and economically feasible in the long term. The proposal relies on a variety of credible and industry-standard sources and data to ensure that the environmental and economic assumptions are sound. The proposal also includes collaboration with strategic local and regional partners to support the purchasing, cross-marketing and sales of excess/market-ready products coming from the community's agricultural operations. The proposal is supported by a robust financial model with capital, operating, gross and net revenues that have been developed to demonstrate the long-term viability and sustainability of the farming co-operative.

The proposal also represents an efficient use and reprogramming of the Subject Lands, which currently comprises a woodlot, portions which were cleared for the permitted golf course and minimal agricultural activities in the northeast portion of the lands.

The operational and economic strategy of the proposal would meet the PPS objective of ensuring the vitality and regeneration of the subject land for the long-term economic prosperity of our communities.

Policy 1.1.4 of the PPS states Rural areas are described as important to the economic success of the Province

and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas.

Policy 1.1.4.1 of the PPS recognizes that Ontario's rural areas are diverse (Policy 1.1.4.1). Healthy integrated and viable rural areas should be supported by (amongst other matters - paraphrased):

- a. building upon rural character, and leveraging rural amenities and assets;
- b. promoting regeneration including redevelopment of brownfield sites;
- c. accommodating an appropriate range and mix of housing in rural settlement areas;
- d. encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e. using rural infrastructure and public service facilities efficiently;
- f. promoting diversification of the economic base and employment opportunities;
- g. providing opportunities for sustainable and diversified tourism;
- h. conserving biodiversity; and
- i. providing opportunities for economic activities in prime agricultural areas.

Evaluation: The proposal primarily maintains the agricultural base, provides opportunities for a sustainable farming approach, promotes the diversification of the local economic base and provides employment opportunities (as detailed in the Agricultural Viability Report and Agricultural Business & Planning Strategy provided in support of the proposal). As noted previously, the proposal involves establishing economic partnerships and linkages with local and regional partners to ensure the long-term operating and financial viability of the agricultural plan.

As such, the agricultural activities and co-operative community model is central to the design, operation, maintenance and long-term success of Subject Lands. The proposed Subject Lands layout with various agricultural areas, a planting and production strategy, operating policies and guidelines and initiative from co-operative members are all critical factors in ensuring that the maximum value is created for members and local community partners. To this end, the associated homesteads are ancillary to the primary agricultural uses, therefore, it is our opinion that the proposal meets many of the above-noted policies.

Policy 1.1.5 of the PPS states that when directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Policy 1.1.5.2 of the PPS is critical in understanding where growth and development can be directed. The aforementioned policy indicates that growth

and development can be accommodated in areas other than rural settlement areas, such as rural lands. Specifically, Policy 1.1.5.2 outlines the permitted uses in rural lands (our emphasis added):

- a. the management or use of resources;
- b. resource-based recreational uses (including recreational dwellings);
- c. residential development, including lot creation, that is locally appropriate;**
- d. agricultural uses, agriculture-related uses, on-farm diversified uses** and normal farm practices, in accordance with provincial standards;
- e. home occupations and home industries;
- f. cemeteries; and
- g. other rural land uses.

Policy 1.1.5.2 c) of the PPS specifically permits residential development on rural lands, including lot creation that is locally appropriate (it is noted that this policy is new to the 2020 PPS and was not part of the previous 2014 PPS under which the current County and Town Plans were constituted). It is also noted that County Planning staff reviewed this matter in the County Staff Report dated May 28, 2020 PDR-CR-23-20, where they stated (in part):

"Municipalities are required to determine what is 'locally appropriate' when it comes to residential development in rural areas, but generally new

growth is still to be focused and directed to settlement areas. All other development 'tests' are still required to be met such as, ensuring development is appropriate for planned or available infrastructure, appropriate servicing, compliance with Minimum Distance Separation (MDS) formulae is addressed, and development is compatible with the rural landscape."

Evaluation: It is our understanding that the County Planning staff concluded that the then new County OP strikes the appropriate residential development balance and did not see further OP changes being warranted. In other words, the PPS change to allow for residential development (i.e. residential farm co-operatives as well as other forms of innovative rural development) that is locally appropriate did not change the existing County OP policies.

The intent of this policy does not prohibit residential development on rural lands, but to reduce the risk of land fragmentation and the presence of rural non-farm residents, among others, on rural lands, thereby maintaining the long-term viability of agriculture. As such, where residential development on rural lands are deemed appropriate they are to be compatible with surrounding uses.

In our opinion, the proposed 37 homesteads are ancillary to the primary use of the Subject Lands, which are agriculture uses, agriculture-related uses and/or on-farm diversified uses (i.e. community food market). The overall Subject Lands organization and lot division are tied to agricultural use. The proposed vacant land condominium provides a legal framework that creates individual homesteads, parcels of tied

lands and regulations that govern the farm co-operative. In other words, the homesteads cannot be decoupled from the agricultural activities and program ensuring that land fragmentation does not occur, while maintaining the continuous agricultural use of the lands.

As such, the lot creation and homesteads are locally appropriate and are ancillary to agricultural uses, agriculture-related uses, and on-farm diversified uses; demonstrating that there is a direct PPS policy framework to support the proposed development.

Policy 1.1.5.2 d) of the PPS specifically permits agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards.

Evaluation: The PPS defines On-farm diversified uses as those that are secondary to the principal agricultural use of the property, and are limited in area to include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products. To this extent, the additional ancillary uses that could occur through the agricultural uses proposed in the residential farm co-operative implement this policy.

Other policies that support or provide economic opportunities (such as the proposal) that can be located on *rural lands* are as follows:

- Policy 1.1.5.3 states that recreational, tourism and other economic opportunities should be promoted;

- Policy 1.1.5.4 states that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;
- Policy 1.1.5.7 calls for opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses; and
- Policy 1.1.5.8 calls new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Evaluation: The above-noted policies suggest that development in Rural lands is appropriate under certain conditions and where the Minimum Distance Separation has been considered.

With respect to directing development on rural lands, the PPS does identify that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses (Policy 1.1.5.7). It is our opinion that farm housing is a long-standing “related” type of agricultural use and there are various checks and balances for housing people in the rural landscape such as the use of the Minimum Distance Separation (“MDS”) formula (as noted in the quote from the staff report above). The Agricultural Impact Assessment provided in support of the application notes that Minimum Distance

Separation 1 (MDS 1) calculations were completed for any agricultural facility that was capable of housing livestock. A review of the calculated MDS 1 arcs indicates that there are no MDS 1 arcs that impact the Subject Lands.

As will be discussed below in further detail, the proposal utilizes a vacant land condominium as intended by the County Policies to support the residential farm co-operative approach outlined in the County of Grey Official Plan (“County OP”) policies and therefore, it is our opinion that the proposal represents a locally appropriate agricultural /recreational development with ancillary residential use within the rural area.

It is noted in **Policy 1.1.5.4** that *development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.* In our opinion, the proposed development is compatible with the surrounding rural landscape and would not result in adverse impacts.

Policy 1.4.3

Policy 1.4.3, states that Planning authorities, shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by:

- a. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and

- b. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

Evaluation: The proposed development while introducing residential uses on the Subject Lands, maintains the rural land use designation (in accordance with the residential farm co-operative permitted use in the County Official Plan) and agricultural use of the Subject Lands. Approximately 60% of the original land holdings will remain available for active agricultural or recreational uses. The homesteads are not standalone residential uses that are typically found in residential areas. The proposal as described previously is designed to be an innovative residential co-operative farming approach which primarily maintains the agricultural uses of the lands, and diversifies the range of use and land yield while providing opportunities for individual farmers to cultivate lands tied to residential dwelling units.

A series of private roads are to be created through the vacant land condominium, with access from Grey County Road 2 and Grey County Road 40. These private roads will provide suitable access for users and emergency services. A Functional Servicing & Stormwater Management Report, has been provided in support of the application submission, concluding that the proposed servicing and stormwater management facilities are in compliance with applicable regulations.

The overall scale and size of the proposal is at a low density, locally appropriate, and would modestly contribute to housing in the Town, but as noted, the

residential component is ancillary to the primary agricultural use. Therefore, the proposal is fully compatible with the rural landscape of the area and surrounding land uses. No undue impacts which arise of a planning nature are created in our opinion by the proposal. In this regard, it is our opinion that the housing policies of the PPS have been appropriately addressed.

Policy 1.5

The PPS calls for the integration of Public Spaces, Recreation, Parks, Trails and Open Spaces where possible to support healthy and active communities.

Policy 1.5.1 states that healthy, active communities should be promoted by:

- a. planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b. planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

Evaluation: Approximately 16 hectares of the subject lands will be used for recreational purposes. These lands include a 5-ha block of deciduous forest in Parcel 1 and portions of Parcel 2. The public realm elements in the vacant land plan of condominium will be designed in a manner which promotes a healthy active

lifestyle through a series of pedestrian walkways and trails that meander through the natural and planned open spaces areas. There would be approximately 7.1 km of trail and 38.7 ac of recreation lands on the Subject Lands. The goal is to create vibrant and attractive streetscapes that encourage walkability and complement the rural context of the community.

Policy 1.6

Policy 1.6 calls for infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Policy 1.6.6.1 Planning for sewage and water services shall:

- a. accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 1. municipal sewage services and municipal water services; and
 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible.
- b. ensure that these systems are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely on;

2. prepares for the impacts of a changing climate;
3. is feasible and financially viable over their lifecycle; and
4. protects human health and safety, and the natural environment.

Policy 1.6.6.4 states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

Evaluation: The proposal would introduce private sewage services and water services. The Functional Servicing & Stormwater Management Report provided in support of the proposed development evaluates the servicing strategy for the subject site with respect to potable water, wastewater disposal, stormwater management, utilities and presents a functional servicing strategy that demonstrates that the development can be adequately serviced. The report also concludes that site conditions are suitable for the long-term provision of such services with no negative impacts on human health and safety, and the natural environment and it is feasible and financially viable over their lifecycle.

Policy 1.6.6.7 states that Planning for stormwater management shall:

- a. be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b. minimize, or, where possible, prevent increases in contaminant loads;
- c. minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d. mitigate risks to human health, safety, property and the environment;
- e. maximize the extent and function of vegetative and pervious surfaces; and
- f. promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

Evaluation: The proposal includes a SWM facility with a wet pond area that will also be used as an irrigation source for agricultural operations on site. A larger transient ponding area located on the northeast corner of the Subject Lands will provide stormwater storage for larger and less frequent storm events and will continue to be farmed. Stormwater quantity control will be provided by the proposed SWM facility. Water quality control will be provided by the pervious routing of drainage as well as the SWM facility which

has been designed to provide enhanced level treatment corresponding to 80% total suspended solids (TSS) removal. Strict erosion controls will be implemented during and post-construction to mitigate sediment transport off-site.

Policy 1.6.7

Policy 1.6.7.1 states transportation systems should be provided which are safe, energy-efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

Policy 1.6.7.2 efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

Policy 1.6.7.4 calls for land use patterns, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Evaluation: Access to the site will be provided by two new access points. One access will be located at the western limit of the site (west access) on Grey Road 2, approximately 360 metres south of Grey Road 40. The other access will be located at the north limit of the site (north access) on Grey Road 40, approximately 250 metres east of Grey Road 2. Each access will allow full movements and be designed to the appropriate County standards.

Internal roads serving the site will be designed to the appropriate Town standards for a 9-metre rural

cross-section (6-metre paved width with 1.5-metre shoulders, employing a minimum width of 6 metres with 12-metre centreline curve radii in accordance with requirements set forth in the Ontario Building Code for a fire access route.

The proposed development is expected to generate 26 trips during the weekday AM peak hour, and 35 trips during the weekday PM peak hour. It is noted that the community-operated amenities (i.e. greenhouses, orchards, trails, and pavilions) are for internal use and not expected to generate any material volumes external to the Subject Lands.

Traffic operations were analyzed for the intersection of Grey Road 2 and Grey Road 40 and the level of services was determined to be excellent; no improvements are required through the 2027 horizon. Sight lines were reviewed for minimum stopping and intersection sight distances for each of the proposed site access and were found to be adequate.

Policy 1.7.1 of the PPS states *long-term economic prosperity should be supported by is to be supported amongst others by:*

- a) promoting opportunities for economic development and community investment-readiness;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;

- l) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the food network.

Evaluation: The proposal is an innovative residential co-operative farming approach which primarily maintains the agricultural uses of the lands, and diversifies the range of use and land yield while providing opportunities for individual farmers to cultivate lands. The Agricultural Viability Report provided in support of the application concludes that the proposal is viable and sustainable in the long term. A robust financial model with capital, operating, gross and net revenues has been developed to demonstrate the long-term viability and sustainability of the co-operative and to identify points of risk and opportunities to increase revenue. When fully operational, the proposal would promote economic development through capital investments, the diversification of uses and value-added activities on the Subject Lands. The proposal would provide opportunities to support local food through strategic partners to help in the purchasing, cross-marketing and sales of excess/market-ready products coming from the community's agricultural operations.

Policy 1.8.1f

Policy 1.8.1f calls for promoting design and orientation which maximizes energy efficiency and conservation and considers the mitigating effects of vegetation and green infrastructure.

Evaluation: The community would entail envisions interconnected trails and walkways, co-operative farms, and vast areas of natural and planned open spaces that are intended to maintain the rural character of the area. The plan of condominium elements has established a variety of open space areas and community recreation areas that are connected by pedestrian pathways and trails which help frame and connect the community to its residents. The proposal would implement protection measures to reduce indirect impacts on retained trees and within buffers and increase the likelihood of their long-term survival.

Policy 2.1

Policy 2.1 calls for natural features and areas to be protected for the long term. Furthermore, Policy 2.1.2 calls for the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, be restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Evaluation: As noted previously, the EIS concludes that the relevant PPS and OP natural heritage policies have been addressed as follows:

- The implementation of specified mitigation measures development will not fragment or otherwise result in adverse impacts on Significant Woodlands as a functional component of the Natural Heritage System (NHS) that overlaps the Subject Lands and surrounding lands.

Policy 2.1.5 & 2.1.8

The above-noted policies state that development and Subject Lands alteration is not permitted within Significant Wildlife Habitat (SWH) unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.

Evaluation: The EIS concludes that the existing vegetation communities within the Subject Lands are not expected to support Significant Wildlife Habitat (SWH) function to any meaningful extent. Accordingly, no impacts on SWH function are expected.

Policy 2.1.7

Policy 2.1.7 states that development and Subject Lands alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Evaluation: The presence of multiple specimens of butternut is the only instance of a provincially Threatened or Endangered Species or its habitat within or in close proximity to the Subject Lands. There are 55 specimens of Butternut (Endangered) located along remnant lines fence-lines that traverse or border parts of Parcel 2. Advancement of development planning in consultation with MECP in regard to constraints and options under ESA regulations will ensure compliance with the PPS.

The final development plans would be designed to be consistent with regulatory requirements pertaining to specimens of Butternut located on the Subject Lands. The proposed development will protect the area's biodiversity and surrounding environmental areas. The EIS concludes that the proposed development on the subject property meets policy requirements and there should be no adverse impacts on natural heritage features.

Policy 2.3

Policy 2.3.1 states that Prime agricultural areas shall be protected for long-term use for agriculture. Permitted uses include agricultural uses, agriculture-related uses and on-farm diversified uses.

Evaluation: The Agricultural Impact Assessment Report provided in support of the application has determined that no portions of the Subject Lands are located within the Prime Agriculture Area as defined in the Provincial Agricultural Land Base mapping. Also, the Subject Lands and surrounding lands were not identified as Specialty Crop Areas in the Provincial Land Base mapping. Notwithstanding this a portion of the lands is identified as Agricultural and Special Agricultural (northeast portion of the lands) in the County and/or Town Official Plans.

The proposed development provides a Subject Lands layout showing various agricultural areas, a planting and production strategy, operating policies and guidelines to ensure that the maximum value is generated for members and local community partners. The long-term vision for agricultural operations on the Subject Lands aligns

closely with Canadian Organic Standards and the plan to transition all agricultural production areas to certify organic through effective input management and year-year soil sampling and laboratory analysis. With these areas remaining in agricultural production in the proposal and the PPS policies respecting Prime Agricultural Areas are not offended by the proposal in our opinion.

Policy 2.3.3.2 speaks to the promotion of agricultural uses and normal farm practices.

Evaluation: A review of the 2016 Census of Agriculture for the Town of The Blue Mountains indicate the following:

- The total gross farm receipts in 2015 was \$21,696,889;
- A total of 119 farms are reported to be in operation with a total of 165 operators. The average age of farm operators is reported to be 59.5 years old;
- There are over 17,500 acres of land in crops;
- Nearly 33% of farms in operation have 10 to 69 acres of total farm area, 18% reported to have 70 to 129 acres of total farm area, with 11% reporting to have 240 to 339 acres of total farm area. Just over 1% of farms in operation reported to have 560 to 1,599 acres in total farm area; and
- The top three number of farms by industry include fruit and tree nut tree farming (29),

other animal production (22), and oilseed and grain farming (20) which account for nearly 60% of the total number of farms.

The Agricultural Viability Assessment provided in support of the proposal indicates that the residential farm co-operative would generate the following:

- The produce cultivated by the co-operative's market plots has a gross crop value of approximately \$278,000.00 with potential market revenue (excess crops) of \$ 39,357.00;
- Field crops taken into consideration while estimating the revenue are lavender (2 acres), Pumpkin (2 acres), and Popping corn (8 acres). This will generate a gross crop value of \$92,528.00 and a market revenue potential of \$ 25,842.00;
- The apiary, composed of six hives plus extraction and equipment, will generate a gross crop value of \$6,500.00 and the marketplace revenue potential of \$ 2,310.00; and
- The agricultural lands are approximately 52.1 acres (25.6 %) and together with the recreational lands account for 60% of the subject lands.

The proposal in comparison with the census information indicates that the lands dedicated for agricultural purposes are consistent with 33% of the size of farms in operation in the Town. Also, the overall revenue projected to be generated by the proposal is significant with the potential for further

increases in the future. Furthermore, the range of crops to be cultivated include U-Pick Berry Plot (Strawberries and Raspberries), Field Crops (Lavander, Pumpkin and Popping Corn), Native Plants, Herbs & Medicines, Orchard & Food Forest (370 Fruit and Nut Trees + 850 Forestry Seedlings).

Overall, the proposed residential farm co-operative compares favourably with agricultural statistics from the 2016 Census, in terms of the revenue generated, the size of the farm and the range of crops and yield.

Therefore the proposal is consistent with the provincial policy objectives of Policy 2.3.3.2, among others, by:

- Providing opportunities for economic activities in agricultural areas;
- Sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts;
- Providing opportunities to support local food, and maintaining and improving the agrifood network;
- Introducing on-farm diversified uses that are compatible with, and does not hinder, surrounding agricultural operations; and
- Being sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

Policy 2.6

The cultural heritage and archaeological policies call for the protection and conservation of cultural heritage and archaeological resources. In particular, policy 2.6.2 states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Evaluation: A Stage 1 Archaeological Report has been prepared and the findings call for the preparation of a Stage 2 Report. Work on the stage 2 report has started to determine whether any archaeological resources found are of sufficient cultural heritage value or interest to require Stage 3 assessment. Should a Stage 3 Report be required, an assessment will be made to determine the dimensions of any archaeological resources on Subject Lands, evaluate its cultural heritage value or interest and, where necessary, make recommendations for Stage 4 mitigation strategies.

Policy 3.2

The PPS calls for planning authorities to ensure measures are taken to address and mitigate known or suspected hazards, through planning and development approvals to protect human health and the environment. Specifically, Policy 3.2.2 states that sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Evaluation: The Land Use Compatibility D4 Assessment Report provided notes that the Subject Lands are

within 500 m of a closed landfill that is reportedly along the western side of Grey County Road 2. This report notes the closed landfill is classified as an A6 landfill which is defined as a rural municipal/ domestic waste landfill. The closed landfill was operated as a public landfill servicing the former Township of Collingwood in the 1970s and was reportedly capped and closed in 1977. While there is no documentation (annual monitoring reports, etc.) as to whether there was ever a monitoring program in place for the closed landfill, it is assumed that there was no groundwater, surface water, or gas monitoring for the closed landfill during operation or after closure.

The report concludes that risks from the closed landfill to the subject lands are expected to be negligible.

Water supply resources on the Subject Lands are not expected to be impacted by landfill leachate and no landfill gas was present in the southwest corner of the Subject Lands. Other potential environmental considerations associated with waste activities including odour, litter, visual impairment, dust, noise, vectors, and vermin associated with vehicular traffic were deemed to be of no risk for the subject lands.

Policy 4.6

Policy 4.6 of the PPS states that "The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through Official Plans." The Subject Lands are primarily designated Rural with some Hazard Lands as well as Special Agricultural on northeast corner of the property in the County and Town Official Plan.

Evaluation: Given the PPS's reliance on the local official plan, the proposed development has considered all the relevant Official Plan Policies, pertaining to land use and environmental related policies. The supporting documentation provided as part of the application has individually and collectively considered and addressed the County and Township OP policies.

Policy 5.1 of the Grey County OP states that while residential dwellings can be built in a variety of land use types in the Plan, there are only certain lands that can sustain agriculture or resource uses. Limited residential development and non-agricultural growth and recreational uses to benefit the countryside and the economy will be considered in accordance with the policies of this Plan. The proposal specifically implements the County policies which permit residential farm co-operatives to develop on Rural lands, subject to meeting criteria. Those criteria have been met. Further, the Special Agricultural / Agricultural lands on the property are maintaining those functions. In fact the proposal regenerates and rejuvenates these lands through the residential farm co-operative model.

The proposed development as demonstrated through the supporting documentation, master plan and DPOC that the subject land can suitably accommodate a residential farm co-operative without undermining the agricultural use and natural heritage features. Further analysis is provided in subsequent sections of this report regarding the County and Town's OP policies.

Based on the above analysis, it is concluded that the proposal is consistent with the Provincial Policy Statement.

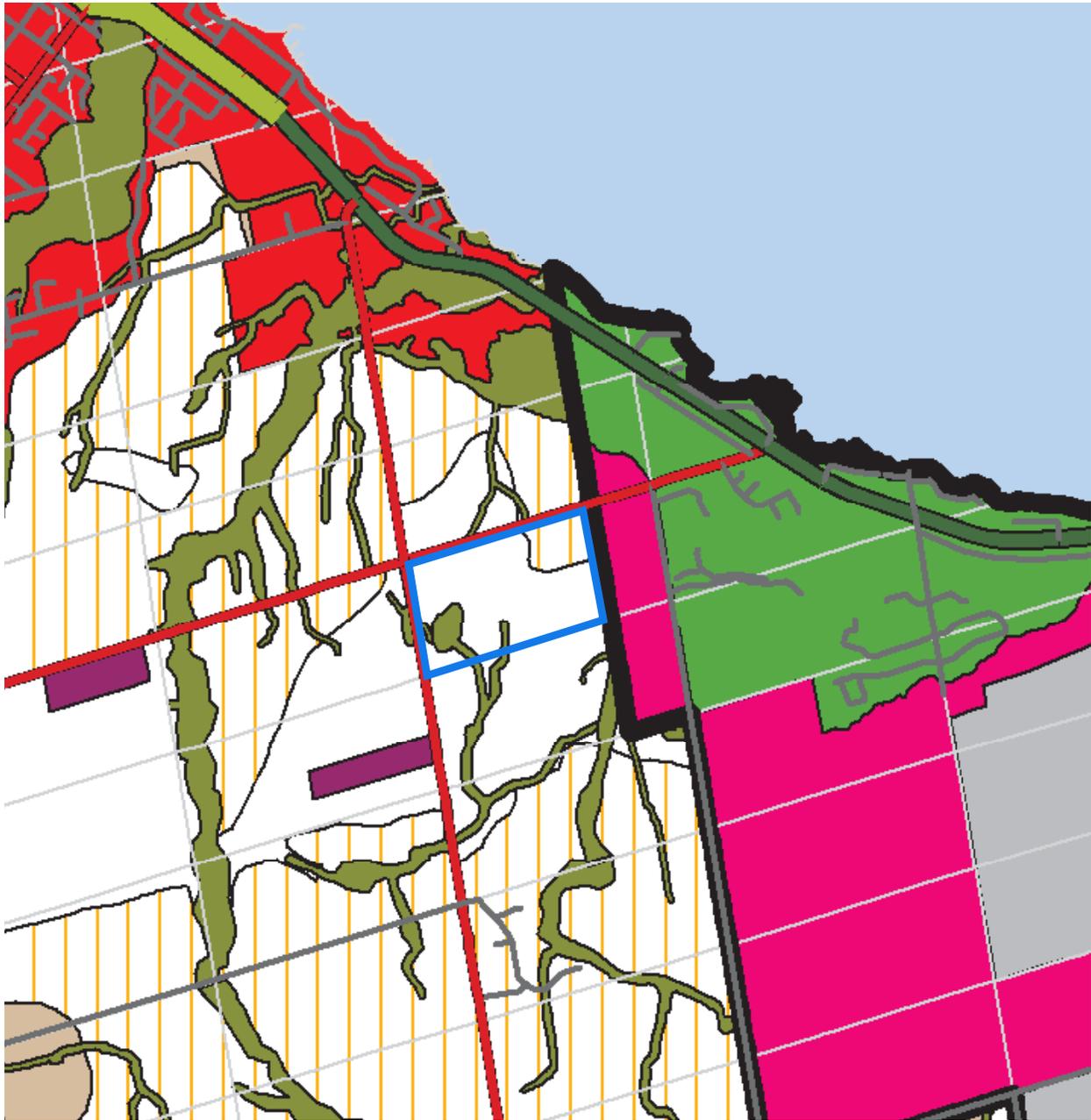
4.3 COUNTY OF GREY OFFICIAL PLAN

The County of OP was adopted by Grey County Council on October 25th, 2018 and approved by the Province of Ontario on June 6th 2019. The County OP establishes a long-term framework of goals, objectives and policies to manage and direct physical land use change and its effects on the cultural, economic, social and natural environment within the regional community.

The County OP sets out the applicable land use designations and policies that apply to the Subject Lands. The Subject Lands are designated Rural, Hazard Lands and Special Agricultural in **Schedule A – Land Use** of the County OP, as shown on **Figure 23**.

Policy 5.1 describes the “Countryside” Area (generally the area outside of settlement areas) and identifies, among other matters, that farming and resource production are important pillars of the County’s economy and tourism. The policies further state that while residential dwellings can be built in a variety of land use types in the County OP, there are only certain lands that can sustain agriculture or resource uses and that for some land use designations, the greatest threat to the rural character is too many people and large numbers of incompatible uses close to agriculture or resource extraction.

Further, the policies state that housing and non-agricultural uses will be primarily directed to settlement areas whereas limited residential development and non-agricultural growth and recreational uses that benefit the countryside and the economy will be considered in accordance with the policies of the County OP. It is this policy framework that sets the stage for the policies discussed herein, among others.



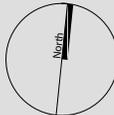
<p>Grey County Official Plan Schedule A Land Use</p> <p>SE corner of County Rd 40 & County Rd 2, Clarksburg, On</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Lands Escarpment Recreation Area Hazard Lands Space Extensive Industrial and Commercial Niagara Escarpment Plan Boundary Niagara Escarpment Development Control Area Recreational Resort Area Provincial Highway Connecting Link Primary Settlement Area Provincial Highway Special Agriculture Rural 	
	<p>DATE: October 6, 2022</p>	<p>SCALE : N/A</p>
		 <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> <p>230-7050 WESTON ROAD WOODBRIDGE, ON L4L 8G7 P: 905 761 5588 F: 905 761 5589 WWW.MHBCPLAN.COM</p>

Figure 23: Grey County Official Plan

4.3.1 Land Use

From a general policy direction basis, the “Countryside” Area (generally the area outside of settlement areas) identifies, among other matters that farming and resource production are important pillars of the County’s economy and tourism. **Policy 5.1** in the County OP describes Rural lands as a mix of farm, resource, forestry, and recreational lands scattered across the County. The permitted uses in the Rural designation, per **Policy 5.4.1** and subject to the existing exceptions listed under Policy 5.4.1.4, include the following (paraphrased):

- Resource based recreational uses (including residential);
- **Residential farm co-operatives;**
- Agri-miniums;
- Recreational or tourist-based rural clusters (e.g. cottages, yurts, or a similar form of development under common ownership);
- Accommodation for full time farm help (when the operation warrants it); and
- Farm dwelling or house on an existing lot of record.

The *Rural* designation under policy 5.4.1 (f) and (g) also permits non-agricultural uses.

The easterly portion of the Subject Lands are identified as *Special Agricultural* on **Schedule A – Land Use Plan** of the County OP. **Policy 5.3** describes the *Special Agricultural* land use type as those unique areas of the County that lend themselves to the growing of fruits and vegetables. These lands are supported by unique micro-climates around Georgian Bay and the Niagara Escarpment. The County OP states that traditionally, the *Special Agricultural* lands have been used for apple production, however, grape production is now increasing in these lands.

Policy 5.3.1 indicates that all uses permitted within the **Agricultural Land Use** type designation are also permitted within the *Special Agricultural* designation. Agricultural-related uses are therefore identified as a permitted use for the portion of the Subject Lands designated *Special Agricultural*, with the exception of surplus farmhouse severances, new institutional uses and conservation lots. The application proposes agricultural use on the Subject Lands which conform to permitted uses (as well within the *Rural* designation).

Additional County OP-related policies are included under **Policy 5.3.2** and are as follows:

1. *The minimum farm-lot size within the Special Agricultural land use type shall contain an agriculturally productive area of no less than 10 hectares in size. In no cases will new lots be created which are less than an agriculturally productive area of 10 hectares, unless it is for an agricultural-related use specific to fruit production, processing,*

storage or distribution. The agriculturally productive area does not include hazard, ravine lands, or built areas of the property.

Evaluation: the portion of the Subject Lands designated as Special Agricultural which contains orchards would continue to be used for agricultural purposes. Non-agricultural uses would not be introduced on this portion of the Subject Lands. Furthermore the agricultural component of the residential farm co-operative is approximately 20.8 ha, thereby meeting the size requirement (even though this area will remain as part of the larger vacant land plan of condominium as a common element).

2. *The development criteria of Section 5.2.2, the Agricultural land use type, shall generally also apply to the Special Agricultural land use type. However, surplus farm dwelling severances, new institutional uses, or conservation lots are not permitted in the Special Agricultural land use type.*

Evaluation: The Subject Lands do not straddle a settlement area and no severance is contemplated on this portion of the Subject Lands.

4. *Land may not be excluded from the Special Agricultural land use type for expansions of or identification of settlement areas.*

Policy 5.4.2.8 identifies that innovative forms of rural development including residential farm co-operatives on large lots, which meet the Ontario Building Code and servicing requirements, may be considered for approval, subject to various development criteria that is examined below.

Evaluation: It is our opinion that the proposal represents an innovative form of rural development contemplated by the County OP for the following reasons:

1. The proposal will be developed by way of vacant land condominium under the Condominium Act;
2. The “residential” component of the farm co-operative is permitted as contemplated;
3. The “co-operative” will be governed by a condominium tenure which, by its very nature, permits common facilities, uses or infrastructure to be held in an appropriate legal framework as is being proposed;
4. The condominium owners of each homestead will utilize agricultural and recreational common elements including but not limited to the farm facilities, orchards, market gardens, food forests, bee apiary, butternut meadows, trail network, etc.

Each homestead will be responsible for their proportionate share of above-noted common elements, and will be restricted by the Condominium Declaration and other legal

mechanisms from removing themselves from this arrangement.

5. The proposal maintains a significant amount of the lands in a rural landscape condition, either through maintenance of natural heritage features, agricultural production or recreational features.

Policy 5.4.2.8 further notes that the following criteria are to be met to allow these innovative forms of rural development:

- a. A minimum of 60% of the original land holding will remain available for the active primary agricultural or recreational use;

Evaluation: Approximately 60% of the original land holdings will remain available for active agricultural or recreational uses, therefore the proposal meets this criteria.

- b. The development will comply with the Provincial Minimum Distance Separation ("MDS") formulae;

Evaluation: Minimum Distance Separation 1 (MDS 1) calculations were completed for any agricultural facility that was capable of housing livestock. A review of the calculated MDS 1 arcs indicates that there are no MDS 1 arcs that impact the Subject Lands. A review of the online Agricultural System Portal (OMAFRA) indicated that there were no nurseries, specialty farms (crop or livestock), frozen food manufacturing, refrigerated warehousing/storage, livestock

assets or abattoirs that the proposed development would impact and vice versa.

Based on the MDS analysis it is our opinion that the proposal is consistent with this policy.

- c. The character of development must be low density and compatible with the surrounding land uses;

Evaluation: The overall scale and size of the proposal is at a low density, and locally appropriate. As noted above, it is our opinion that the proposal is fully compatible with the rural landscape of the area and surrounding land uses. No undue impacts which arise of a planning nature are created in our opinion by the proposal.

- d. That a zoning by-law amendment be approved by the local municipality;

Evaluation: A Zoning By-law Amendment is required to allow the proposal and has been submitted with the application to facilitate the proposal. Subject to approval by the Town, this policy would be met.

- e. Public road access and internal private roads, provide suitable access for users and emergency services;

Evaluation: A series of private roads are to be created through the vacant land condominium, with access from Grey County Road 2 and Grey County Road 40. These private roads will provide suitable access for users and emergency services.

- f. All Building Code requirements can be met, and

Evaluation: Technical details at the Subject Lands level demonstrating compliance with the Ontario Building Code will be provided as the application advances through the Draft Plan of Condominium process and the building permit process.

- g. Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations.

Evaluation: Infrastructure to support the proposal will be implemented as a condition of the Draft Plan of Condominium approval. A Functional Servicing & Stormwater Management Report, prepared by Tatham Engineering Limited, has been provided in support of the application submission, concluding that the proposed servicing and stormwater management facilities are in compliance with applicable regulations. Detailed engineering plans would be provided to satisfy any conditions of approval prior to and as part of the building permit process.

The proposal implements the residential farm co-operative land use permission and meets the criteria as discussed below. The proposed development is consistent with the OP Rural land use designation as approximately 60% of the Subject Lands would be used for agricultural and recreational purposes with the balance of the lands occupied by the residential homesteads and internal private road network. The overall Subject Lands organization and plan of condominium is tied to agricultural use. The proposed

vacant land condominium provides a legal framework that creates homesteads, parcels of tied lands and regulations that govern the farm co-operative. Accordingly, homesteads cannot be decoupled from the agricultural activities and program ensuring that land fragmentation does not occur, while ensuring the continued agricultural use of the lands. It is our opinion the proposal is a less intensive use of the Subject Lands, is compatible with surrounding uses and protects the natural features on the Subject Lands in comparison with the previously approved a Golf Course.

The County rural proposal conforms, therefore, fits, based on our analysis, within policy framework, utilizing a vacant land condominium to ensure that agricultural and recreational components of the proposal are maintained in perpetuity. As such, it is our opinion that the proposal is appropriate, reasonable and implements the County's vision and ultimately the Town's vision.

Policy 7.2 provides policy direction for lands designated *Hazard Lands* which consist of floodplains, steep or erosion-prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the *County*.

Evaluation: While the County OP identifies Hazard Lands on the Subject Lands, it has been determined with the Conservation Authority that no such hazards exist. Further, through the EIS submitted in support of the application, the natural heritage features on the lands (including those designated Hazard Lands) are not significant and no adverse impacts will occur as a result of the proposal. Therefore, in accordance with **Policy 7.2.11** the Hazard Lands designation should be removed from the Subject Lands (which can occur without a County OP amendment).

4.3.2 Transportation

The Subject Lands are located at the southeast corner of the intersection at Grey County Road 40 and Grey County Road 2, which are both identified as “County Roads” on **Schedule A – Land Use** of the County OP. **Policy 8.3.2.3** states that the required road allowance of a County Road will be determined by Council but will generally follow the minimum right-of-way widths based on the functional classification of the road. County staff have confirmed that the conveyance of lands from the Subject Lands to meet the appropriate road width requirements and widening of County Road 40 was obtained from a previous decision by the County to approve a land use change permitting a golf course on the Subject Lands. Additional road widening along County Road 40 is proposed accordingly.

Policy 8.3.2.11 states that large development proposals that will generate large volumes of traffic that are located either adjacent to or within the vicinity of a County Road, the County may require a Traffic Impact Study. The Traffic Impact Study will assess the impact of the development on the County Road system, impacts to adjacent access points and local roads, and recommend improvements if required. Integration with the complete transportation system will need to be addressed including how the development will accommodate pedestrians, cyclists, transit, and other forms of transportation.

Policy 8.3.4.1 states that Private Roads may be extended to service existing seasonal or resource-based recreational uses. **Policy 8.3.4.2** states that Private Roads will not be extended to provide access for new development unless the road extension is

assumed by a condominium corporation through a Plan of Condominium or through some other mechanism to the satisfaction of the County and the local municipality.

Policy 8.3.4.3 and **Policy 8.3.4(4)** call for the creation of new private roads to provide access to new development will not be permitted unless the proposed roads are established through a plan of condominium or through some other mechanism to the satisfaction of the County and the local municipality. All new development on a private road is required to have access to a publicly owned and maintained road unless Section 8.3.4(4) can be addressed. Any roads through a new development that provide a connection to publicly owned and maintained roads should be established as publicly owned and maintained roads. New lot creation is not permitted on a private road unless the roads are established through a plan of condominium.

Evaluation: The Transportation Impact Brief provided in support of the application examined the following matters:

- Existing conditions, including a description of the study area road network, traffic volumes, operations, and any planned/proposed improvements;
- Details of the proposed development and anticipated trip generation; and
- Transportation impacts associated with the proposed development.

A series of private roads are to be created through the vacant land condominium, with access from Grey County Road 2 and Grey County Road 40. An entrance permit has been provided as part of the application submission to appropriately address the proposed intersection on Grey County Road 2. These private roads will provide suitable access for users and emergency services. The proposal is at a low density and provides a locally-appropriate development that is compatible with the rural landscape of the area and surrounding land uses.

The Transportation Impact Brief concludes that no improvements are required to accommodate the existing or future traffic volumes; the operations of the two proposed Subject Lands access points were also analyzed under the future horizon period and the analysis indicates that each access is expected to provide excellent operations through the 2027 horizon; based on the review, exclusive turn lanes are not required to serve the subject development; and sight lines at each access point were found to be adequate.

No undue impacts which arise planning nature are anticipated. Also, infrastructure to support the proposal will be implemented as a condition of Draft Plan of Condominium approval. In light of the foregoing, it is our opinion that the proposed development conforms to the transportation policies in the County OP.

4.3.3 County of Grey Official Plan Amendment 11

The County is currently anticipating an amendment to their Official Plan (“OPA 11”) which reviews extensive issues, including the above policy framework for residential farm co-operatives. The rationale provided by County staff for the amendment to existing policies is that staff have noticed an increase of inquiries related to innovative forms of rural development, including residential farm co-operatives. County staff see merit in these proposed and innovative forms of rural development as they contribute towards the County’s local tourism and economic development. However, County staff are further emphasizing the importance of being considerate and compatible with the surrounding land uses prior to proceeding with any development.

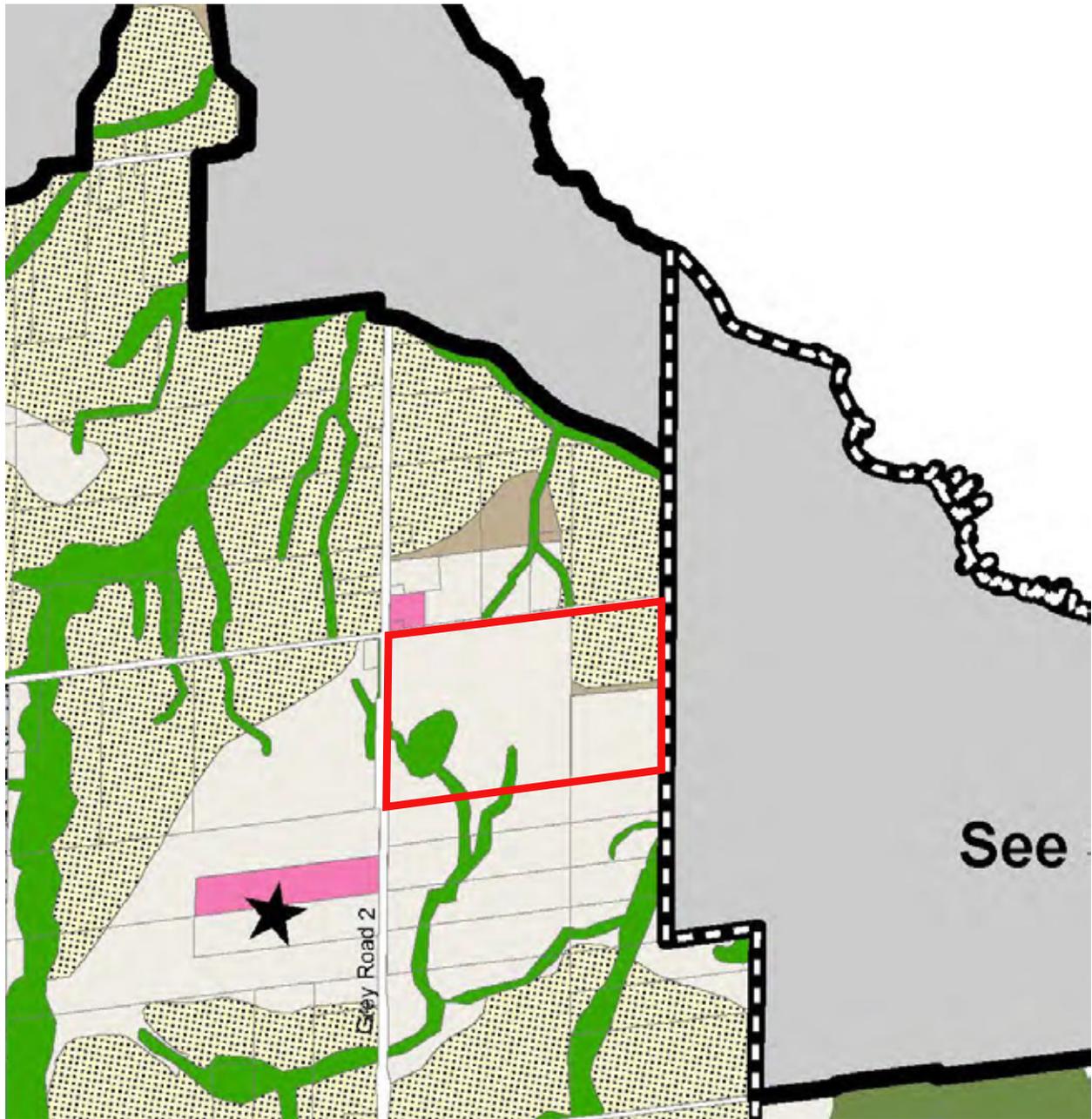
While the new County OP is not yet in effect, the analysis undertaken in this report has considered matters arising from the Official Plan exercise because it represents the County’s current thinking. Although it is informative, it is not determinative as it is not yet in full effect. However, **Policy 5.4.2 (9)** in the new County OP recognizes residential farm co-operatives as an innovative form of rural development that will contribute to the economic growth of the countryside and settlement areas.

Based on the above analysis, it is concluded that the proposed development conforms to the County of Grey Official Plan.

4.4 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The current Town of The Blue Mountains Official Plan (“Town OP”) was adopted by Town Council in 2002, approved by the County in December 2004, and approved by the Ontario Municipal Board on September 29, 2006. The Town OP sets out the vision, and provides direction and a policy framework for managing sustainable growth and land use decisions in the Town over the planning period to 2026.

Just like the County OP, the Town OP designates the majority of the Subject Lands as Rural, with portions designated as *Special Agriculture*, Agriculture (northeast corner), and *Hazard Lands* (southwest portion) on Schedule A of the Town OP, as shown on **Figure 26**.



<p>The Blue Mountains Official Plan Schedule A</p>	<p>LEGEND</p>		<p>★ Former Landfill</p>
	<p>▭ Subject Lands</p> <p>▭ Hazard</p> <p>▭ Special Agriculture</p> <p>▭ Rural Employment Lands</p>	<p>▭ Agriculture</p> <p>▭ Escarpment</p> <p>▭ Niagara Escarpment Plan Boundary</p> <p>▭ Rural</p>	
<p>SE corner of County Rd 40 & County Rd 2, Clarksburg, On</p>	<p>DATE: October 6, 2022</p>	<p>SCALE: N/A</p>	
			 <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> <p>230-7050 WESTON ROAD, WOODBRIDGE, ON, L4L 8G7 P: 905 761 5588 F: 905 761 5589 WWW.MHBCPLAN.COM</p>

Figure 24: Town of The Blue Mountains Official Plan

4.4.1 Land Use

The Town OP states that lands designated as *Agriculture*, as shown on Schedule A, are considered to be prime agricultural areas, which are defined as areas where the predominant land use will be agriculture. Lands designated *Special Agricultural* represent contiguous areas in the Town where orchards are the primary land use.

Policies B4.2.3 and **Policy B4.3.3** of the Town OP include, but are not limited to, the following permitted uses for lands designated as Agricultural and Special Agricultural:

- *all types of agricultural uses and related buildings and structures;*
- *a farm residence;*
- *market gardening and nurseries;*
- *farm related uses such as home/rural occupations;*
- *passive recreational uses, such as walking trails and nature interpretation centres on lands owned by a public authority; and*
- *an estate or farm winery subject to Subsection B4. 1.2 of this Plan.*

Evaluation: The portion of the proposed development that is situated within the *Agricultural* and *Special Agricultural* land use designations on the Subject Lands will be used for strictly agricultural purposes, therefore the

proposed use is permitted and conforms to the Town OP.

Policy B4.4.1 of the Town OP outlines the objectives of *Rural* land use types as follows:

- *protect the rural character of the Town and the maintenance of those elements which contribute to the open space character of the countryside;*

Evaluation: The overall scale and size of the proposal is at a low density, and locally appropriate. As such, the proposal is fully compatible with the rural landscape of the area and surrounding land uses. No undue impacts which arise of a planning nature are created in our opinion by the proposal.

- *prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area;*
- *protect land suitable for agricultural production from development and land uses unrelated to agriculture;*

Evaluation: The proposed development maintains the agricultural use of the Subject Lands. Approximately 60% of the original land holdings will remain available for active agricultural or recreational uses. As noted previously, the proposal would not lead to newly fragmentation of the Subject Lands as it is maintained in one land holding through the Vacant Land Plan of Condominium.

- *encourage a range of land uses which provide an economic benefit to the Town and to support appropriate on-farm diversified uses including eco-tourism;*
- *promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Town;*

Evaluation: The proposal introduces an innovative co-operative farming approach which primarily maintains the agricultural uses of the lands, and diversifies the range of use and land yield while providing opportunities for individual farmers to cultivate lands tied to residential dwelling units. The Agricultural Viability Study notes that the agricultural production planned for the lands is sustainable for the long term.

- *provide for the development of recreational uses which are compatible with the rural and agricultural character of the Town;*

Evaluation: The proposal maintains a significant amount of the lands in a rural landscape condition, either through the maintenance of natural heritage features, agricultural production or recreational features thereby conforming to this policy.

- *ensure that new recreational uses will not have an impact on the environmental and hydrogeological resources of the Town; and*

Evaluation: The recreational uses contemplated are passive in nature and will not have any negative environmental impacts. Specifically, the Environmental Impact Statement provided in support of the application concludes that there would be no adverse impacts on natural heritage features in the Subject Lands and in the surrounding area.

- *ensure that the scale of development is compatible with the role and function of the rural area.*

Evaluation: The overall scale and size of the proposal is at a low density, and locally appropriate. As noted previously, it is our opinion that the proposal is fully compatible with the rural landscape of the area and surrounding land uses. No undue impacts which arise of a planning nature are created in our opinion by the proposal.

Policy B4.4.2 of the Town OP states that the Rural designation as shown on Schedule A applies to those rural lands in the Town which are not considered to be prime agricultural area, and the predominant land use within will be agriculture and forestry.

Evaluation: The proposed development meets the intent of the Town OP as it would maintain the agricultural uses on the Subject Lands and an OPA is being sought to permit the residential farm co-operative.

Policy B4.4.3 of the Town OP outlines the following permitted uses, among others, for lands designated as Rural:

- *all types of agricultural uses and related buildings and structures;*
- *a farm residence;*
- *accessory residential uses on farm properties subject to Section B4.1.1 or B2.7;*
- *market gardening and nurseries;*
- *small-scale on-farm diversified uses;*
- *agriculture-related uses;*
- *forestry and reforestation;*
- *farm-related uses such as home/rural occupations; and*
- *open-air recreational uses such as golf courses, conservation clubs, cross-country ski facilities.*

Evaluation: The proposal contemplates a residential farm co-operative, which is a permitted use in the County Official Plan. A permitted use in the Rural Designations as per the County Official Plan. As demonstrated in the discussion on the County Plan, the proposal conforms to the development criteria for a residential farm co-operative and therefore, we believe is an appropriate use to include in the Town OP. This application will establish this use accordingly on

a site specific basis through the proposed Official Plan Amendment.

Policy B4.4.4.1 of the Town OP outlines the following relevant development policies pertaining to non-farm land uses within *Rural* designations which must be satisfied (paraphrased). While the proposal is considered an "innovative form of Rural development" by the County Plan, to ensure a complete evaluation occurs, we have provided an evaluation against the non-farm criteria as follows:

a. *That development on improved agricultural land shall be discouraged. Where development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.*

Evaluation: The proposed residential component of the farm co-operative is located on Rural designated lands which are not in agricultural production or otherwise improved. In fact the western portion of Subject Lands was approved for golf course development which never proceeded. The agricultural component of the farm co-operative regenerates and expands the agricultural production of the Subject Lands. Therefore the above policy has been addressed in our opinion.

b. *If municipal services are not available, on existing lots of record or new lots, evidence of the Subject Lands' suitability to provide adequate quality and*

quantity of water supply and that the Subject Lands can accommodate an approved sanitary sewage disposal system.

- c. That adequate drainage and outlets are available for stormwater runoff. Approval of drainage provisions may be required from the Town, the County, the Ministry of Transportation and/or the Conservation Authority having jurisdiction.*

Evaluation: The Functional Servicing and Stormwater Management Report prepared in support of the proposed development concludes that the proposed development would comply with relevant policies and regulations, therefore the Subject Lands is in a suitable location to provide adequate quality and quantity of water supply and can accommodate an approved sanitary sewage disposal. Lastly appropriate stormwater drainage has been accommodated in the proposal.

- d. That access to the Subject Lands is from a public highway of reasonable construction and open and maintained on a year-round basis and is appropriate for the use proposed. Access must not result in traffic hazards due to poor sight lines or proximity to an intersection.*

Evaluation: Access to the proposed residential farm co-operative will be obtained to/from Grey County Road 2 to the west and Grey County Road 40 to the north, via a private internal road network which will be maintained year-round by the Condominium Corporation. The proposed internal road network will be 20 m wide and feature two lanes, which is appropriate for the proposed use.

As noted in the Traffic Impact Brief prepared in support of this application, the proposed access will not result in traffic hazards for vehicles travelling to and from the Subject Lands, as well as vehicles travelling along both public highways.

Official Plan Amendment

The proposal is at a low density and locally appropriate development that is compatible with the rural landscape of the area and surrounding land uses. The necessary supporting documentation regarding servicing, stormwater management and transportation, among others, will be provided as part of the application submission.

The Town OP objectives and policies call for maintaining the open space character of the countryside area, compatibility of uses in the Rural area, and prevention of uses which are incompatible with the rural character or resource activities of the area. The Town OP does not have a similar small farm co-operative policy regime as the County OP does. The proposed Official Plan Amendment rectifies this situation through a site-specific amendment.

Given the proposal, in our opinion, conforms to the County Plan, we are of the view that an Amendment to the Town's OP is appropriate, reasonable and represents good planning.

The fourth land use designation that is present on the Subject Lands is the Hazard Lands designation, located along the southwest portion of the Subject Lands. **Policy B5.4** describes Hazard Lands as those lands that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, and dynamic beach hazards, and hazardous Subject Lands that exhibit instability, or poor drainage, or

any other physical condition which is severe enough to pose a risk for the occupant, property damage or social disruption if developed.

As noted previously, the Conservation Authority has confirmed that no Hazard Land features exist on the Subject Lands. It is therefore our opinion that the Hazard Land designation should be removed. This is contemplated in the proposed Official Plan Amendment.

4.4.2 Environmental & Open Space

Policy B5.2.1 Development and Alteration states that:

- a. *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, significant wetlands and significant coastal wetlands;*
- b. *Development and Subject Lands alteration shall not be permitted in:*
 - i. *significant woodlands;*
 - ii. *significant valley lands;*
 - iii. *significant wildlife habitat; and,*
 - iv. *significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Adjacent lands are the lands contiguous to a natural heritage feature or area where it is likely that development or Subject Lands alteration would have a negative impact on the feature or area. For the purposes of this Official Plan, adjacent lands are defined as all lands within the specified distance of the boundary of natural heritage features and areas as set out in **Table 3**.

Evaluation: The Environmental Impact Statement (EIS) provided in support of the proposal, notes that aside from the confined presence of Butternuts, the Subject Lands support a limited range of ecological functions that are not considered significant or sensitive, and which are not critical elements in the functional integrity of the local natural heritage system (NHS) integrity. To this end, the EIS concludes that there would be no meaningful risk of impact on water courses or aquatic habitat function, and the impacts on Significant Woodlands would be mitigated and it should not diminish the overall presence and function of other Significant Woodlands in the area.

In our opinion the Environmental and Open Space policies have been appropriately addressed.

NATURAL HERITAGE FEATURE	ADJACENT LANDS (metres)
Provincially <i>Significant Wetlands</i>	120
Other identified wetlands	30
Significant woodlands	120
Significant wildlife habitat	120
<i>Significant habitat of endangered species and threatened species</i>	120
Provincially <i>Significant Areas of Natural and Scientific Interest – Earth Science</i>	50
Provincially <i>Significant Areas of Natural and Scientific Interest – Life Science</i>	120
Significant Valleylands	120
Fish Habitat	120

Table 3: Boundary of Natural Heritage Features and Areas

4.4.3 Transportation

Policy D2.3.1 of the Town OP states that creation of new locations on private roads may be considered where development is proposed by way of Plan of Condominium where multiple accesses over condominium blocks are required to access other condominium blocks or where there was an agreement regarding the use of the road registered on title at the time of approval to this Plan.

Similar to the County OP, Policy D2.4 of the Town OP states that traffic impact studies or road assessments may be required by the Province, County and/or Town to support a development application. The intent of the studies is to ensure that the proposed development can be designed and situated to ensure that the impacts of the surrounding development on the adjacent road network are addressed.

Policy D2.5 highlights active transportation, such as cycling and walking, as an important component of building active communities and reducing dependence on single-occupant vehicles. In order to plan for and encourage cycling and walking, Council shall promote the following (paraphrased):

- A connected, safe and well designed active transportation network which can include exclusive facilities for pedestrians and cyclists (bicycle lands, sidewalks, trails, etc) that are connected to origins and destinations within and beyond the Town;
- Support the provision of convenient and safe walking and cycling routes in the review of all development applications;

- Encourage mixed-use and pedestrian-orientated neighbourhood design that supports connections between land use and transportation in infrastructure.

Evaluation: As noted in the evaluation of the County's OP Transportation policies the Transportation Impact Brief provided in support of the application examined the following matters:

- Existing conditions, including a description of the study area road network, traffic volumes, operations, and any planned/proposed improvements;
- Details of the proposed development and anticipated trip generation; and
- Transportation impacts associated with the proposed development.

A series of private roads are to be created through the vacant land condominium, with access from Grey County Road 2 and Grey County Road 40. An entrance permit has been provided as part of the application submission to appropriately address the proposed intersection on Grey County Road 2. These private roads will provide suitable access for users and emergency services. The proposed development will also include facilities for pedestrians and cyclists such as sidewalks and trails, to promote an alternative mode of transportation to encourage cycling and walking, as well as providing access to destinations outside of the Subject Lands.

The Traffic Impact Brief concludes that no improvements are required to accommodate the existing or future traffic volumes; the operations of the two proposed Subject Lands access points were also analyzed under the future horizon period and the analysis indicates that each access is expected to provide excellent operations through the 2027 horizon; based on the review, exclusive turn lanes are not required to serve the subject development; and sight lines at each access point were found to be adequate.

The Transportation Policies of the Town OP have therefore been appropriately addressed.

4.4.4 *Town of the Blue Mountains Official Plan Amendments 3*

The Town of The Blue Mountains is currently undertaking a Five-Year Official Plan Review, with Phase 1 already complete (July 2022). The review is a two-phase process with Phase 1 including a review of the following:

- Conformity with Upper Tier planning documents (such as the County OP);
- Review of its Official Plan Vision, Guiding Principles and Goals and Objectives;
- Growth Management, Housing, Density Height and Character; and
- General Housekeeping Updates.

As noted in this Report, the application has considered the aforementioned Official Plan exercise. While it is informative in our analysis, it is not determinative as it is not yet in full force and effect. It is noted that the innovative rural development regime has not, to date, been incorporated into OPA 3.

Based on the above analysis, it is concluded that the proposed development conforms to the Town of The Blue Mountains OP with the exception of the proposed residential farm co-operative permissions, which implement County OP policy.

4.5 TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW

The Subject Lands are zoned Rural (RU-46), Hazard, Agriculture, and Special Agriculture in the Town of The Blue Mountains Zoning By-law 2018-65 (the “Zoning By-law”) (**Figure 27**).

The proposed development does not comply with the requirements of the Zoning By-law as a residential farm co-operative was never contemplated. To facilitate the proposed development, a Zoning By-law Amendment is required.

The proposed amendment would rezone the lands from Rural (RU) Zone, Special Agriculture (SA) Zone, Agriculture (A) Zone and Hazard (H) Zone to

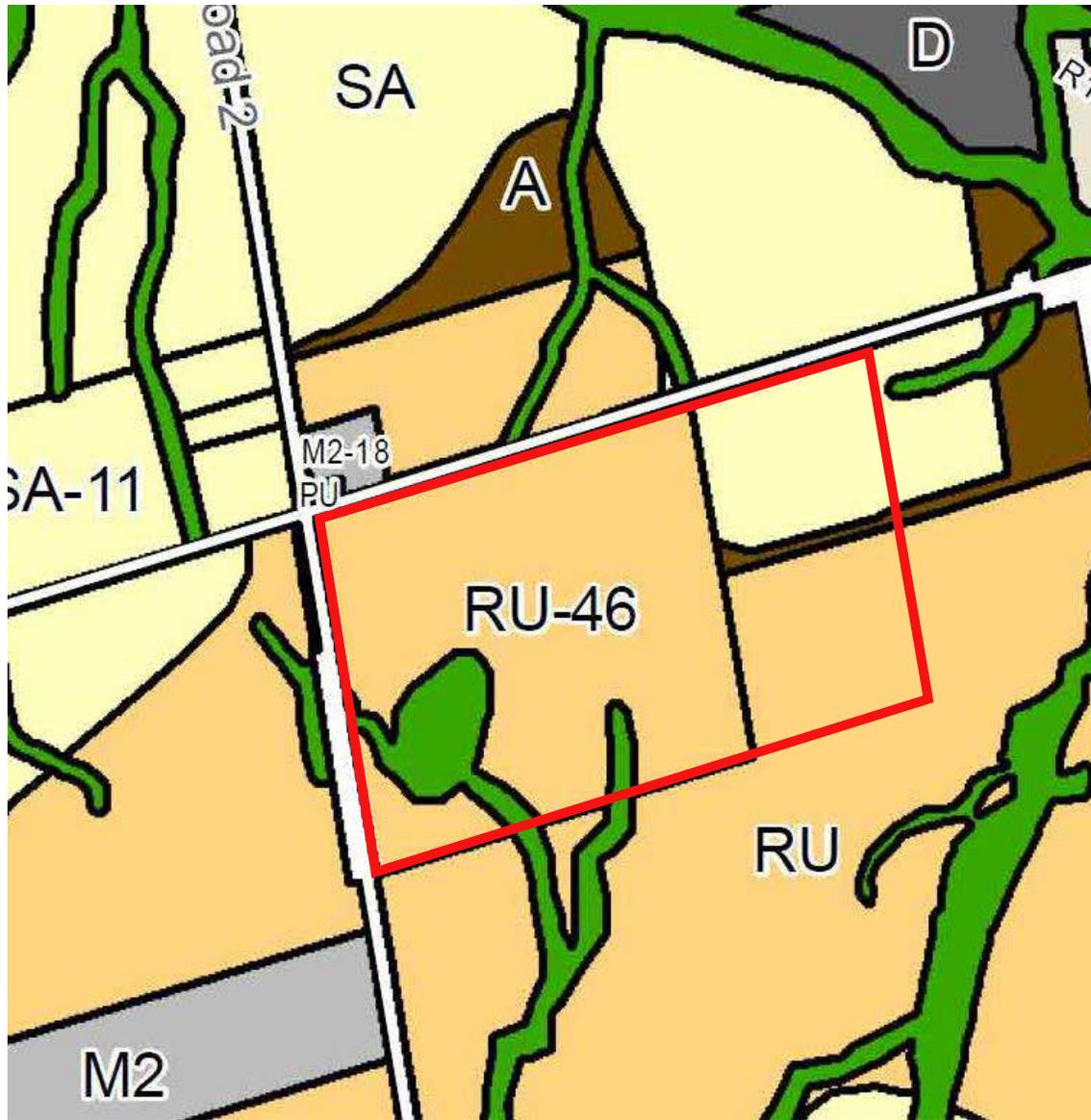
Rural Exception Zone, Special Agriculture Zone, and Agriculture. Single detached dwellings shall be permitted within units on a vacant land plan of condominium. Agricultural uses may also be permitted on each unit. The maximum number of single detached dwellings shall be limited to 37.

The following development standards shall apply to each unit containing a single detached dwelling on a vacant land plan of condominium:

A draft Zoning By-law Amendment has been submitted as shown in **Appendix D**.

Minimum unit area:	4,800 sq. m
Minimum unit frontage:	50m
Minimum yard setbacks (to unit boundary):	
Front yard (to a private street):	20m
Side yard:	15m
Rear yard:	19m
Maximum height:	11m
Maximum unit coverage:	30%

Table 4: Development Standards



Town of Blue Mountains Zoning Bylaw Schedule A SE corner of County Rd 40 & County Rd 2, Clarksburg, On	LEGEND Subject Lands Rural (RU) Hazard (H)		Agricultural (A) Development (D) Rural Employment (M2) Special Agriculture (SA)
	DATE: October 6, 2022	SCALE: N/A	
			PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE <small>230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7 P: 905 761 5588 F: 905 761 5589 WWW.MHBCPLAN.COM</small>

Figure 25: Town of the Blue Mountains Zoning By-Law Schedule A

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**SUMMARY &
CONCLUSIONS**

SUMMARY & CONCLUSIONS

The proposal is to develop the former Thornbury Golf Course “Parcel 1” and Houghton Family Orchard lands “Parcel 2”, which are located at the southeast corner of the intersection at Grey County Road 40 and Grey County Road 2 in the Town of The Blue Mountains and the County of Grey.

The proposal introduces an innovative co-operative farming approach which primarily maintains the agricultural uses of the lands, and diversifies the range of use and land yield while providing opportunities for individual farmers to cultivate lands tied to 37 homesteads.

In summary, this Report concludes that the Official Plan and Zoning By-law Amendment applications proposed are appropriate for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement.
2. The proposed residential farm co-operative is a permitted use in the County of Grey Official Plan, therefore the proposal conforms to the County Official Plan.
3. The proposed development will preserve the primary use of farming and resource production, with residential components being secondary to the primary agricultural use of the lands.
4. Subject to the amendment to permit the residential farm co-operative, the proposal conforms to the Town of The Blue Mountains Official Plan. The proposal is compatible with the existing rural character and landscape in the area.
5. The proposal will not impact the existing agricultural uses within the surrounding area, based on the analysis and conclusion in Agricultural Impact Assessment & Minimum Distance Separation Analysis provided.
6. Through the Agricultural Viability Report demonstrates that the farm co-operative is practical and economically viable over the long term, which aligns with Food Secure Canada’s framework for Food Sovereignty.
7. The Environmental Impact Statement concludes that the proposed development on the subject property meets policy requirements and, subject to certain conditions, there should be no adverse impacts on natural heritage features.
8. To ensure orderly the proposal will development and long-term viability of the proposal, be regulated by a Condominium Declaration (and a Development Agreement, should the Town so wish), which will require the consent and oversight of the approval authorities in the event that

significant changes to the operation and function of the subject lands are proposed. These legal mechanisms will ensure that the residential farm co-operative proposal is retained in purpituity.

9. The proposed Zoning By-law Amendment conforms to the Town of Blue Mountain Official Plan (as proposed to be amended) and sets out appropriate development standards to implement the residential farm co-operative.

For the above reasons, we respectfully submit that the proposed Official Plan Amendment and Zoning By-law Amendment as contained in Appendix C and D are represent good planning and are in the public interest.

We certify that this report was prepared jointly by the identified authors and under the supervision of a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.

Yours truly,
MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner



Francis K. Kwashie, MSc, MES, MCIP, RPP
Associate

A

APPENDIX A: Pre-submission Consultation P3114

APPENDIX A:

Pre-submission Consultation P3114 – Second Submission (August 5 Comments)

This correspondence is in response to the above-noted revised development proposal. We have had an opportunity to review the revised proposal in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The County's comments serve as an addendum to earlier comments issued January 5th, 2022 on an earlier iteration of this development. County staff will generally not repeat what has already been covered in the January 5th letter, but would note that this letter should be read in concert with the January 5th letter.

- The proposal is seeking to re-designate and re-zone the subject lands in order to permit a vacant land draft plan of condominium. The proposed plan of condominium includes thirty-five (35) residential units, with approximately 62% of the space left for agriculture and recreational space.
- The subject lands are designated as 'Rural', 'Hazard Lands', and 'Special Agricultural' in the County Official Plan. Mapped constraints on or adjacent to the lands include; an abandoned landfill for which a D-4 Study is recommended to clear the site, a portion of an Intake Projection Zone, abandoned petroleum wells, and pockets of Significant Woodlands.

County staff appreciate the additional justification provided with this second iteration of the development proposal.

With respect to the agriminium or residential farm cooperative County staff would offer the following thoughts regarding the concept plan being proposed.

- When staff originally put these Official Plan policies before Council, the discussion very much focused on the agriminium or farm cooperative being a way for people to get their start in farming that may not otherwise be able to afford an entire farm (i.e. the shared cost model could help make it more efficient for people to get their start in farming).
- If this proposal is to proceed as an agriminium or farm cooperative County staff would very much like to see agriculture as the focus, with the residential components being secondary to the primary use as agriculture.
 - County staff would recommend considering a redesign to the concept plan to try to focus as much of the land as possible into agriculture and ancillary uses.
 - If there is the ability to concentrate the residential components of the site into one or two pockets on the subject lands, then that would generally be preferable to having the residential dispersed throughout the site.
- With the current proposal there is a significant amount of internal roads being proposed which serve to; (a) fragment the agriculturally productive portions of the site, and (b) increase the cost of infrastructure to the condominium corporation. By focusing the development, it could serve to make the development more affordable, as well as leaving more lands available for active farm production.

County staff will also be looking for some justification on the level of residential development proposed on-site i.e. are 35 new residential units commiserate with the level of agricultural production on-site. The justification should also be prepared to address the planning tools available to ensure that farming is an ongoing component of the vacant land plan of condominium, and that the development does not turn into a rural plan of subdivision with ancillary community gardens. Phasing of the agricultural elements of the site should also be considered, relative to any residential components, so that there is certainty that the residential cannot proceed without agriculture.

Staff would further note that an Agriminium is not a permitted use within the Special Agricultural designation. Based on the concept plan prepared to date, it appears the Special Agricultural designated lands are not proposed to contain any residential units and are proposed as agricultural, agricultural-related and/or on-farm diversified uses (OFDU), which are permitted in the Special Agricultural designation. County staff may need to give some further thought to how the OFDU size criteria would be applied to a site of this nature.

County staff would request the following studies and reports in support of a development of this nature:

1. Planning Justification Report,
2. Environmental Impact Study,
3. Servicing Options Study and if private servicing is recommended a Hydrogeological Assessment and Nitrate Study,
4. Stormwater Management,
5. D-4 Study,
6. Archaeological Assessment,
7. Agricultural Impact Assessment or Agricultural Viability Assessment, and
8. Plan of Condominium with the required fees and deposits.

Of the 8 study/application requirements listed above, most of them were included in the County's January 5th, 2022 letter. The only new required is item # 7. County staff are happy to chat further on this matter, but essentially staff would be looking for some justification from an agrologist or agronomist on how the land is viable for the agricultural uses proposed, and the relationship of that viability commiserate with the number of residential units being proposed. County staff realize this is an atypical study requirement for a plan of condominium and are happy to work with Town staff and the developer to outline the terms of reference for such a study.

County staff would also note the cannabis facility to the south of the subject lands. Depending on the nature of that operation, there may or may not be the need for buffering the residential units from the cannabis operation.

Comments had been received from our Transportation Services department which were included in our January 5th letter as follows.

- *"Widening on Grey Road 40 and a daylight corner have been obtained from an earlier submission. Grey County Transportation Services is prepared to allow one access for this development onto Grey Road 2 (having the lower traffic counts) at a minimum of 400 metres south of the centreline of Grey Road 40. A 0.3 m reserve will be required along the frontage of Grey Road 40.*

- *Access to both the pavilion and the greenhouses shall be from within the development, rather than on the County Road.*
- *With only 20 units the County is not requesting a Traffic Impact Study. A Drainage Study is required with storm water to be managed on site. Post development flows shall not exceed pre-development flows. All structures must be a minimum of 75 feet or 22.86 m from the centerlines of both County Roads.*
- *An entrance permit will be required for the new proposed intersection on Grey Road 2."*

Revised comments on the new expanded 35 unit proposal have not yet been received by Transportation Services. County Planning staff would however flag the fact that it does not appear road widening has been received on property 424200001105400, and therefore 5.182 m of road widening will be required from the County for that section of County Road 40. Additional comments may follow from our Transportation Services staff with respect to accesses, or other transportation matters, after they have had a chance to review the revised proposal further.

Copies of the County's application forms, as well as technical guidelines, subdivision guidelines, and healthy development checklist can be found at the below link. County staff would recommend that the developer review these documents if they move forward with their background studies and technical reports.

<https://www.grey.ca/planning-development/planning-application-forms>.

County staff recommend continued engagement with the Grey Sauble Conservation Authority (GSCA) as part of the submission of this proposal.

Tree removal in advance of any approvals of this application shall only be done in accordance with the County's Forest Management By-law, and any applicable by-laws or regulations at the Town and GSCA levels. A link to the County's Forest Management By-law can be found below:

<https://www.grey.ca/by-laws>.

In submitting any plan of condominium application, County staff recommend early engagement with First Nations and Metis peoples.

The County reserves the right to request further information based on public or agency comments or detailed technical review.

Pre-submission Consultation P3114 – Addendum to County’s August 5, 2022 Comments (August 8 Comments)

This correspondence is further to the County’s comments dated August 5, 2022 and January 5, 2022. County Transportation Services have submitted additional comments as follows:

Comments from our January 5th letter still stand as follows.

- *“Widening on Grey Road 40 and a daylight corner have been obtained from an earlier submission. Grey County Transportation Services is prepared to allow one access for this development onto Grey Road 2 (having the lower traffic counts) at a minimum of 400 metres south of the centreline of Grey Road 40. A 0.3 m reserve will be required along the frontage of Grey Road 40.*
- *Access to both the pavilion and the greenhouses shall be from within the development, rather than on the County Road.*
- *With only 20 units the County is not requesting a Traffic Impact Study. A Drainage Study is required with storm water to be managed on site. Post development flows shall not exceed pre-development flows. All structures must be a minimum of 75 feet or 22.86 m from the centerlines of both County Roads.*
- *An entrance permit will be required for the new proposed intersection on Grey Road 2.”*

In addition to the January 5th, 2022 comments, the below comments should be considered in response to the new expanded 35 unit proposal.

- *‘Road widening will be required for the additional property fronting onto Grey Road 40. A commercial entrance will be required for the market, in keeping with the County’s entrance separation criteria and entrance procedure. Alternatively, the County may approve a single road access on Grey Road 40 with daylight corners to service both the market and as a secondary road access into the development, rather than having the market enter directly onto Grey Road 40.*
- *A 0.3 metre reserve will be required for the entirety of the Grey Road 2 and Grey Road 40 frontages, save and except for the two road intersections. Daylight corners will also be required for both the new Grey Road 2 and Grey Road 40 intersections. All new driveways will be required to enter off the newly proposed streets, and not have direct access onto Grey Roads 2 or 40.’*

The County reserves the right to request further information based on public or agency comments or detailed technical review.

P3114 Part Lot 27, Concession 8 (Thornbury Acres) - Pre-Consultation Comments (August 11 Comments)

Proposal:

This pre-consultation application seeks preliminary comments/feedback regarding a proposed rural residential draft plan of condominium. The proposal is seeking to re-designate and re-zone the subject lands in order to permit a residential draft plan of condominium containing thirty-five (35) single detached residential dwelling units, including open space and agricultural uses.

Provincial Policy Statement, 2020

- S.1.1.3.1 *Settlement Areas* shall be the focus of growth and development
- S.1.1.4.2 In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration promoted.
- S.1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*
- S.1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1... as well as the policies of Section 2... and Section 3...
- S.1.1.5.2(c) residential development, including lot creation, that is locally appropriate [is a permitted use]
- S.1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by:
 - (c) directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs
 - (d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed

County of Grey Official Plan

- *Agri-miniums* are a permitted land use in the Rural designation. These uses are defined as:
 - *AGRI-MINIUMS* are a form of collective ownership that can be established under the Condominium Act whereby a farm could be divided into plots where each farmer owns a plot of land with some parts under collective ownership including shared buildings, livestock barns, storage sheds which the group of farmers divides up the costs and maintenance of the shared buildings/areas.
- It is not clear that the proposal meets the intent of the agri-minium. These are intended to allow for flexibility in farm ownership, whereas the proposal appears to be focused on residential, with agricultural uses as a secondary/beneficiary use. Confirmation from the County of Grey should be obtained.

Town of Blue Mountains Official Plan

- The subject lands are designated Rural and Hazard.
- B4.4.1 Intent of the Plan is to protect rural character, prevent intrusion of land uses which are incompatible with the rural character and/or resource activities, protect land suitable for agricultural production from development and land uses unrelated to agriculture, etc.
- Limited development and growth are generally directed to identified Tertiary Settlement Areas (i.e. Hamlet Areas).
- One single detached dwelling unit is permitted per lot in the Rural Area. Residential plan of condominium would require an amendment to the Town's official plan.

Town of Blue Mountains Zoning By-law 2018-65

- The subject lands are zoned Rural and Hazard
- Permitted uses include all-types of agricultural uses and associated accessory uses, as well as one single detached dwelling unit. An amendment to the Zoning By-law would be required.

General Planning Comments

1. The proposed use appears to be primarily a rural estate residential plan of condominium, with secondary/accessory agricultural and recreational uses. Town Staff are in agreement with County Staff that the agricultural uses are intended to be/should be the focus, with residential components being secondary to the primary agricultural use of the lands.
2. There is an attempt to tie some limited agricultural uses into the project through the common element of the proposed condominium. However, with the information provided to date, it remains unclear to Staff that the primary use of the lands is for agricultural purposes and that the agricultural uses would remain as the principle use.
3. Previous comments provided by Town staff dated February 10, 2022, remain applicable regarding concerns about compliance with the policies of the Provincial Policy Statement, County Official Plan, and the Town of the Blue Mountains Official Plan. It is noted that an amendment to the Town of The Blue Mountains Official Plan and Zoning By-law would be required.
4. Based on the information provided, it remains unclear how the proposal would meet the policy requirements of the Provincial Policy Statement, the County Official Plan, and the intent of the Town of The Blue Mountains Official Plan.

Complete Application

- Concurrent applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Condominium - "Mid-scale" - Planning Application review fee of \$55,685.00, plus a \$2,500.00 Security Deposit. A break-down of the fees is included below for information:
 - OPA = \$24,780.00 plus \$5,000 security
 - ZBA = \$18,432.00 (less 25% when submitted with an OPA= \$13, 824.00)
 - DPA= \$17,081.00
- An additional review fee made payable to the Grey Sauble Conservation Authority, also applies. The applicable fee shall be confirmed by the Grey Sauble Conservation Authority

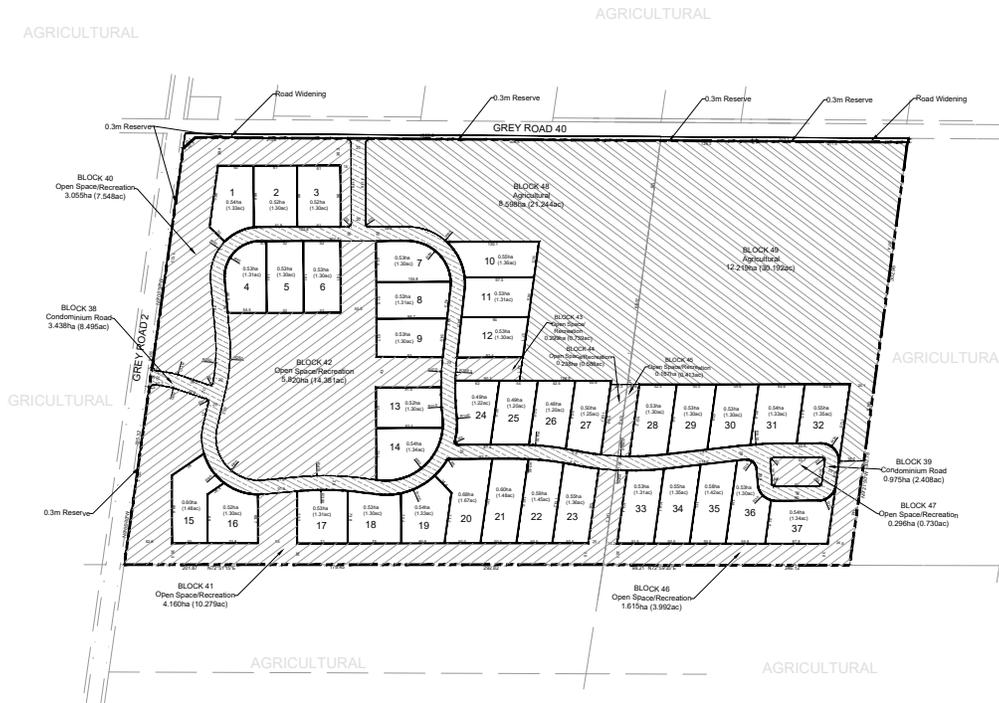
- Please confirm with the County of Grey on Application requirements for the proposed LOPA, and Draft POC.
- Preliminary List of Required Submission Materials:
 - Planning Justification Report, prepared by a qualified person (Registered Professional Planner) – Report shall demonstrate consistency with the Provincial Policy Statement, and compliance with the County Official Plan, and Municipal Official Plan
 - Farm/Agricultural Viability Report
 - Staff wish to understand how the residential and agricultural components will benefit each other, that the agricultural component will remain viable over time, if limitations on the agricultural component and/or residential component should be considered and included in project approvals (such as covenants or other legal mechanisms), and how potential land use conflicts between agricultural and residential uses will be avoided.
 - Functional Servicing Report – including Hydrogeological Assessment and Nitrate Study
 - Engineered Lot Grading and Drainage Plan
 - Environmental Impact Study – subject to peer review at the expense of the Applicant
 - Tree Inventory and Retention Plan
 - Phase 1 Environmental Site Assessment (or Record of Site Condition) in accordance with Provincial Guidelines, if applicable
 - D4 Study in accordance with Provincial Guidelines – subject to peer review at the expense of the Applicant
 - Minimum Distance Separation Analysis
 - Archaeological Report (Phase 1 minimum, Phase 2 if required)

Please note that the comments contained in this memo reflect the information available at the time of review. Additional comments may be forthcoming at the time that more detailed development proposals become available.

B

Appendix B: Vacant Land Draft Plan of Condominium

Appendix B: Vacant Land Draft Plan of Condominium



Legal Description

PART OF LOT 27 CONCESSION 8
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____ HARLEY VALENTINE THORNBURY ACRES INC.

Surveyor's Certificate

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

DATE: _____ Paul Thomsen-O.L.S. ZUBEK, EMO, PATTEN & THOMSEN LIMITED

Key Plan

Subject Site

SCALE 0 500 1000 2000

Revision No.	Date	Issued / Revision	By
Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended			
A. As Shown	B. As Shown	C. As Shown	
D. Residential, Agricultural, Open Space, Roads	E. As Shown	H. Private Water Supply	
F. As Shown	G. As Shown	K. All Services As Required	
I. Warton Loam	J. As Shown		
L. As Shown			

- Denotes Condominium Boundary
- Unit Boundary
- Common Element Area (Condominium Road)
- Common Element Area (Open Space/Recreation)
- Common Element Area (Agricultural)

NOTE: Surrounding building footprints are approximate and therefore should be used for illustration Purposed Only

Site Statistics

No. Units Proposed	37
Site Area	60.797ha (150.228ac)
Homesites (Blocks 1-37)	19.918ha (49.217ac)
Total Common Element Area	40.879ha (101.012ac)
Condominium Road (Blocks 38-39)	4.412ha (10.903ac)
Open Space/Recreation (Blocks 40-47)	15.650ha (38.872ac)
Agriculture (Blocks 48-49)	20.816ha (51.437ac)

MHC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
232703 WILSON ROAD WOODBINE, ON L4L 8C7 | P: 905.741.5598 F: 905.741.5597 | WWW.MHCPLAN.COM

Stamp

David A. McKay
REGISTERED PROFESSIONAL PLANNER
RPP

Date: October 11, 2022

File No.: 2298A

Plan Scale: 1:2000 (Arch D)

Drawn By: T.H.

Checked By: D.M.

Other:

Project

Thornbury Acres
Town of The Blue Mountains, Ontario

File Name
VACANT LAND DRAFT PLAN OF CONDOMINIUM

Dwg No.
1 of 1

Scale Bar: 0 10 25 50 100

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

© 2022 MHC - Thornbury Acres, Blue Mountains/EEV/Val. Professional's Stamp/Part of Plan of Condominium - 102/2022 - part of Condominium - 18 December 2022

Appendix C: Proposed Official Plan Amendment



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

**Being a By-law to adopt Amendment No. XX to the
Official Plan of the Town of The Blue Mountains**

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O.1990, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Town of The Blue Mountains is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. XX together with the required record, to the appropriate Approval Authority for approval.

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

Enacted and passed this _____ day of _____, 202X.

Andrea Matrosovs, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 202X.

DATED at _____ this _____ day of _____, 202X.

Signed: _____
Corrina Giles, Clerk

NOTICE OF THE PASSING OF A BY-LAW TO ADOPT

AN AMENDMENT TO THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. _____ on the _____ day of _____, 202X to adopt Official Plan Amendment No. XX in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, c.P. 13.

AND TAKE NOTICE that any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, being the County of Grey Planning and Development Department, 595 – 9th Avenue East, Owen Sound, Ontario, N4K 3E3.

THE COMPLETE OFFICIAL PLAN AMENDMENT is available for inspection during regular office hours in the Planning Department at the Municipal Office, 32 Mill Street, Thornbury, Ontario or by contacting the Planning Department directly at (519) 599-3131 extension 263.

DATED at the Town of The Blue Mountains, this _____ day of _____ 202X.

Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
32 Mill Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose and effect of the Town of The Blue Mountains Official Plan Amendment is to permit a residential farm cooperative on the Subject Lands that would result in the creation of 37 homesteads to be occupied by single-detached dwellings, with the balance of the lands to be used for agricultural and recreational within a Vacant Land Draft Plan of Condominium.

The lands subject to this By-law are comprised of the southeast corner of County Road 40 and County Road 2.

AMENDMENT NO. XX
TO THE
OFFICIAL PLAN
OF THE
TOWN OF THE BLUE MOUNTAINS

XX XX, 202X

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

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Basis	X
PART B - THE AMENDMENT	
Introductory Statement	X
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Schedule A - Land Use Plan	X
Implementation and Interpretation	X

**AMENDMENT NO. XX TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute a part of this Amendment.

PART B - THE AMENDMENT consisting of the following text and maps constitutes Amendment No. XX to the Official Plan for the Town of the Blue Mountains.

PART C - THE APPENDICES which does not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose is to amend the Town of Blue Mountains Official Plan to permit a residential farm co-operative, resulting in the creation of 37 homesteads and common elements on the Subject Lands within a Vacant Land Draft Plan of Condominium. Each of the homesteads will be occupied by a single-detached dwelling. Common elements, including private roads, agricultural areas, and recreational/open space areas will be created through the Vacant Land Draft Plan of Condominium. A minimum of 60% of the original land holding will remain available for active primary agricultural and/or recreational use.

LOCATION

The lands subject to this Amendment are located at the southeast corner of County Road 40 and County Road 2, otherwise known as Thornbury Acres in the Town of The Blue Mountains (formerly the Township of Collingwood), County of Grey.

BASIS

The decision to amend The Town of Blue Mountains Official Plan is based on the following considerations:

1. The proposed development does not create any adverse effects on the portion of lands designated *Agriculture* and *Special Agriculture* areas as the primary use will remain agricultural uses.
2. The amendment will introduce a low-density, locally appropriate development that is compatible with the rural landscape of the area and surrounding land uses.
3. The proposal maintains a significant amount of the lands in a rural landscape condition, either through the maintenance of natural heritage features, agricultural production or recreational features.
4. The proposed development provides an innovative farming approach that will provide for opportunities of economic activity while contributing to the diversification of the local economy and providing for additional housing opportunities.
5. The Subject Lands would be developed and registered as a vacant land condominium pursuant to Section 155(1) of the *Condominium Act*. The overall function of the residential uses is tied to the agricultural use of the Subject Lands. The operation and function of the proposal will be regulated by a Condominium Declaration (and a Development Agreement should the Town so choose to) would require the consent and oversight of the approval authority in the event that significant changes to the operation and function of the subject lands are contemplated.
6. The condominium owners of each homestead will utilize agricultural and recreational

common elements including but not limited to the farm facilities, orchards, market gardens, food forests, bee apiary, butternut meadows and a trail network.

7. The development complies with the Provincial MDS formulae with the analysis provided in supporting reports demonstrating that there are no livestock facilities in proximity to the Subject Lands.
8. The proposal is compatible with the portion of the Subject Lands that are designated as *Hazard lands* and surrounding land uses. No adverse impacts which arise of a planning nature are created.
9. The primary use of the subject lands will be agricultural/recreational, with the residential uses ancillary and subordinate to the primary use. Approximately 60% of the land will be used for agricultural/recreational purposes.
10. The Provincial Policy Statement (PPS) states that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted as such, the agricultural component of the proposal meets many of these higher-order policy objectives.
11. The residential component of the proposal meets policies in the PPS which permit residential development in rural areas, including lot creation provided they are locally appropriate.
12. The operational and economic strategy of the proposal would meet the PPS objective of ensuring the vitality and regeneration of the subject lands for the long-term economic prosperity of our communities.
13. The proposal is consistent with the County's Official Plan, given that the primary agricultural/recreational use of the land will be maintained, while the proposed residential uses will be subordinate in nature occupying approximately 33% of the subject lands.
14. The residential farm co-operative proposal is permitted by the County of Grey Official Plan. The criteria for such a use to occur on the Subject Lands has been or will be fulfilled (i.e. through further development approvals processes).
15. The statutory Public Hearing was held on ____, 202__. The recommendation of the Committee of the Whole to receive the Public Hearing report ____, 202__, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by The Blue Mountains Council on ____, 202__, where The Blue Mountains Council approved Official Plan Amendment File OP .__.

PART B - THE AMENDMENT

All of this part of the document entitled “Part B - The Amendment” consisting of the following text constitutes Amendment No. XX to the Official Plan of the Town of the Blue Mountains.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

A Site-Specific Amendment to:

1. To redesignate the Subject Lands as shown on Schedule A attached hereto.
2. To add a Special Policy to Section B.4.4.6 as follows:

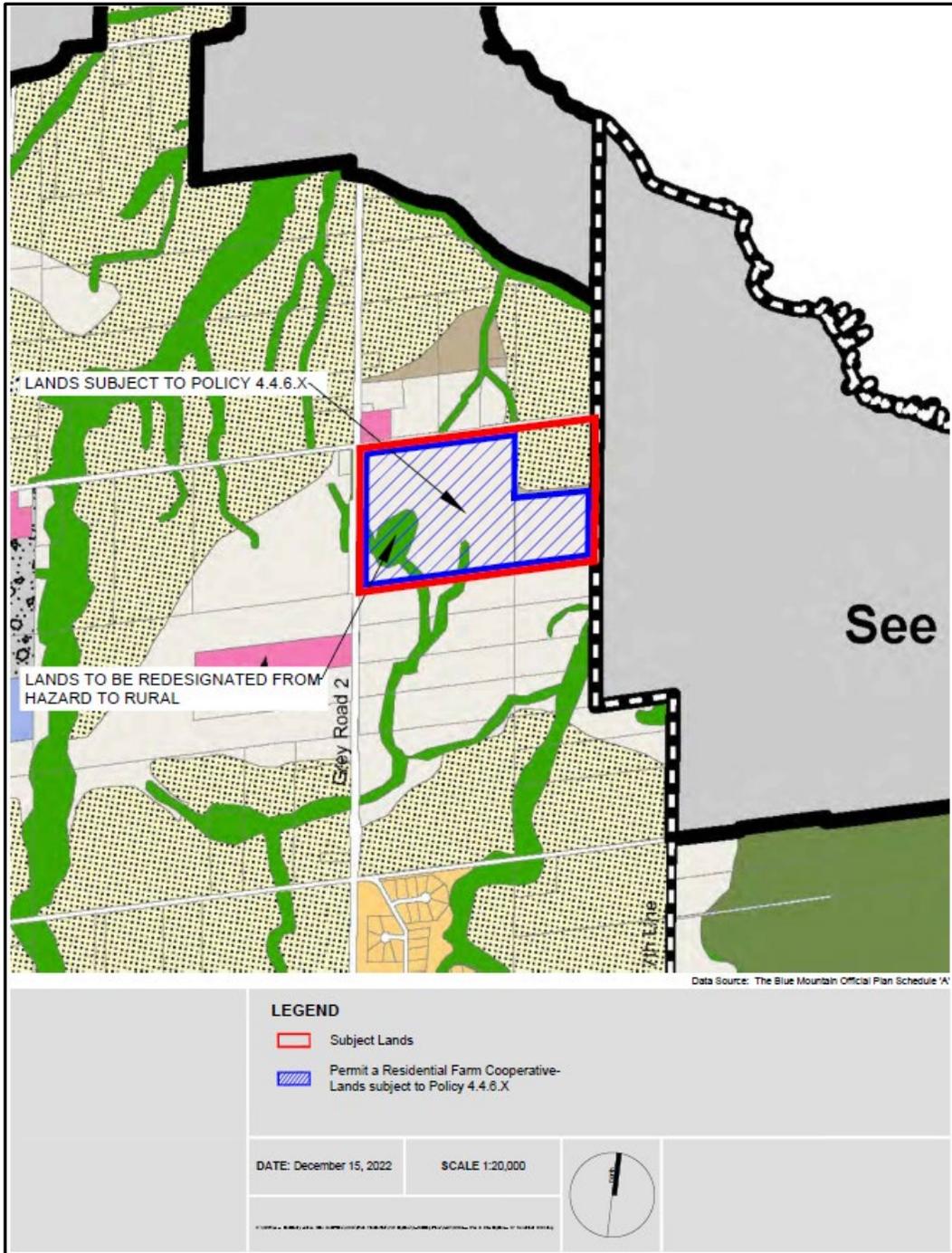
Special Policy 4.4.6.X

A residential farm co-operative within a vacant land plan of condominium which incorporates 37 units for residential purposes and private roads, agricultural areas, recreational areas and natural heritage features as common elements shall be permitted. Agricultural areas, recreational areas and natural heritage features associated with the residential farm co-operative may be located in the *Rural* designation or adjacent *Agriculture* or *Special Agriculture*. A minimum of 20 ha of agricultural and / or farm co-operative use(s) is required as a common element of the vacant land plan of condominium.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Schedule A – Proposed Official Plan Amendment



Appendix D: Proposed Zoning By-law Amendment

D

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 Blue Mountains 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 Sections 34 and 36 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. To amend Part 3.0 "Definitions" to add the following definition:

Residential Farm Co-operative

Means a vacant land plan of condominium with residential units and common elements consisting of infrastructure, agricultural and/or recreational / open space components where the primary use of the lands is for agricultural or recreational purposes. The land area utilized for the residential units shall consist of no more than 40% of the land area of the vacant land plan of condominium.

2. To rezone the lands from Rural (RU) Zone, Special Agriculture (SA) Zone, Agriculture (A) Zone and Hazard (H) Zone to Rural Exception (RU-XX) Zone, Special Agriculture (SA-XX) Zone, and Agriculture (A-XX) Zone as shown on Schedule 'A' attached hereto.
3. To amend Table 9.1 - Exceptions by adding the following new exception:

Exception Number	Zone	Special Provisions																
XX	RU-XX SA-XX A-XX	<p>These lands may also be used for a Residential Farm Co-operative as well as uses, buildings and structures accessory thereto. The following provisions shall also apply:</p> <p><u>Vacant Land Draft Plan of Condominium:</u></p> <p>The minimum area for a vacant land draft plan of condominium shall be 60 ha and may consist of lands zoned RU-XX, SA-XX and A-XX.</p> <p>The maximum area of residential units and private roads zoned RU-XX within the vacant land draft plan of condominium shall be 25 ha.</p> <p>The minimum area devoted to agriculture and/or farm co-operative zoned SA-XX and A-XX within the vacant land draft plan of condominium shall be 20 ha.</p> <p>The minimum area devoted to open space and/or recreation zoned RU-XX within the vacant land draft plan of condominium shall be 15 ha.</p> <p><u>Within the RU-XX Zone:</u></p> <p>Single detached dwellings shall be permitted within units on a vacant land plan of condominium. Agricultural uses may also be permitted on each unit.</p> <p>The maximum number of single detached dwellings shall be limited to 37.</p> <p>The following development standards shall apply to each unit containing a single detached dwelling on a vacant land plan of condominium:</p> <table data-bbox="690 1360 1442 1629"> <tr> <td>Minimum Condominium unit area:</td> <td>4,800 sq. m</td> </tr> <tr> <td>Minimum unit frontage:</td> <td>50 m</td> </tr> <tr> <td>Minimum yard setbacks (to unit boundary):</td> <td></td> </tr> <tr> <td> Front yard (to a private street):</td> <td>20 m</td> </tr> <tr> <td> Side yard:</td> <td>15 m</td> </tr> <tr> <td> Rear yard:</td> <td>19 m</td> </tr> <tr> <td>Maximum height:</td> <td>11 m</td> </tr> <tr> <td>Maximum Condominium unit coverage:</td> <td>30%</td> </tr> </table>	Minimum Condominium unit area:	4,800 sq. m	Minimum unit frontage:	50 m	Minimum yard setbacks (to unit boundary):		Front yard (to a private street):	20 m	Side yard:	15 m	Rear yard:	19 m	Maximum height:	11 m	Maximum Condominium unit coverage:	30%
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Rear yard:	19 m																	
Maximum height:	11 m																	
Maximum Condominium unit coverage:	30%																	

3. That Schedule 'A' is declared to form part of this By-law.

And Further to this By-law shall come into force and take effect upon the enactment thereof.
Enacted and passed this ____ day of ____, 2022

Andrea Matrosovs, Mayor

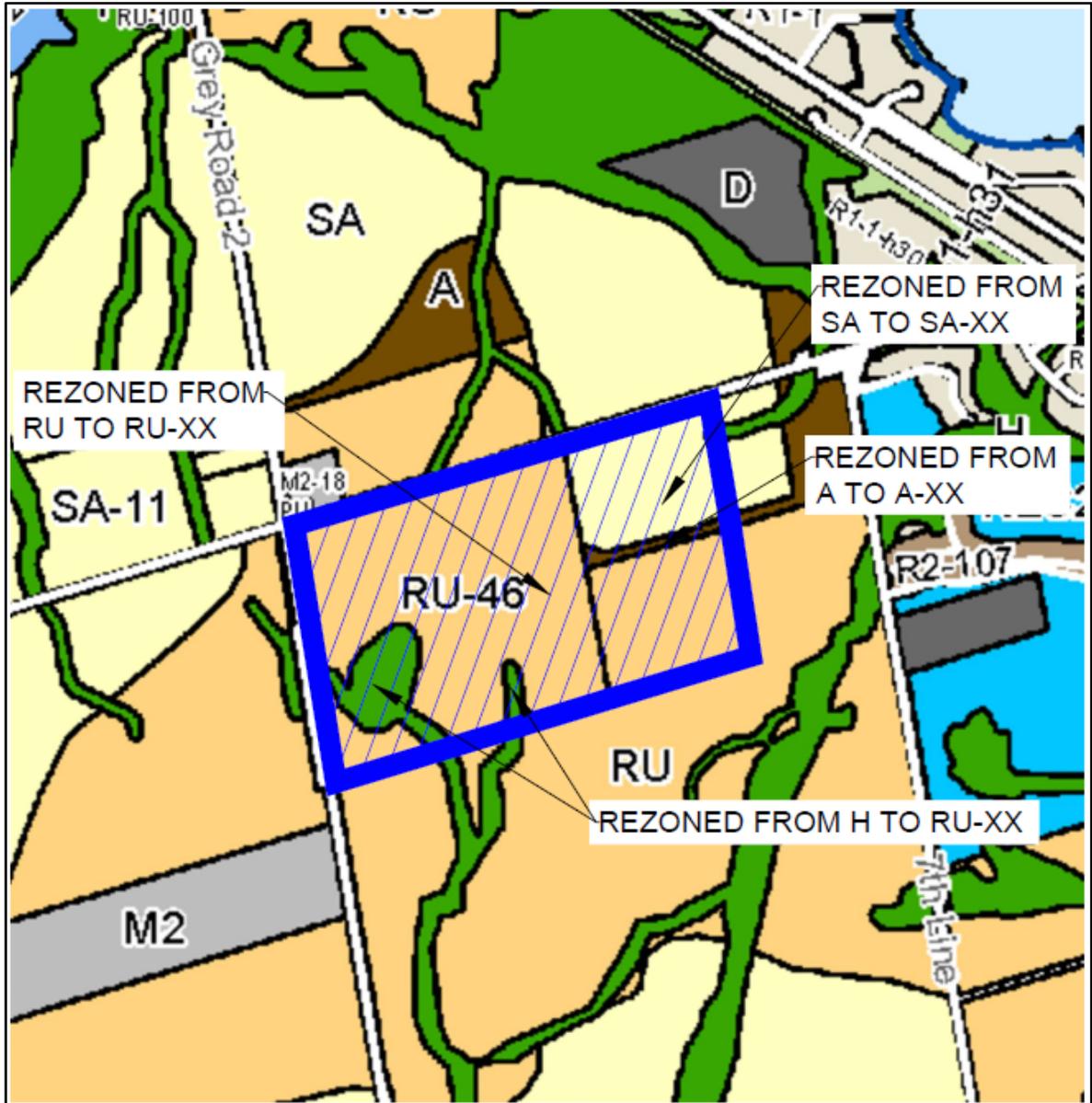
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of the By-law No. 202X-____ as enacted by the Council of The Corporation of the Town of Blue Mountains on the ____ day of ____, 202X.

Dated at the Town of Blue Mountains, this ____ day of ____, 202X.

Corrina Giles, Clerk

Town of the Blue Mountains
Schedule 'A'



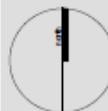
Data Source: Town of the Blue Mountains Zoning By-Law- Schedule 'A': Map '1'

LEGEND

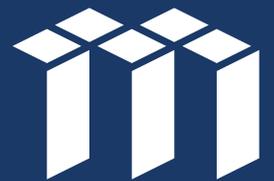

 Permit a Residential Farm Cooperative & Site Specific Development Standards-
 To rezone the lands from Rural (RU) Zone, Special Agricultural (SA) Zone, Agricultural (A) Zone and
 Hazard (H) Zone to Rural Exception (RU-XX) Zone, Special Agricultural (SA-XX) Zone, and Agricultural
 (A-XX) Zone as shown

DATE: December 15, 2022

SCALE 1:12500



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MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

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