

## APPENDIX A

### Preconsultation

March 19, 2019

### Application Letter

### Agency Responses



February 7, 2019

Nathan Westendorp, MCIP RPP  
 Director Planning and Development  
 Services  
 Town of Blue Mountains  
 Mill Street  
 Thornbury, ON

Dear Mr. Westendorp,

RE: Preconsultation Application  
 Aqua Village (Formerly Craigleith Village/Terrasan)  
 Subdivision File: 42T-2012-03  
 Our File: 2.2.27.29

Further to recent activities on this file we are now submitting application for a formal Preconsultation regarding the above-noted files and property.

Historically, the majority of the subject lands were utilized as a children's summer camp commonly referred to as the "Easter Seals camp". Upon closing (approximately 20 years ago) the lands have undergone three key ownership changes. Royalton Homes is now the current Owner. The previous owner, Terrasan, was successful in planning and gaining approvals for an Official Plan Amendment (OPA No.20, County File No. 42-42-OPA-20) and an associated implementing Zoning By-law (2010-47) both dating to 2010 and both of which are reflected in the current (2016) Official Plan and the recently updated comprehensive Zoning By-law (2018-69).

## EXISTING

Your records will show that we have the current standing land use approvals governing development of the subject lands. In summary these include:

1. Approved Official Plan (see Fig 1, below) land use designations for:

"Craigleith Village Commercial" includes;

- o 9,100 sqm commercial uses
- o Small scale resort accommodations
- o Mixed use residential/commercial
- o Max of 74 residential units
- o 130 units/rooms seniors building
- o Max height 13 m or four storeys

- Max height of 15m or five storeys for seniors

"Craigleith Village Residential" includes;

- Max 136 units
- Max height 9m
- Dedication of shorefront
- Access limited to Blue Mountain Drive and Long Point Road

"Hazard lands, Shoreline Floodplain and Provincially Significant Wetlands" includes;

- Public and private parks
- Multi-use trails
- Pedestrian linkages
- Varying setbacks to be determined

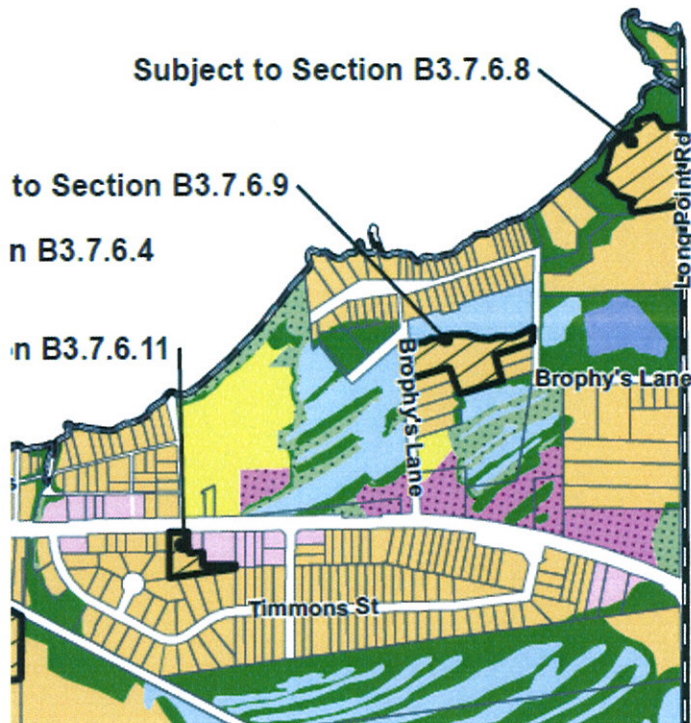


Fig.1 – Approved TBM OP

2. Approved Zoning By-law regulations (see Fig. 1 below) for:

- 21 single detached at 8m height max
- 115 mults at 8m height max
- 130 seniors at 13m height
- 74 live-work residential units
- 9,100 sqm at 11m max height



- o Variety of commercial uses
- o Master Development Agreement requirement
- o Site Plan Approval requirement
- o Commercial Study requirement
- o Parks Master Plan requirement



Fig.2 – 2018-69 Zoning By-law

3. Approved Draft Plan (see Fig. 3) that includes provisions for:

- Public roads
- 3 single detached dwelling blocks
- 5 townhouse blocks
- 2 mixed residential/commercial blocks
- 2 institutional blocks
- 9 open space blocks
- 1 swm block
- A requirement for a Master Development Agreement
- A requirement for a Subdivision Agreement
- Provisions for Common Element Condominiums
- Detailed engineering reports and plans
- Updated TIS
- Agreement with the MTO re roads, widenings
- Parks and open space requirements
- Landscaping, fencing and streetscape requirements
- Archeological assessment
- Environmental studies
- Visual Impact Study
- Commercial Market Study

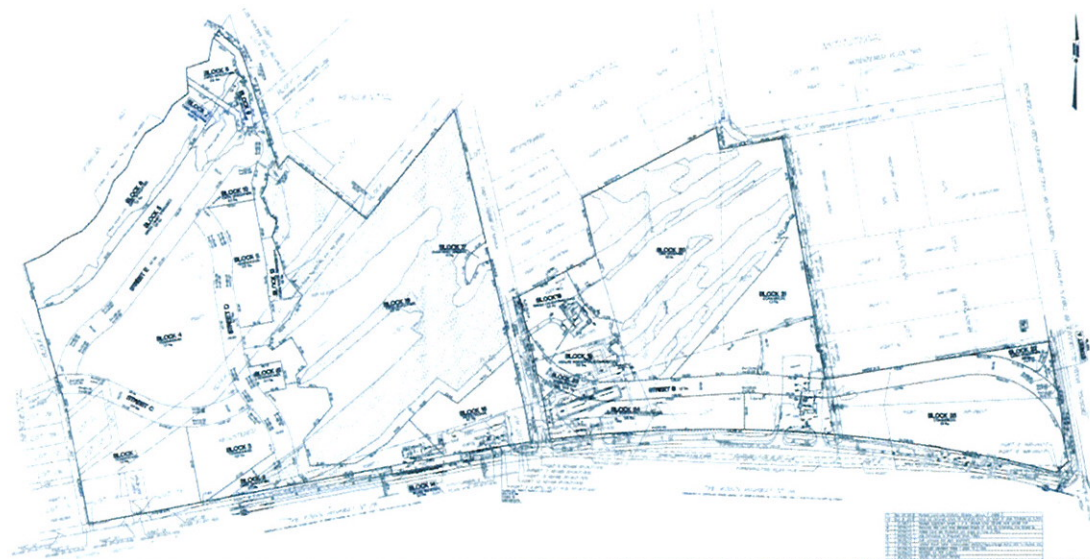


Fig. 3 – Approved Draft Plan

## PROPOSED

As a result of several influences, some aspects of the overall design and land use details are in need of modifications. These influences include:

1. MTO right of way and access requirements.
2. Potential approved Draft Plan blocking changes due to 1, above.
3. A shift in local land use planning priorities encouraging attainable/affordable/rental housing.
4. Reconsideration of lakefront lands.
5. Additional development design inputs from the Owner reflecting more contemporary approaches arising from design studies by developer and team.



Fig. 4. – Development Concept Plan 2019

In particular, the following land use schedule is proposed (see also Fig. 5):

Beach Area Condominiums	1.44ha	144 units max height 4 storeys
Condominium/ Towns	3.50	76 units, max height 3 storeys
Semi-detached	1.06	22 units, max height 3 storeys
Apartment rentals	0.86	100 units, max height 5 storeys
Retirement/Seniors	0.74	100 units, max height 5 storeys
Community Rec Centre	0.10	
Commercial	3.98	9,100 sqm max
Res/comm mix	with com	50 res units max

The following are resulting changes are among those that we propose to be reviewed through the preconsultation process. Figures 4 and 5 illustrate the land use direction sought and the resulting land use block plan to be considered as influencing amendments to existing approvals. We welcome additional matters that may arise as part of your and your commenting agencies review:

1. An Amendment to the Official Plan  
Addressing specific policies regarding open space, number of units, building heights, unit tenure. Details to reflect the land use approaches proposed outlined in the attached package.
2. An Amendment to the Zoning By-law  
Addressing open space, residential unit types and density, height. Details to reflect the land use proposals outlined in the attached package.
3. An Amendment to the Draft Plan  
Addressing public road allowances, distribution, size and nature of blocks. Details to reflect the land use proposals outlined in the attached package.

As presented through our recent information item at Council, we propose to hold a public Open House at a date following the preconsultation meeting. Further to both the preconsultation meeting comments and input at the Open House, our team will finalize plans and reports to support required applications.





Fig. 5 – Proposed Land Use

Attached please find:

1. The completed Preconsultation Application Form
2. The Preconsultation package containing ledger sized prints.

Due to the scale of this proposal we respectfully emphasize that the County, NEC, GSCA and MTO as additional prime commenting agencies be specifically invited to attend with comments.

Yours Truly,

*Colin Travis*

Travis & Associates

Colin Travis, MCIP RPP

Cc: Owners – Royalton Homes  
Kevin Morris, C F Croziers  
Mike Hensel, Hensel Design Group

## Aqua Village



## PLANNING &amp; BUILDING SERVICES DEPARTMENT

32 Mill Street – PO Box 310

Thornbury, ON N0H 2P0

519-599-3131

[www.thebluemountains.ca](http://www.thebluemountains.ca)

To arrange a Planning Act pre-consultation, please complete this form and return same to The Planning & Building Services Department at [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca). In accordance with Town Policy, a pre-consultation will be arranged within 10 business days on a first come, first serve basis. Confirmation will be provided by way of e-mail communication only to the applicant.

<b>DATE:</b> February 7, 2019	
<b>PROJECT NAME:</b> Aqua Village	
<b>LEGAL PROPERTY DESCRIPTION:</b> (Lot, Concession, Fire #, Assessment Roll # etc)	Part lots Plan 529 and Block D
<b>OWNER'S NAME:</b> Royaltan Homes	
<b>OWNER'S ADDRESS:</b> 10114 Hwy 26 Unit 4 Collingwood ON L9Y 3Z1	
<b>APPLICANT OR AGENTS NAME:</b> Colin Travis	
<b>APPLICANT OR AGENTS E-MAIL ADDRESS:</b> <a href="mailto:colint@travisinc.ca">colint@travisinc.ca</a>	
<b>APPLICANTS ADDRESS:</b> 7-275 First St, Collingwood ON	
<b>PROPOSAL TYPE:</b>	<input checked="" type="checkbox"/> Official Plan Amendment <input checked="" type="checkbox"/> Draft Plan of Subdivision/Condo <input checked="" type="checkbox"/> Zoning By-law Amendment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Severance
<b>PROJECT DESCRIPTION:</b>	revision to existing approvals for "Craigleith Village" to allow mixed density residential, rentals and commercial see attached.





## Planning and Development

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



## Town of The Blue Mountains

32 Mill Street, Box 310, THORNBURY, ON N0H 2P0  
519-599-3131 / Fax: 519-599-7723

May 21, 2019

**\*\*Sent Via Email Only**

Mr. Colin Travis  
Travis & Associates  
7- 275 First Street  
Collingwood, ON, L9Y 1A8  
[colint@travisinc.ca](mailto:colint@travisinc.ca)

**Re: Proposed Revisions to the Draft Approved Block Plan of Subdivision, Local Official Plan Amendment and Zoning By-law Amendment Pre-Submission Consultation (AquaVil)**  
**Lots 59, 110 to 112, Part of Lots 86 to 89, 113 and 114, Part of Block D, RP 529**  
**Town of The Blue Mountains, (geographic Township of Collingwood)**

Dear Mr. Travis:

This joint correspondence is in response to our pre-submission consultation meeting held on March 19, 2019 in which we discussed your client's proposed revisions to the draft approved Block Plan of Subdivision (42T-2012-03), as well as proposed Local Official Plan Amendment and Zoning By-law Amendment. Thank you for taking the time to meet with County, Town, and Agency staff to outline your proposed development, and to share your draft concept plan with us. This letter should reiterate what we spoke of at our meeting and provide a record of what the County and the Town require as a complete application for the revised Plan of Subdivision, Zoning Bylaw Amendment, and Local Official Plan Amendment.

The subject property is designated as 'Recreational Resort Area' and 'Wetlands' in the County Official Plan. Portions of the subject lands are identified as 'Significant Woodlands' and 'Other Identified Wetlands' on Appendix B of the County Official Plan. Please note that County Council recently adopted a new County Official Plan which has been sent to the Province for final approval. The adopted Official Plan continues to designate the subject lands as 'Recreational Resort Area' and 'Provincially Significant Wetlands' and the adopted Appendix B continues to show 'Significant Woodlands' and 'Other Wetlands' on portions of the subject lands. Depending upon the timing of the application submission, we recommend that you review both documents to ensure that the

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proposed application conforms to both the existing County Official Plan and the proposed adopted Official Plan. We anticipate that the Province will make a decision on the adopted Official Plan in the next couple of months.

The subject lands are designated as follows in the Town Official Plan (OP): Craigleith Village Residential, Craigleith Village Commercial, Craigleith Village HSFPSW, Wetlands, and Hazard. Furthermore, Town OP Appendix 1 Constraint Mapping identifies Provincially Significant Wetlands, Other Wetlands, and Significant Woodlands on the subject lands. The Town of The Blue Mountains Comprehensive Zoning Bylaw 2018-65 is now in full as it applies to the subject lands is in full force and effect. We note that there are a collection of zones on the development lands, however anticipate that adjustments will be pursued through a zoning bylaw amendment application.

A Block Plan of Subdivision (42T-2012-03) was draft approved in 2015. The current draft approved block plan is set to lapse on December 31, 2019. The proposal is to revise the Block Plan to address proposed changes to the development. This would entail addressing the location of public road allowances, as well as distribution, size and nature of the blocks to reflect the land use proposals outlined in the pre-submission consultation documents. Associated adjustments would also be required to the Town of The Blue Mountains Official Plan and Zoning Bylaw 2018-65. These adjustments require applications to amend the Town's Official Plan and Zoning Bylaw.

Considering the above in addition to any legislative requirements, the following represents the materials required by the County and the Town as part of complete applications for a local Official Plan Amendment, Zoning Bylaw Amendment, and revision to the existing Draft Plan of Subdivision:

1. Updated Planning Justification Report addressing the *Planning Act*, Provincial Policy Statement, Niagara Escarpment Plan, County Official Plan (current and adopted) and Town of The Blue Mountains Official Plan & Zoning provisions,
2. Updated Storm Water Management Report
3. Updated Functional Servicing Report
4. Hydrogeological Study and Geotechnical Report
5. Archaeological Assessment (at a minimum a Stage 1 needs to be submitted and further stages if recommended by the Stage 1) – for areas that are not being disturbed/developed – archaeological field investigations will not be required (i.e. hazards lands, provincially significant wetlands, etc.). If there are areas within the hazard lands areas that are proposed to be disturbed (e.g. altered for stormwater management purposes, etc.) then field investigations would be required. We would recommend that consultations occur with the Grey Sauble Conservation Authority prior to any archaeological field investigations to ensure that the field investigations will not have an impact on the environmental features and/or whether a permit is required.
6. Updated Traffic Impact Study & Mobility Plan - The Study should identify any potential improvements to the Intersection of Grey Road 21 and Highway 26 (including whether a roundabout is a feasible option) and any improvements

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- required to handle the traffic from this proposed development when combined with the existing traffic and projected traffic in this area). The Updated Traffic Impact Study should also address MTO's comments dated May 6, 2019.
7. Visual Impact Assessment – addressing the Niagara Escarpment Plan and Town of The Blue Mountains Official Plan.
  8. Noise Impact Assessment
  9. Health Impact Assessment – As referenced in Town OP Section D8.8
  10. Updated Environmental Impact Study and Tree/Vegetation Management Plan – addressing GSCA's pre-submission consultation comments dated May 6, 2019 which notes additional field work for species at risk and a justification of the buffers to the wetlands being proposed for species habitat identified. Updated EIS to also consider options for potential compensation of the loss of wetland in the west end due to proposed Street D. The scope and workplan for the EIS should be confirmed to the satisfaction of the GSCA.
  11. Environmental Site Assessment – Phase 1 and 2
  12. Urban Design Brief & Design Guidelines – Please refer to Town OP Section B3.12.3.1.1(j), Section D5 and the Town's Community Design Guidelines (June 2012) for further reference.
  13. Commercial Market Study – as required by Town OP Section B3.12.1.1(g) completed in accordance with Town OP Section B2.3
  14. Overall Development Concept Plan showing detailed proposed land uses and the proposed distribution of land tenure/responsibility between public, private freehold, and corporate condominium entities.
  15. Any further requirements as identified by the GSCA (as noted in their correspondence dated May 6, 2019), MTO (as noted in their correspondence dated May 6, 2019), and NEC.
  16. Revised Draft Plans, and
  17. Revised Plan of Subdivision application to the County including all required application fees/deposits
  18. Official Plan Amendment and Zoning By-law Amendment applications to the Town including all required application fees/deposits.

Please note that it is anticipated that a Park Management Plan and/or Lighting & Photometric Plan are anticipated to be required as a condition of future development.

The County and the Town reserves the individual rights to request more information or clarification at a later date based on further review, agency comments, or public concerns that may be received.

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

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

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Yours truly,

Corporation of the County of Grey



Randy Scherzer, MCIP, RPP  
Director of Planning  
519-372-0219 Ext. 1237  
[randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)  
[www.grey.ca](http://www.grey.ca)

Corporation of the Town of The Blue Mountains



Nathan Westendorp, MCIP RPP  
Director of Planning & Development Services  
519-599-3131 Ext. 246  
[nwestendorp@thebluemoountains.ca](mailto:nwestendorp@thebluemoountains.ca)  
[www.thebluemoountains.ca](http://www.thebluemoountains.ca)

cc. Andrew Sorensen, Grey Sauble Conservation Authority (by email only)  
Judy Rhodes-Munk, Niagara Escarpment Commission (by email only)  
Zsolt Katzirz, Ministry of Transportation (by email only)



**From:** Andrew Sorensen <a.sorensen@greysauble.on.ca>  
**Sent:** Monday, May 6, 2019 1:02 PM  
**To:** Colin Travis; Randy Scherzer (randy.scherzer@grey.ca); Nathan Westendorp; Katzirz, Zsolt (MTO); Rhodes-Munk, Judy (MNRF)  
**Cc:** Jacob Kloeze; Justine Lunt  
**Subject:** RE: AquaVil Preconsult Agency response request - copy of Proponents meeting notes for information

Dear Mr. Travis:

In order for us to review the new application, we agree that a number of studies need to be completed and updated. We recommend the following studies be completed as part of complete application for the development.

- 1) Stormwater Management Plan including a coastal analysis to determine appropriate levels of outlet(s) to Georgian Bay.
- 2) Hydrogeological Study to review ground water impacts and interference with the Provincially Significant Wetland and potentially inform on underground parking.
- 3) A geotechnical report to ensure founding soils are appropriate for the development.
- 4) Engineered Flood Plain Mapping for Watercourse 1. All new development will need to be located outside the Regional storm flood plain.
- 5) An updated environmental Impact study including additional field work for species at risk and a justification of the buffers to the wetlands being proposed for species habitat identified. Please have your consultant provide the proposed work plan for this to our office.
- 6) A re-configuration of the main entrance (adjacent to Hope Street) to ensure the development that does not involve filling of any of the Provincially Significant Wetland.
- 7) An open space area plan to ensure public access to the waterfront and to maintain the Open Space block along the shoreline.  
The undeveloped setback from the shoreline originally approved must not be decreased.
- 8) A tree/vegetation Management Plan to ensure the protection the wetland and significant woodland in the area.

We are also interested in receiving the archeological study and the traffic impact study as these may impact the regulated area on the property.

To this end, please have your archeological consultant contact our office with their work plan prior to completing any site alteration on the property to ensure wetland areas are not impacted by their works.

I trust this will be helpful in moving your project forward.

Regards,

Andrew J. Sorensen  
Environmental Planning Co-ordinator  
Grey Sauble Conservation Authority  
#237897 Inglis Falls Road, RR#4, Owen Sound, ON N4K 5N6  
Phone: 519-376-3076 ext. 227 Fax: 519-371-0437  
[www.greysauble.on.ca](http://www.greysauble.on.ca) [a.sorensen@greysauble.on.ca](mailto:a.sorensen@greysauble.on.ca)

**From:** Rhodes-Munk, Judy (MNRF) <Judy.Rhodes-Munk@ontario.ca>  
**Sent:** Thursday, May 9, 2019 11:15 AM  
**To:** Colin Travis; Randy Scherzer (randy.scherzer@grey.ca); Nathan Westendorp; Katzirz, Zsolt (MTO); a.sorensen@greysauble.on.ca  
**Subject:** RE: AquaVil Preconsult Agency response request - copy of Proponents meeting notes for information  
**Attachments:** \_Visual Assessment Guidelines '08.pdf

Dear Colin,

Thank you for the opportunity to attend the Preconsultation meeting and to provide comments.

The property is located within the Niagara Escarpment Plan (NEP, 2017) and is designated Escarpment Recreation Area (Part 1.8).

Permitted uses (Part 1.8.3) are subject to the Development Criteria in Part 2 of the NEP, development objectives of the Escarpment Recreation Area designation (Part 1.8.5), lot creation policies (Part 1.8.4) and requirements of applicable Official Plans that are not in conflict with the NEP.

Relevant Development Objectives include: 2, 9, 10, 11, and 13

Relevant Development Criteria include:

- 2.2.1 – cumulative impact,
- 2.2.2 – natural hazards,
- 2.2.6 – energy efficient design, net-zero community,
- 2.2.9 – Institutional uses (re Block 15) - gross floor area of buildings for institutional uses shall not exceed 500 sq m unless a larger size can be demonstrated to be compatible with the site and surrounding landscape,
- 2.4.1 Lot creation shall conform to OP and Development Criteria,
- 2.4.5 New lots must ...,
- 2.6.2 (e) – Development is not permitted in key hydrologic features (wetlands) with several exceptions including for infrastructure where deemed necessary to the public interest after all other alternatives have been considered,
- 2.6.3 – hydrologic evaluation,
- 2.6.4 – vegetation protection zone,
- 2.7 - Development is not permitted in key natural heritage features (includes wetlands),
- 2.7.2 – infrastructure, where project is deemed necessary to the public interest and there is no other alternative
- 2.7.3 - maintain connectivity,
- 2.7.6 - natural heritage evaluation,
- 2.7.7 - vegetation protection zone sufficient to protect features and functions,
- 2.7.8 - in compliance with Endangered Species Act, 2007,
- 2.10 - Cultural heritage - archaeological potential,
- 2.12 - Infrastructure sited and designed to minimize negative impact on Escarpment environment,
- 2.13 - visual impact assessment, maximum building heights, berms for noise attenuation, landscape planting

I've attached the Visual Assessment Guidelines for your consideration.

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Note : Beyond PPS requirements that do not permit development and site alteration in a significant wetland unless it has been demonstrated there will be no negative impact on the feature and ecological functions, the NEP provides an exception for infrastructure where demonstrated to be in the public interest and all alternatives have been considered. Justification and consideration of alternatives will be required if the access across from Hope Street is pursued.

**Judy Rhodes-Munk**

*Senior Planner*



Niagara Escarpment Commission

An Agency of the Government of Ontario

99 King Street E. Box 308 | Thornbury, ON | N0H 2P0

Tel: 519-599-3464 | Fax: 519-599-6326

Website: [www.escarpment.org](http://www.escarpment.org)

To enable us to serve you better, please call ahead to make an appointment.

**From:** Colin Travis <colint@travisinc.ca>

**Sent:** May 6, 2019 11:59 AM

**To:** Randy Scherzer (randy.scherzer@grey.ca) <randy.scherzer@grey.ca>; Nathan Westendorp <nwestendorp@thebluemountains.ca>; Katzirz, Zsolt (MTO) <Zsolt.Katzirz@ontario.ca>; Rhodes-Munk, Judy (MNRF) <Judy.Rhodes-Munk@ontario.ca>; a.sorensen@greysauble.on.ca

**Subject:** AquaVil Preconsult Agency response request - copy of Proponents meeting notes for information

Good Morning,

Attached are our meeting notes on the preconsult meeting held March 19<sup>th</sup> re the AquaVil project, north hwy 26 TBM.

We are requesting agency responses as the Owners have authorized all consultants to proceed with work necessary to file applications.

Thank you,

Colin

Colin Travis MCIP RPP

Travis & Assoc

7 – 275 First St

Collingwood, ON

L9Y 1A8

P 705-446-9917 F 705-446-9918

travisinc.ca

## Colin Travis

**From:** Katzirz, Zsolt (MTO) <Zsolt.Katzirz@ontario.ca>  
**Sent:** Monday, May 6, 2019 3:19 PM  
**To:** Colin Travis; Randy Scherzer (randy.scherzer@grey.ca); Nathan Westendorp; Rhodes-Munk, Judy (MNRF); a.sorensen@greysauble.on.ca  
**Subject:** RE: AquaVil Preconsult Agency response request - copy of Proponents meeting notes for information

I revised our comments in the minutes to attempt to summarize (or clarify) the dialogue during the teleconference:

## Zsolt Katzirz -MTO

- Comprehensive **Traffic Impact study (TIS)** is required for the development. MTO is available for pre-consultation or TOR review.
- TIS will assess the traffic mitigation measures required as a result of the proposed development. If traffic signal are warranted at any intersection (including the Highway 26 intersection with Grey Road 21), the TIS will evaluate (and compare) whether a roundabout is a feasible option.
- MTO will consider a multi-phased approach for the development. For a phased approach, the TIS will need to provide details and analysis for the phasing.
- *Stormwater management report is required- setbacks for SWM facilities need to be labelled.*
- *Illumination plan is required to assess light trespass (or encroachment) onto the highway property limit. Illumination plans submitted to MTO shall be shown in LUX units, MTO typically does not accept any light trespass onto the highway property limit. MTO is available for additional consultation/guidance.*
- *Site Plan needs to include setbacks for all site features including structures, stormwater management facilities, berms, parking etc.*
- *For the subject development lands, MTO previously applied an enhanced setback to protect for potential future (identified) highway widening. Upon review of the detailed site plan, MTO is willing to re-visit the enhanced setback.*



## Zsolt Katzirz | Corridor Management Planner

Highway Corridor Management Section | West Region | Ministry of Transportation  
 659 Exeter Road | London, Ontario | N6E 1L3

Tel: 519 - 873 - 4598 | Fax: 519 - 873 - 4228 | Toll Free 1 - 800 - 265 - 6072, ext. 4598

Public Website: <http://www.mto.gov.on.ca/english/engineering/management/corridor/index.shtml>

**From:** Colin Travis <colint@travisinc.ca>

**Sent:** May-06-19 11:59 AM

**To:** Randy Scherzer (randy.scherzer@grey.ca) <randy.scherzer@grey.ca>; Nathan Westendorp <nwestendorp@thebluemountains.ca>; Katzirz, Zsolt (MTO) <Zsolt.Katzirz@ontario.ca>; Rhodes-Munk, Judy (MNRF) <Judy.Rhodes-Munk@ontario.ca>; a.sorensen@greysauble.on.ca

**Subject:** AquaVil Preconsult Agency response request - copy of Proponents meeting notes for information

Good Morning,

Attached are our meeting notes on the preconsult meeting held March 19<sup>th</sup> re the AquaVil project, north hwy 26 TBM.



## **Aquavil – Preconsultation Meeting: March 19, 2019**

### **Town Of The Blue Mountains**

#### **Attendees:**

Nathan Westendorp – TOTBM  
 Brian Worsley – TOTBM  
 Randy Scherzer – Grey County  
 Judy Rhodes-Munk – NEC  
 Jenna Skinner – NEC  
 Justine Lunt – GSCA  
 Jacob Kloeze – GSCA  
 Zsolt Katzizir -MTO (via call-in)  
 Colin Travis – Travis & Associates  
 Mike Hensel – Hensel Design Group  
 John Romanov – Romanov Romanov Architects  
 Kevin Morris – Crozier  
 Kurt Vendrig – Crozier  
 Samer Chaaya – Royalton  
 Sal Chaaya – Royalton  
 Susan Williston - Royalton

*Colin, Mike and John provided a project overview on land use, design and architectural approaches. It was explained that the new Owners, Royalton Homes, are planning to develop a comprehensively designed community having two distinct parts – the east neighbourhood consisting primarily of commercial, seniors and rentals and the west neighbourhood consisting of Towns, Semis and Beach. In between the two is a large protected environmental open space feature. Reference was made to the Preconsultation Application supporting materials and planning letter (February 7, 2019). Existing OP, Zoning and Draft Plan approvals were summarized. Proposals to modify each were summarized.*

#### **SUMMARY OF COMMENTS/ REQUIREMENTS BY AGENCY: (PROPONENTS RESPONSE AT MEETING IN ITALICS)**

##### **Nathan Westendorp – TOTBM**

- Project will be a catalyst for creating the area of “Craigleith Village” the way it should be. *Agreed, this represents a huge private investment that could seed other private land owners to invest in their properties.*
- Questioned set-back of Townhomes from Hwy 26 – do they account for MTO – Town Zoning/ is there a laneway? *Working on more detailed plans, intent is to put a private laneway parallel to Hwy 26 to service Towns.*
- Gateway Feature Highway 26 & Long Point Rd – what is it / how is it addressed? *Land was set aside to provide for a feature. However, current Hwy 26 EA is still in process and could affect land area as well as nature of intersection – lights or a roundabout. Is a detail willing to pursue through the development review and approval process.*
- Questioned how old EIS done on property – 2009 and if it should be redone. *Currently looking into obtaining older reports and will review and update as necessary.*

- Archeology study is required with applications. *Will undertake that.*
- PJR is required to tie-in all matters. *Agreed as it is a basic requirement.*
- Updated EIS/planing plan. *Agree and work program is being developed at this time.*
- Urban Design Briefing Guidelines – reference TOTBM design requirements – show how these are addressed. *Will review the scope with planning staff and address in submission.*
- Commercial Market Study will be required. *Yes, one is required for any proposed development taking the total commercial gfa over the 2,000 sqm mark.*
- Lighting Plan is required. *Agreed this is a site plan detail but that overall, night sky policies prevail.*
- Visual Impact Assessment From adjacent residential, highway & per NEC. *Anticipated that a VIS would be required and will consult with NEC to scope the effort.*
- Sound Retention from Highway – wall / orientation of Townhomes to Highway – prefer not to have a wall. *Based on Camperdown experiences, Council is on record of preferring no noise walls along Hwy 26. Urban design and visual impact could be horrendous.*
- Raised is drainage issues between north and south side of Highway – needs to be reviewed. *Drainage from south is not as big an issue as it seems, however, the SWM plan will update the previous assumptions and measurements.*

#### **Judy Rhodes-Munk – NEC**

- Provisions for public beach access should be included – per NEC policy. *We will address that policy in context of NEP, PPS, Grey Plan and Local Plan.*
- Public ownership vs. Private - public access should be explored. *Private ownership is preferred and degree of public access would be limited.*
- Questioned connection across from Hope Street – does not want to see Road there despite MTO requirements. *Current approved Draft Plan accounts for directives from MTO, Owner is now caught between two provincial entities having opposing positions.*
- Visual Impact Study/ Shadow Analysis will be required – seniors/apartments – 4 and 5 storey and waterfront – 3 storey townhomes . *A VIA study will be prepared, to scope it through consultation with NEC.*
- Similar issues raised in former Notice of Decision – refer to OMB decision. *OMB decision is reflected the subsequent approved zoning, OP and Draft Plan. Applications going forward will address what is approved along with PPS NEP Grey and Local OP.*
- Stormwater management and addendum to EIS – buffer zones to be clarified. *These studies are to be updated.*
- Address NEC development criteria & Land Use Policy. *NEP policy will be addressed.*

#### **Jacob Kloeze – GSCA**

- GSCA buffers. *Buffers are accounted for in the existing approved Draft Plan – referred to X section prepared by MH.*
- Stormwater management. *Reports to be updated.*
- Setbacks from shoreline. *Will be confirmed during ongoing updates and reviews.*
- Review policies regarding underground parking. *Not sure what the policies are, but u/g parking will be subject to detailed hydro g , Geotech and engineering.*

**Randy Scherzer – Grey County**

- Would there be Compensation for loss of wetland in the West end due to proposed street D? *Street D is an imposed infrastructure requirement. Compensation was never a matter raised in past. Not intending to compensate.*
- Formal comments to be submitted although standard application support materials for most part have been referred to already.

**Brian Worsley – TOTBM**

- Underground parking – concern regarding water tables. *Concerns acknowledged and are to be addressed through the hydro g, Geotech and engineering.*

**Zsolt Katzirz -MTO**

- TIS and ongoing EA will trigger what will be required at the Long Point and Hwy 26 intersection – signals vs roundabout. Collingwood and Simcoe County will need to weigh-in on Long Point. *This is a five-levels government matter.*
- Traffic Impact study to be updated. *Agreed and is part of the work program.*
- SWM Report to address setbacks of swm facils from Hwy. *SWM updates and engineering will address.*
- Dimension setback from Highway at Apt rentals. *Highway setbacks are an important matter affecting viability of various aspects of development and is being reviewed. Important for Town, County and area land owners.*
- Illumination study required for commercial component to show no impact on highway. *Apart from night sky policies, detailed lighting plans will be undertaken at site plan review stage,*
- Refined set-back number can be reviewed at any time during the process. *Not sure what this means.*
- TIS required for impact on Hope St. *Overall project TIS is being undertaken and will address all traffic and road matters.*
- Will support splitting the study into 2 phases – West vs East (MDA)

**General:**

Formal comments will be provided by all agencies within 3 weeks – second week of April.

Meeting notes prepared by Susan Williston, Royalton Homes. Reviewed by Colin, Mike and Kevin.

**AGENCY COMMENTS AS AT MAY 7 2019 ON FOLLOWING PAGES**

## AGENCY COMMENTS AS AT MAY 7 2019

*Below responses from MTO, GSCA, Prelim Grey County. Awaiting NEC, TBM*

"I revised our comments in the minutes to attempt to summarize (or clarify) the dialogue during the teleconference:

### **Zsolt Katzirz -MTO**

- Comprehensive **Traffic Impact study (TIS)** is required for the development. MTO is available for pre-consultation or TOR review.
- TIS will assess the traffic mitigation measures required as a result of the proposed development. If traffic signal are warranted at any intersection (including the Highway 26 intersection with Grey Road 21), the TIS will evaluate (and compare) whether a roundabout is a feasible option.
- MTO will consider a multi-phased approach for the development. For a phased approach, the TIS will need to provide details and analysis for the phasing.
- *Stormwater management report is required- setbacks for SWM facilities need to be labelled.*
- *Illumination plan is required to assess light trespass (or encroachment) onto the highway property limit. Illumination plans submitted to MTO shall be shown in LUX units, MTO typically does not accept any light trespass onto the highway property limit. MTO is available for additional consultation/guidance.*
- *Site Plan needs to include setbacks for all site features including structures, stormwater management facilities, berms, parking etc.*
- *For the subject development lands, MTO previously applied an enhanced setback to protect for potential future (identified) highway widening. Upon review of the detailed site plan, MTO is willing to re-visit the enhanced setback. "*

"In order for us to review the new application, we agree that a number of studies need to be completed and updated. We recommend the following studies be completed as part of complete application for the development.

- 1) Stormwater Management Plan including a coastal analysis to determine appropriate levels of outlet(s) to Georgian Bay.
- 2) Hydrogeological Study to review ground water impacts and interference with the Provincially Significant Wetland and potentially inform on underground parking.
- 3) A geotechnical report to ensure founding soils are appropriate for the development.
- 4) Engineered Flood Plain Mapping for Watercourse 1. All new development will need to be located outside the Regional storm flood plain.



- 5) An updated environmental Impact study including additional field work for species at risk and a justification of the buffers to the wetlands being proposed for species habitat identified. Please have your consultant provide the proposed work plan for this to our office.
- 6) A re-configuration of the main entrance (adjacent to Hope Street) to ensure the development that does not involve filling of any of the Provincially Significant Wetland.
- 7) An open space area plan to ensure public access to the waterfront and to maintain the Open Space block along the shoreline.  
The undeveloped setback from the shoreline originally approved must not be decreased.
- 8) A tree/vegetation Management Plan to ensure the protection the wetland and significant woodland in the area.

We are also interested in receiving the archeological study and the traffic impact study as these may impact the regulated area on the property.

To this end, please have your archeological consultant contact our office with their work plan prior to completing any site alteration on the property to ensure wetland areas are not impacted by their works.

I trust this will be helpful in moving your project forward.

Regards,

Andrew J. Sorensen  
Environmental Planning Co-ordinator  
Grey Sauble Conservation Authority  
#237897 Inglis Falls Road, RR#4, Owen Sound, ON N4K 5N6  
Phone: 519-376-3076 ext. 227 Fax: 519-371-0437"

"Hi Colin,

See responses below....

**Randy Scherzer**  
*Director of Planning*  
Phone: +1 519-372-0219 ext. 1237



**From:** Colin Travis <[colint@travisinc.ca](mailto:colint@travisinc.ca)>  
**Sent:** May 2, 2019 9:01 AM  
**To:** Nathan Westendorp <[nwestendorp@thebluemountains.ca](mailto:nwestendorp@thebluemountains.ca)>; Scherzer, Randy <[Randy.Scherzer@grey.ca](mailto:Randy.Scherzer@grey.ca)>  
**Subject:** follow up meeting re AquVil

20/20

[EXTERNAL EMAIL]

Good Morning Nathan and Randy,

We had a team meeting yesterday and reviewed the results of the Open House held April 27th. Susan is finalizing a summary matrix of comments rec'd. A few points:

1. We are putting comments and sign sheets in pdf format so we can share with your office. – prefer summary of comments or names redacted as the municipalities did not collect these through a current application process and therefore there could be concerns from an MFIPPA perspective
2. Do you have any concerns over privacy matters as our comment sheets and sign in show names and addresses of attendees and commentators? – same as comment above.
3. We would like a meeting with you to go over the results of the Open House and explain our next steps. – sounds good
4. Team consultants have been asked to prepare supporting documentation. In the absence of preconsultation meeting notes (March 19) from agencies we are undertaking the following reports and studies based on our notes: - sorry for the delay in getting you a formal letter. We will connect with Town staff to get this finalized.
  1. TIS
  2. FSR
  3. SWM
  4. EIS update
  5. Visual Impact Study
  6. GeoTech
  7. Archeological
  8. ESA Ph 1 and 2
5. We anticipate this to be confirmed upon receipt of agency responses along with scope.

In meantime, can you give me a couple of dates and times so Mike, Kevin and I can meet with you guys.

Some dates that I am available in the next couple of weeks:"