

June 11, 2020

Denise Whaley  
Planner  
Town of the Blue Mountains  
32, Mill Street, PO Box 310  
Thornbury ON, N0H 2P0

Stephanie Lacey-Avon  
Intermediate Planner  
County of Grey  
595 9th Ave East  
Owen Sound ON, N4K 3E3

Dear Ms. Whaley and Ms. Lacey-Avon:

**RE: 61 Alfred Street West GP Inc.  
Draft Plan of Subdivision and Zoning By-law Amendment Application  
61 Alfred Street West (Thornbury) Town of Blue Mountains  
OUR FILE 15188'E'**

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On behalf of 61 Alfred Street West GP Inc., we submitted Draft Plan of Subdivision (Draft Plan) and Zoning By-law Amendment (ZBA) applications on December 3, 2019 in support of a development proposal for the above-referenced property. The subject lands are legally described as Part of Lots 1-3, on Registered Plan No. 105, and are addressed municipally as 61 Alfred Street West. The subject lands are located at the southeastern corner of the Victoria Street South and Alfred Street West intersection within the Primary Settlement Area of Thornbury, and the Thornbury / Clarksburg Settlement Area Boundary. These lands have a total frontage of approximately 73.62 metres on Alfred Street West and a total area of approximately 1.088 hectares. The lands are surrounded by a range of low and medium density residential uses as well as a Community Centre and sports/recreation fields.

In response to comments received based on our initial submission, we have revised the Draft Plan. Most notably, the total net density of the development has been increased to 21.5 units per net hectare, from 17 units per net hectare, in accordance with Policy 3.5 of the County of Grey Official Plan.

## **OVERVIEW OF CHANGES**

The initial Draft Plan application was intended to support a range of low and medium density residential opportunities within the site including: two semi-detached lots; five single-detached lots; and two 3-unit rowhouse blocks for a total of 15 units.

The lots were arranged around a cul-de-sac configuration which had access from Victoria Street. However, based on comments from the County of Grey we were informed that this development proposal did not conform to the County of Grey Official Plan with respect to minimum density requirements. In accordance with Policy 3.5, a minimum net density of 20 units per hectare is required. Accordingly, the Draft Plan has been revised as follows:

- Five single-detached lots were removed and replaced with five semi-detached lots;
- One of the 3-unit rowhouse blocks was replaced with a 6-unit rowhouse block;

Accordingly, the layout is now comprised of:

- Five semi-detached lots yielding 10 residential units; and
- Two blocks of row housing yielding 9 residential units
- The total of 19 residential units results in a net density of 21.5 units per net hectare

The cul-de-sac configuration has remained although the bulb has shifted slightly to the east so that it is centered rather than offset as proposed on the initial application.

The revised Draft Plan enclosed with this submission has been designed to support similar uses and to achieve the original design objective which is **to design an appropriate and complementary development that will integrate into the surrounding context, while providing an efficient form of infill within the Thornbury Primary Settlement Area.**

## **PLANNING JUSTIFICATION ADDENDUM REPORT**

To provide additional details and justification, we have enclosed a Planning Justification Addendum Report with this re-submission. The Addendum Report outlines:

- The revised Draft Plan and the key changes integrated into the revised subdivision design;
- Conformity with the County of Grey and Town of the Blue Mountains Official Plans; and
- The revised Zoning By-law Amendment request in light of the revisions to the subdivision layout.

## **TECHNICAL STUDIES**

We have also enclosed technical reports which have been updated to collectively address comments received through consultation with the Town of the Blue Mountains and the County of Grey. The reports have also been updated to reflect the revised Draft Plan layout.

To follow is a brief overview of each technical study included with this resubmission:

Functional Servicing and Stormwater Management Report (EIS) Update: Crozier and Associates updated this report to ensure that the revised Draft Plan layout could be adequately serviced and to ensure that stormwater could be managed in light of the increased density on the subject lands. The revised report is enclosed with this letter.

Stage 3 Archaeological Assessment: A Stage 1-2 Archaeological Assessment was provided with the original application. This assessment found artifacts that warranted a Stage 3 Assessment. Lincoln Environmental Consulting Corp. conducted the Stage 3 Assessment which concluded that no further investigation is necessary. The Stage 3 Assessment is enclosed with this letter.

## **ENCLOSED MATERIALS**

In light of the above, the following is submitted digitally herewith in support of the revised Draft Plan proposal:

- Revised Draft Plan of Subdivision (MHBC);
- Planning Justification Addendum Report (MHBC);
- Comment Response Table to comments received pertaining to initial submission;
- Functional Servicing and Stormwater Management Report (Crozier and Associates); and
- Stage 3 Archaeological Assessment (Lincoln Environmental Consulting Corp.);

Please note that three hard copies of the above noted materials will be submitted to the Town of the Blue Mountains, and three hard copies of the reports, and five copies of the revised Draft Plan will be submitted to the County of Grey at a later time.

## **SUMMATION**

It is our opinion that the proposed modifications to the Draft Plan and ZBA applications are consistent with the intent of the original submission, and, as such, are appropriate for the development of the lands and compatible with the surrounding development context. Further, it is our opinion that the revisions to the Draft Plan are consistent with the Provincial Policy Statement and comply with the goals, objectives and policies of the County of Grey Official Plan and Town of the Blue Mountains Official Plan.

We look forward to working with staff on the further review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Carol Wiebe, BES  
Partner



Eric Miles, MPL, RPP  
Planner

cc. *Ryan Carey, 61 Alfred Street West GP Inc.*