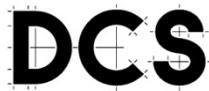


PLANNING REPORT
Eden Oak - Indian Valley
Draft Plan of Subdivision
OPA & ZBLA
Part of Lot 20 Concession 2
The Town of the Blue Mountains
County of Grey



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1.0 LOCATION

The subject lands (in red) are located just west of the Village of Craigleith in The Town of The Blue Mountains. *Figure 1 – Location Map* shows the location of the subject lands, which gain access via Old Lakeshore Road.

Figure 1- Location Map



Figure 2 – Aerial displays the two land parcels. The majority of the larger land parcel was cleared and graded in 2009 as per an agreement with the Town of the Blue Mountains.

Figure 2 – Aerial



The larger of the two properties involved is 17.090 ha in size and is recognized as Part of Lot 20, Concession 2, in the Town of the The Blue Mountains, County of Grey, legally described as Plan 529, Part Lots 158 and 173, Part 2 RP 16R-1974 & Part 1 RP 16R-4636.(See Appendix A).

The second, smaller property is 0.2428 ha in size and is recognized as Part 2, Lot 174, Plan 529, Plan 16R-8571. (See Appendix B.)

The subject lands are surrounded by existing and proposed residential development. Lands to the north of the property are currently occupied by Lakeshore Road, a municipal pumping station, the Georgian Trail, Highway 26, residential uses and eventually Georgian Bay. Lands to the east are occupied by single detached residential units (established Timmons Subdivision). Lands to the south are occupied by the Nipissing Ridge. Further south is Tyrolean Village Resort and eventually Blue Mountain Resort. The resorts are a mix of privately owned residences and commercial rental units. To the southeast of the subject lands is the proposed Nipissing Ridge Golf Course Community, which will consist of an 18 hole golf course and approximately 300 residential units. Lands to the west are vacant (Oelbaum) a residential subdivision of approximately 100 lots is proposed. To the northwest, is an established residential area abutting Old Lakeshore Road.

2.0 HISTORY

In 2005, the previous owner of the property (Mountain Beach Resorts) created a 71 lot residential plan for the property that included larger lots and a cul-de-sac extending from the looping road. Applications for the 71 lot Plan of Subdivision and Common Element Condominium were submitted to the Corporation of The County of Grey and on March 16th, 2006 Draft Approval was given. The Plan of Subdivision and Plan of Condominium were in full force and effect (Grey County File No. 42-CDM-2005-12 and 42T-2005-13).

The subject lands were acquired by Eden Oak Trailhead Inc. (EOT) in the fall of 2006. EOT is the current owner of the property.

In 2006, D.C. Slade Consultants Inc. was retained by EOT to redesign the existing Common Element Condominium Plan of Subdivision to a conventional Plan of Subdivision with public roads. This redesign was generally in the same configuration as the existing approved Common Element Condominium which included a looping road as well as a cul-de-sac across the existing creek. The number of residential units in the EOT plan changed from 71 units to 77 units based upon the recently approved Town of The Blue Mountains' Official Plan, which designated all of the subject lands Recreational/Residential and permitted an overall density of 77 residential units.

A new Plan of Subdivision application and Zoning By-law Amendment application were prepared by D.C. Slade Consultants Inc. and submitted to the County of Grey and The Town of The Blue Mountains respectively.

The Plan of Subdivision application 42T-2006-20 for 77 single family residential lots was draft approved by the County of Grey on July 12th, 2007. Draft Approval was in full force and effect for three years. Appendix C is a copy of the previously approved Draft Plan of Subdivision. The previously approved 77 lot plan also included the dedication of a portion of lands above the Nipissing Ridge to the Town for a heritage park, as well as provided a 30 meter buffer from the existing creek.

A one (1) year extension to the Draft Plan of Subdivision was granted, which extended the conditional approval of the Plan to July 12, 2011. Conditional approval lapsed on July 12, 2011.

Further to the Draft Plan, the Town of The Blue Mountains passed By-law 2007-59 which replaced By-law 2004-11 and implemented the redesigned 77 unit Plan of Subdivision. In 2008, Bylaw 2008-56 was passed to properly reflect final engineering design.

3.0 PROPOSAL

In November of 2011, D.C. Slade Consultants Inc. was retained by Eden Oak (Trailshead) Inc. ("EOT") to assist with the preparation of a new Draft Plan of Subdivision and Zoning Bylaw submission to the Town of The Blue Mountains and the County of Grey. Eden Oak (Trailshead) Inc. is the owner of the two (2) properties involved in the project. The project is to be referred to as "Eden Oak - Indian Valley."

The purpose of the revised plan is to convert the previous single family estate residential development into a higher density residential community that will provide a variety of housing types that are attractive to a wider range of potential home owners and renters.

The 2012 "Eden Oak - Indian Valley" project proposes 212 residential units on the 17.090 ha parcel (128 Villas, 62 Townhouses and 22 Semi's as well as, 5 residential model homes (3 Towns, 2 Semi's) on the 0.2428 ha parcel. The total development proposal includes 217 units on 17.332 ha of property resulting in an overall density of 12.52 units per ha. RN Design has prepared a number of drawings describing the proposed development. See attached package containing the following drawings:

- Colour Concept Plan
- A1 – Site Plan
- A2 and A3 – Elevations of Proposed Townhouse Units
- A4, A5 and A6 – Elevations of Proposed Villa Units

In addition, please find attached the proposed Draft Plan of Subdivision prepared by D.C. Slade Consultants Inc. The Draft Plan includes a total of 33 blocks including: seven (7) Open Space blocks, twelve (12) Semi Attached blocks (24 units), twelve (12) Townhouse blocks (65 units) and two (2) villa blocks (128 units).

The Open Space blocks are proposed for the following uses:

- Block 6 would be dedicated to the Town based on environmental setbacks
- Block 7 includes a proposed Private Recreational Facility
- Block 8 would be dedicated to the Town based on the Archaeological significance
- Block 9 would be dedicated to the Town based on environmental setbacks and can be utilized for public trails
- Block 18 would be dedicated to the Town for servicing and public trails
- Block 20 would be dedicated to the Town for servicing
- Block 33 would be dedicated to the Town for servicing and public trails

FUTURE APPLICATIONS

The individual Townhouse and Semi- Attached blocks will develop by way of future Part Lot Control application(s). The Villa blocks will develop by way of future Site Plan application(s).

PRE-CONSULTATION

A Pre-Consultation meeting occurred on September 7, 2011 with the County of Grey, the Ministry of Transportation, the Grey Sauble Conservation Authority and the Town of Blue Mountains. An email prepared by County staff detailing the requirements of a submission for this proposal can be found in Appendix D.

4.0 PROJECT TEAM

The project team includes:

- Eden Oak (Trailshead) Inc. (EOT) - Owner
- Neil Morris , Consulting Ecologist – Environmental Impact Study
- RN Design – Master Concept Plan/Architectural Drawings
- Jason Martin, Certified Butternut Health Assessor – Butternut Health Assessment
- C.F. Crozier & Associates – Functional Servicing and Stormwater Management Report
- Amick Archaeological Consultants Ltd. – Archaeological Assessment Stage 1 and 2
- Proof Positive Real Estate Research – Market Overview
- D.C. Slade Consultants Inc. – Planning Justification Report

5.0 SERVICING

The Functional Servicing and Stormwater Report prepared by C.F. Crozier & Associates Inc., provides a detailed analysis and recommendations for the proposed development.

C.F. Crozier & Associates prepared a Functional Servicing Report and Preliminary Stormwater Management Report for the previous Draft Plan of Subdivision 2006. They were retained by EOT to prepare the same for this development proposal.

C.F. Crozier & Associates obtained permits to cut and fill (i.e. grade) the property in 2009 through a development agreement with the Town of The Blue Mountains.

Please refer to the C.F. Crozier & Associates Functional Servicing and Stormwater Management Report 2012. The conclusions state that the Eden Oak – Indian Valley development can be serviced adequately.

1. The servicing and stormwater management strategy presented herein is consistent with the design completed and approved for previous draft plan applications for the property.
2. Access to the site will be provided from Old Lakeshore Road into the proposed development. Provisions for secondary access have been provided to future development lands to the east.
3. The development will be serviced by municipal sanitary sewer. Connection to the existing Municipal sewer system will be made to the existing 525mm dia. sewer upstream of the sanitary sewage pumping station
4. Domestic water supply will be provided through connections to the existing Municipal system at Old Lakeshore Road and watermain in easement east of the site. Confirmation of any water system improvements to provide required fire flows will be confirmed with the Town as detailed design proceeds.
5. All major utilities are available to the development, located on Highway 26 and Old Lakeshore Road.
6. A Regional Stormwater Management wetland facility has been provided to improve water quality for the subject lands, as well as future development areas and existing residential areas in Craighleith. Given the site downstream location of the site, water quantity controls are not recommended for the subject lands.

PROPOSED SERVICING

The proposed Indian Valley development will be serviced by full municipal water and sewer.

6.0 ENVIRONMENTAL

In April of 2004, Dr. Derek J. Coleman of Ages Consultants Ltd. conducted an environmental overview of the subject lands. During preconsultation with the approval agencies it was determined that an updated environmental review should occur to support any new submission. The purpose of updated the Environmental work was to address new Species at Risk, which were not required in the original assessment (Butternut, Bobolink). In the fall of 2011 Neil Morris, Consulting Ecologist visited the site and prepared Environmental Review 2011 – Eden Oak (Trailshead). Copies of the updated Environmental Review are included as part of this submission and the report includes Dr. Coleman’s original environmental overview as an addendum.

The 2011 Environmental Review report provides the following conclusions:

- ***Development should not occur within the Maple-Oak forest associated with the ridge. Where other constraints are absent (i.e. butternuts, etc..), there is no reason for constraints on development within the Lowland forest area.***
- ***Limited instances of development within 30 meters of the stream (but no closer than 15 meters) may be acceptable, particularly if the form of that development excludes impermeable surfaces.***
- ***27 Butternut trees were identified on the property. Butternut are a Species at Risk (SAR). Ideally, none of the trees should be harmed or removed, and the associated root zone should remain undisturbed (within 10 meters). Otherwise, the trees should be assessed.***
- ***There was a single record of non-breeding presence of the Bobolink on the site. Bobolink are a Species at Risk. Grassland habitat is limited on site, less than 0.5 ha. In general, grassland areas that exhibit patches of bare ground, that are fragmented, or that are in close proximity to forest edges are least suitable as Bobolink breeding habitat. Overall, the occurrence of breeding pairs of Bobolink within the development area of the Trailshead Property is not expected.***

DEVELOPMENT DESIGN

The majority of the butternuts are located along the base of the Nipissing Ridge. Therefore, most of the lands occupied by the butternuts are located within the buffer area of the creek. The plan was modified to remove development that would impact the existing 27 Butternut trees on site. All development west of the creek was removed from the development plan.

BUTTERNUT HEALTH ASSESSOR (BHA)

In October of 2011, EOT retained a BHA to assess the 27 Butternut trees that were identified through the Environmental Review. Copies of the report prepared by the BHA are included as part of this submission. It was determined that 6 of the Butternuts were deemed to be non-retainable, while the remaining 21 were deemed retainable.

DEVELOPMENT DESIGN

Based on the conclusions of the BHA the Subdivision was redesigned to include a 30 meter buffer from each of the retainable Butternuts.

7.0 ARCHAEOLOGICAL

In 1987, Charles Garrad, prepared a report entitled "Proposal for Craigleith Heritage Ridge". The intent of this report was to identify a number of features of the Nipissing Ridge; geological, natural, sacred, archaeological, historical, pioneer and religious, which was used to form part of the basis for the preservation of certain lands along the Nipissing Ridge as a public park. The report identified the remains of two Petun Indian towns on the ridge. The largest and most important site is referred to as the Plater-Martin BdHb-1 Archaeological Site (see Figure 3- Craigleith Heritage Ridge Features).

Figure 3 – Craigleith Heritage Ridge Features

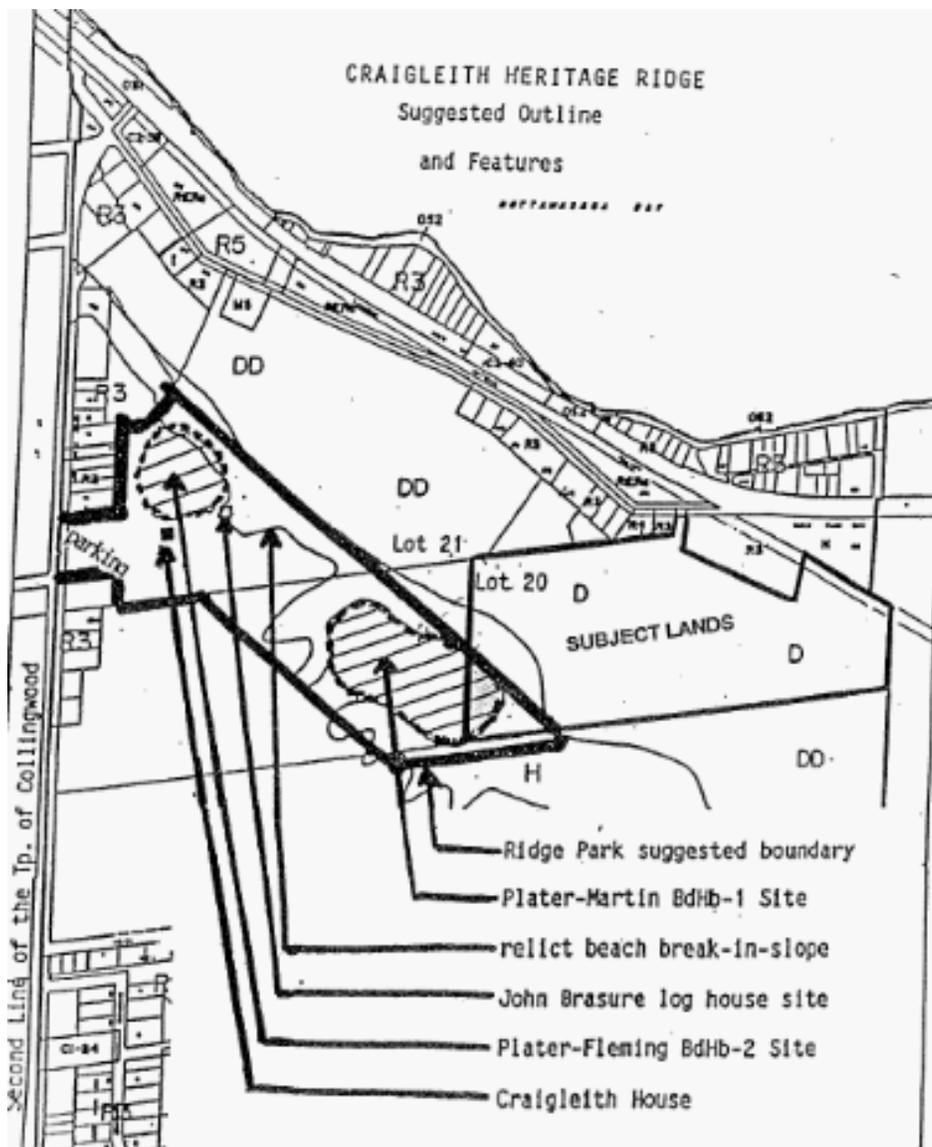


Figure 3 places the portion of the subject lands on the top of the ridge, within the Plater-Martin site. This area encompasses approximately 1.7187 ha (10% of the site) and in order to preserve its archaeological significance, it will be deeded to the municipality for a heritage park. This proposed parkland dedication surpasses the required 5%.

During preconsultation for the current applications it was recommended that a Stage 1 Archaeological Assessment be undertaken by a licensed Archaeologist. In September of 2011 Amick Consultants Ltd. (ACL) were retained to conduct a Stage 1 Archaeological Assessment. ACL determined that a Stage 2 should be completed. In September of 2011 ACL completed a Stage 2 Assessment of the property. This submission includes the required copies of the Stage 1 and 2 Archaeological Assessment prepared by ACL.

The Executive Summary of the ACL report explains that;

As a result of the physical assessment of the study area, a portion of a previously documented and registered Contact Period Petun village site was relocated. A portion of the Plater-Martin Site (BdHb-1) is situated in the southwest corner of the subject property. No alteration of the landscape associated with the proposed development is contemplated for this portion of the subject property. Therefore it is recommended that within the remaining portion of the study area no further archaeological assessment of the property is required. The Plater Martin Site (BdHb-1) will be dedicated to the Town of The Blue Mountains and will be zoned an Archaeological Protection Zone, this area including the 20 m buffer, will be restricted from any landscape alterations (including tree removal) until a Stage 3 and 4 Archaeological Investigation has been conducted.

It is further recommended that the subject property outside the known limits of the Plater-Martin Site (BdHb-1) and outside of a 20 meter wide protective buffer around the known limits of this site, be cleared of archaeological concerns and that development be allowed to proceed.

DEVELOPMENT DESIGN

A block of land (Block 8 – 1.7187 ha) occupied by the area of Archaeological significance and related buffer has been identified within the Plan of Subdivision and is proposed to be dedicated to the Town of The Blue Mountains.

8.0 PLANNING DOCUMENTATION

PROVINCIAL POLICY STATEMENT

The Province of Ontario provides general planning direction to all communities within the Province. The Planning Act as well as the Provincial Policy Statement provides this direction. The purpose of the Provincial Policy Statement is to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The Provincial Policy Statement focuses growth within settlement areas and away from significant or sensitive resources, and areas that may pose a risk to public health and safety. The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario and therefore planning documentation such as official plans and zoning by-laws all must be consistent with the Provincial Policy Statement. The subject lands are considered to be a settlement area and therefore the focus of growth. The Provincial Policy Statement has three distinct sections:

1. Building Strong Communities
2. Wise Use And Management Of Resources
3. Protecting Public Health And Safety

Generally Section 1, as stated above, is defining that development should be within established settlement areas and should be developed, where possible, on full municipal services.

Section 1.1.3 provides policies for "Settlement Areas". It is the intent of the PPS to focus growth within settlement areas through intensification and re-development. The intent is to utilize vacant lands within build-up areas and to also maximize existing infrastructure that is already in place.

The PPS states:

Section 1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Section 1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed Residential Subdivision Plan will utilize existing and proposed infrastructure (i.e. municipal roads, municipal water and sewer).

Designated Growth Areas are defined as lands within settlements areas designated in an official plan for growth over the long term planning horizon.

Section 1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth area and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

Section 1.5.1 Healthy, active communities should be promoted by:

- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;**
- b) Providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water based resources;**

Section 2 of the PPS deals with natural heritage issues and cultural heritage and archaeology issues. Section 3 deals with natural hazards and human made hazards.

The proposed Eden Oak - Indian Valley Subdivision Plan complies with the policies of the Provincial Policy Statement by: developing in a compact form with a mixture of densities; maximizing existing underutilized vacant lands in a built-up area; maximizing existing infrastructure; and by promoting efficient land use and development patterns.

NIAGARA ESCARPMENT PLAN

The upper tier planning document in regards to the subject property is the Niagara Escarpment Plan. The Niagara Escarpment Plan was the result of the creation of the Niagara Escarpment Planning & Development Act that established a special Provincial Planning area along the Niagara Escarpment from Tobermory to Niagara Falls. In 1985, the Niagara Escarpment Plan was approved by the Province of Ontario. The Niagara Escarpment Plan designates the subject lands as "Escarpment Recreation Area." (see *Figure 4 – Niagara Escarpment Plan – Land Use*). This designation has been set aside for existing ski areas as well as shoreline residential areas. Section 1.8 - Escarpment Recreation states:

“Designated Recreation Areas are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences.”

The most important clause of the “Escarpment Recreation” designation is the section outlining official plans, secondary plans and/or by-laws. This section allows the local municipality to provide official plan policies for the “Escarpment Recreation” area. The purpose of these local official plan policies is to implement the general guidelines established within the “Escarpment Recreation” area in a more detailed fashion. Items such as location of prominent escarpment slope have been analyzed and completed as well as establishing densities for development, and setting areas aside for commercial, residential and other land uses that are allowed within the permitted use section of the “Escarpment Recreation” area. When this exercise was completed, the policies of the local official plan (i.e. The Town of The Blue Mountains Official Plan) were deemed to be not in conflict with the Niagara Escarpment Plan.

Figure 4 – NEC Plan



Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Niagara Escarpment Plan.

COUNTY OF GREY OFFICIAL PLAN

The subject lands fall under the jurisdiction of the County of Grey Official Plan, which is an upper tier planning document that provides general land use policies for the entire County of Grey. Similar to the Niagara Escarpment Plan approach, the subject lands have been designated within the “Escarpment Recreation” area and the plan establishes that it is a requirement that the local municipality provide detailed land use policies for the area. This is outlined within Section 2.5.2 of the County of Grey Official Plan. Two important policies of Section 2.5.2 are sub-section:

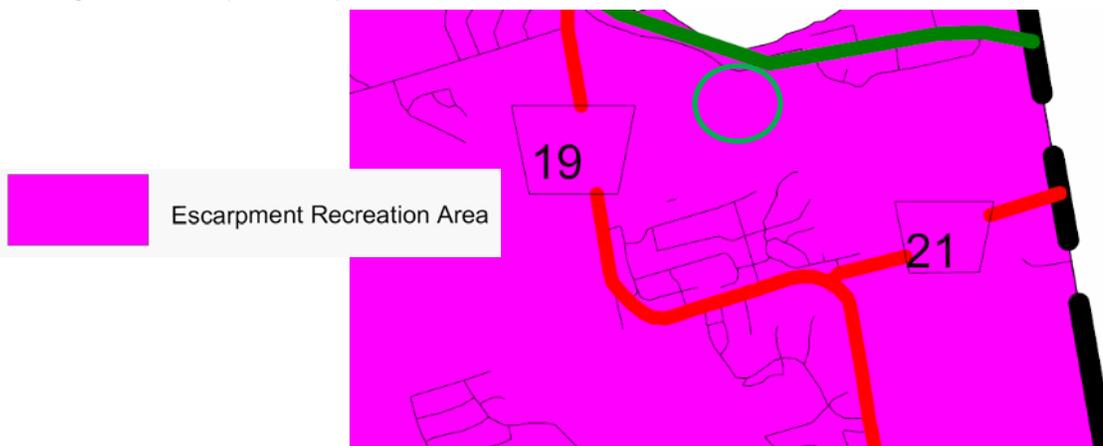
(2) which states: “Local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan,” and sub section,

(5) which states: “The Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.”

These policies are very important as they allow 1) the local municipality to provide detailed land use policies in compliance with the County of Grey Official Plan and 2) state that this area is the area which is the focus of growth and would be considered to be a settlement area. This is important as it implements the direction of the Provincial Policy Statement that directs growth only to defined settlement areas.

Figure 5 – Grey County Official Plan explains visually that the subject lands are occupied by the Escarpment Recreation Area.

Figure 5- Grey County Official Plan



Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Grey County Official Plan.

THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The subject lands are designated “Recreational Residential” (RR), “Residential Infill” (RI) and “Hazard” (H) within the Town of The Blue Mountains Official Plan.

Figure 6- The Town of The Blue Mountains - Official Plan – Schedule



Section 4.11 Recreational Residential RR

4.11.1 Purpose

The purpose of the Recreational Residential designation is to identify those lands whereon lower density residential uses and recreational uses may occur on full municipal services.

4.11.2 Permitted Uses

1) Residential development is intended to be primarily of single detached form however, other housing types, including duplex or townhousing developments may be permitted.

4.11.3 Policies

1) It shall be a policy of the Town to encourage the use of land designated Recreational Residential for recreational purposes in order to provide recreational alternatives to the use of Nottawasaga Bay and the Niagara Escarpment and to create a year-round resort area.

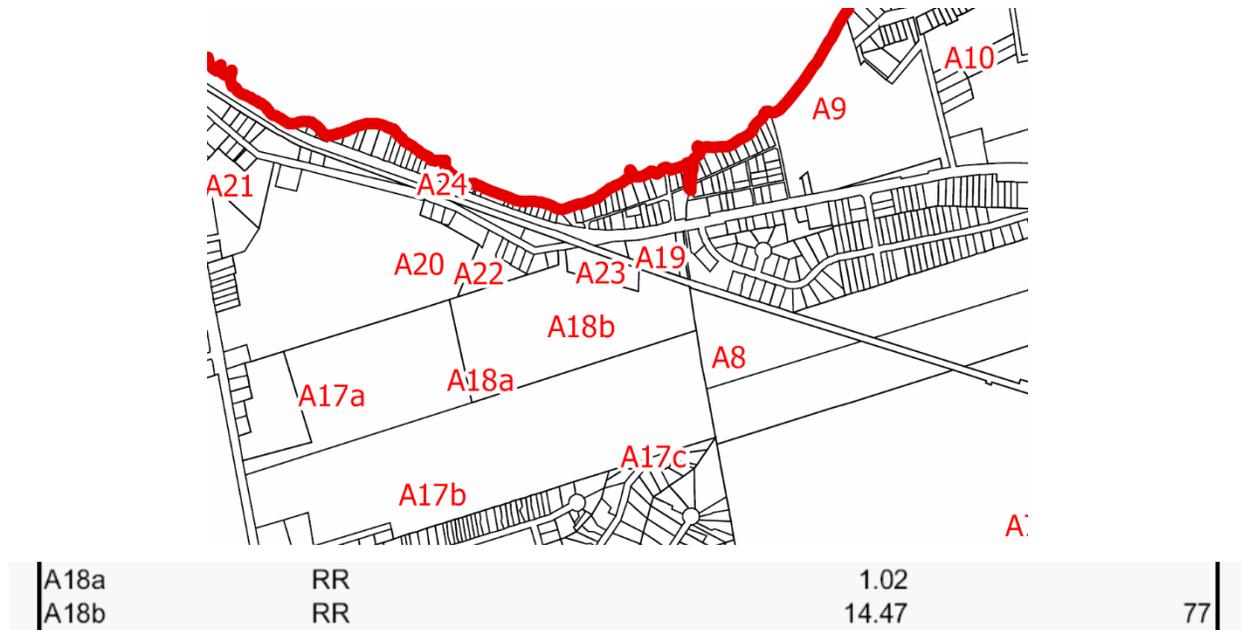
2) It is intended that development be low in density with the provision of generous open space to facilitate recreational opportunity and to maintain the resort image of the area. Development shall generally be designed in a clustered manner so that 40% of the lands comprise the recreational open space component, with the remaining 60% of the land comprising the residential segment.

3) Residential density shall not exceed 2.5 units per hectare, subject to satisfying the above 40% open space requirements.

4) Increased densities not exceeding a total of five (5) units per hectare designated Recreational Residential may be permitted provided that additional recreational lands and/or facilities are provided to the satisfaction of Council.

According to the Figure 7 - Schedule "B" Maximum Unit Yields, the subject lands is permitted a maximum of 77 residential units.

Figure 7 - Schedule "B" Maximum Unit Yields



OFFICIAL PLAN AMENDMENT IS REQUIRED FOR LANDS DESIGNATED RR

The proposed Eden Oak - Indian Valley development proposal will not conform to the Schedule B Maximum Unit Yields schedule. An Official Plan Amendment is required to permit the proposed development. An Amendment is required for the following reasons:

- To permit development to occur in excess of 5 units/ha, up to the proposed 12.52 units/ha (217 units on 17.322 ha)
- To permit 217 units, up from the existing max yield of 77 units

The Official Plan contains a number of policies that encourage the development of recreational/resort areas including:

Section 2.3 of the Official Plan states "a) to facilitate the development of recreational/resort development in the context of a four seasons resort community".

Furthermore, the Official Plan has set aside the subject area and the surrounding area as an area of growth. The subject lands are within the Craighleith service district, which is considered a

Major Residential and Resort Area in the Official Plan. Section 3.2.5 on the following page describes the intended use of these areas.

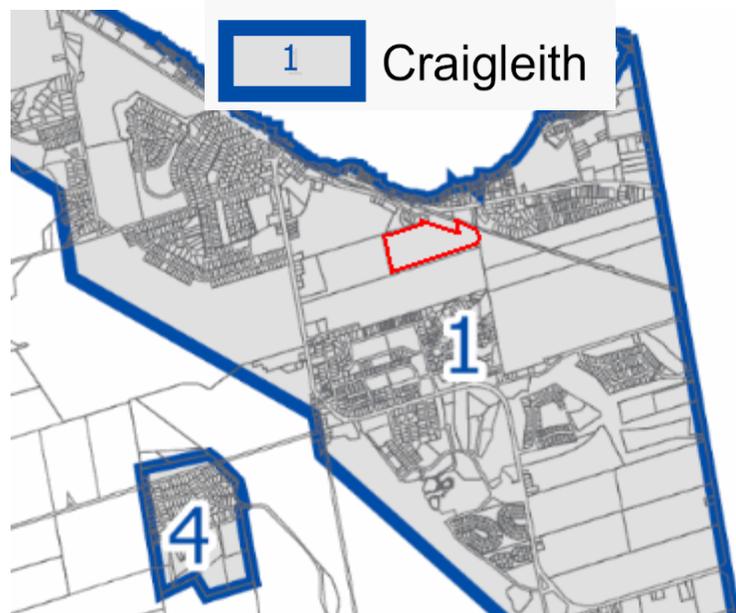
Section 3.2.5 Major Residential and Resort Areas

1) Major residential and resort development shall be directed to those land use designations under this Plan which have been purposely selected as logical locations for more concentrated forms of urban development and growth. Priority shall be given to the protection of environmentally sensitive areas, the adequacy and efficiency of roads and servicing, the creation of an attractive resort setting, and the provision of recreational amenities to meet the needs of residents, visitors and the general public. Public amenities, open space areas, an access to shoreline areas, the Niagara Escarpment and the Nipissing Ridge shall be considered to be a desirable part of the overall recreational resort community. Development shall be required to incorporate such public facilities and amenities, including public open space walkways.

2) Special attention shall be given to maintain and enhance the open landscape character of the resort residential areas, as further provided under Section 3.10. The low density distribution and open space requirements for permitted uses, in combination with the environmental protection provided by the Hazard Lands, Wetland Hazard and Escarpment designations, and the environmental constraints considerations, are intended to reflect the open landscape character of the resort areas. New development shall generally be designed in a compact clustered form, and shall be required to incorporate a generous open space component within separate blocks in order to impart a recreational image, as further described under Section 3.11. These open space blocks shall be designed to retained wooded areas and environmental constraint areas in their natural state. Natural and cultural features shall be considered an essential component of the open space landscape character and priority shall be given to the preservation of these areas. Walkways and other permitted recreational amenities and facilities shall also be encouraged within these open space blocks, where appropriate. Development shall be directed to appropriate locations away from the Niagara Escarpment and the Nipissing Ridge in order to minimize the physical and visual impacts, except as may otherwise be specifically permitted under this Plan, and buffer to these features may also be required.

(3) The major recreational and resort future development areas are categorized into the following general areas and districts, which are also recognized as distinct service districts for the purpose of this Plan, as shown on Appendix Map H. (Figure 8)

Figure 8 – Service District of Craigleith



Service District

1 – Craigleith comprises the area from The Blue Mountains/Collingwood Townline to the Blue Mountain Village core in the south and from the original settlement of Craigleith along the Georgian Bay shoreline to Arrowhead Road in the west.

JUSTIFICATION FOR AN OFFICIAL PLAN AMENDMENT

The proposed increase in density and unit yield is beyond the density permitted in the Recreational Residential (RR) designation. The planning rationale associated with the proposed increase in density and unit yield can be summarized in the following five (5) items:

- 1) Marketability
- 2) Affordability
- 3) Sustainability/Smart Growth
- 4) Official Plan 5 Year Review Direction
- 5) Recent Approvals - Terrasan and Georgian Gate

Marketability

In support of this submission a Market Overview for Collingwood and the Town of The Blue Mountains was prepared by Proof Positive Real Estate Research. The report summarizes the existing housing product and sales in the surrounding area.

The high-end estate, single detached units proposed in the previous Draft Plan did not sell even though there was an extensive market program. The market demand is for smaller more affordable units. By including multiples in the design the housing product becomes attainable for a higher proportion of home buyers and potential renters.

Affordability

By proposing smaller units, including a variety of product (towns, semis, villas) the proposed plan will offer more affordable options for home owners and/or renters in the surrounding recreational/service industry, compared to the original 77 lot plan.

It is also worth noting that the County of Grey is currently proposing amendments to their Official Plan that would require up to 50% of housing within new developments to be considered affordable housing. By reducing the lot and unit sizes, the housing product becomes more affordable.

Sustainability/Smart Growth

The previous plan included large lots and low density development. The existing designation for the property limits density on the site to 5 units/ha (77 units). This type of development is not consistent with the current planning trend towards increasing density. Currently the Growth Plan is encouraging development to proceed at a density of 50 persons/jobs per hectare and higher. Simcoe County is only a few km's east of the site and is subject to minimum density targets much higher than in The Town of The Blue Mountains. Low density sprawl increases servicing/maintenance costs for public infrastructure (i.e. roads, sewer, etc...) and therefore is not sustainable growth or smart growth. The proposed Indian Valley Plan concentrates the development into a compact urban form, while maintaining more than 45% open space for proper servicing and recreational purposes.

Official Plan 5 Year Review Direction

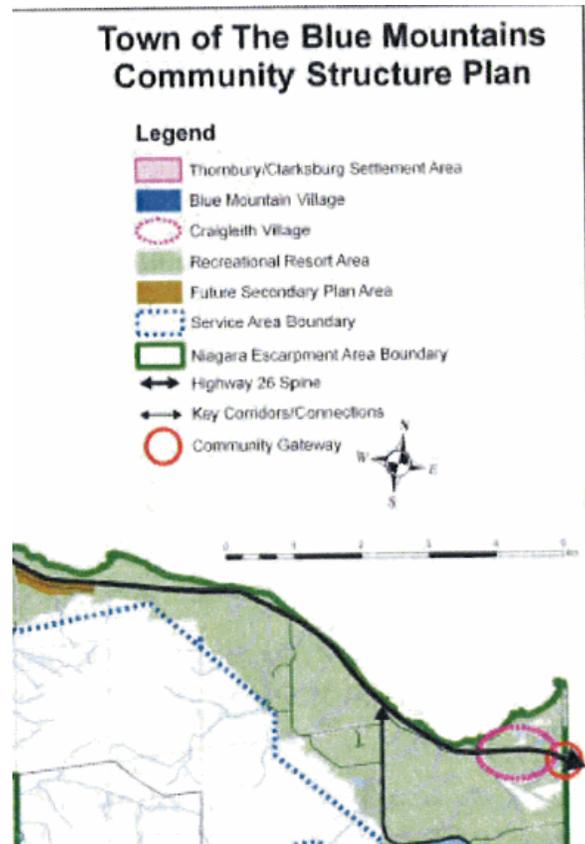
Currently the Town of Blue Mountains is completing a 5 Year Review of the Official Plan of the Town of The Blue Mountains. As part of this submission the Draft Discussion and Directions Paper (prepared by Meridian Consultants) was reviewed and the following proposed direction is related to the subject lands.

Proposed Direction 32 – That the Official Plan contain policies that provide the basis for more detailed planning that would occur in identified future Secondary Plan or Community Plan Areas, to ensure that:

- Each new community area be planned in a comprehensive coordinated manner.
- Minimum and Maximum densities be established to provide the basis at the outset for all of the planning that needs to be undertaken.
- New Greenfield areas contain a wide-range and mix of housing types, sizes and affordability.
- That Comprehensive Master Environmental Servicing Plans be prepared to maximize water conservation and minimize stormwater volume and containment loads.
- A system of pedestrian and bicycle paths that link the community internally and externally is provided.
- Schools and community centres are integrated into the overall Transportation Plan and provide the ability to walk, cycle and car pool to these locations.

Craigleith Village – establishment of a settlement area similar but smaller in scale than the Thornbury/Clarksburg Settlement Area, servicing the Craigleith and surrounding areas through the provision of uses including commercial, residential and recreational functions.

Figure 9 – Community Structure Plan



Recent Approvals - Terrasan and Georgian Gate

The previously approved Terrasan development increases the approved commercial and residential development in the area, which increases the opportunity for further development potential in the immediate area. The Indian Valley site is within walking distance to the proposed commercial/employment uses in Craighleith and would therefore be a logical location to permit increases in density.

The recently approved Georgian Gate development (OPA, ZBLA, Subdivision Plan) included an increase in density (9-10 units per hectare) similar to the density proposed in the Indian Valley applications.

4.12 Residential Infilling RI

4.12.1 Purpose

The purpose of the Residential Infilling designation is to recognize existing residential plans of subdivision which have been registered and other existing residential area which have been substantially developed.

4.12.2 Permitted Uses

1) Single detached residential dwellings, parks and open space.

4.12.3 Policies

1) Infilling development upon existing vacant lots shall be encouraged. All buildings and structures erected shall be in general harmony with existing dwellings and multiple residential buildings shall not be permitted.

OFFICIAL PLAN AMENDMENT IS REQUIRED FOR LANDS DESIGNATED RI

The proposed Eden Oak - Indian Valley model homes proposal will not conform to the existing Recreational Infilling designation policies. An Official Plan Amendment is required to permit the proposed model home development.

The Amendment is required for the following reasons

- To permit multiples including semi's and towns. Only singles are permitted.

JUSTIFICATION FOR OPA

- Singles were not marketable – refer to Market Overview. The market demand is for smaller units, which are being purchased by second home owners, retirees and/or rented out by service industry employees.
- 5 units instead of 1, infilling situation, smart growth
- Can be made to be compatible with neighborhood
- Lakeshore will be stopped up

Hazard Lands

A portion of the subject lands, comprising a watercourse and the Lake Nipissing Shore Ridge, are currently designated Hazard lands. No development is proposed in the “Hazard” designation and the majority of lands designated “Hazard” are to be dedicated to the Town.

Proposed Designation(s)

Recreational Residential – Exception “A” (RR-A)

The proposed designation for the large property is RR-Exception “A”. Exception “A” will permit development to occur in excess of 5 units/ha, up to the proposed 12.52 units/ha (217 units on 17.322 ha). Further, Exception “A” will also permit an increase in the max yield from 77 units to 217 units

Recreational Residential - Exception “B” (RR-B)

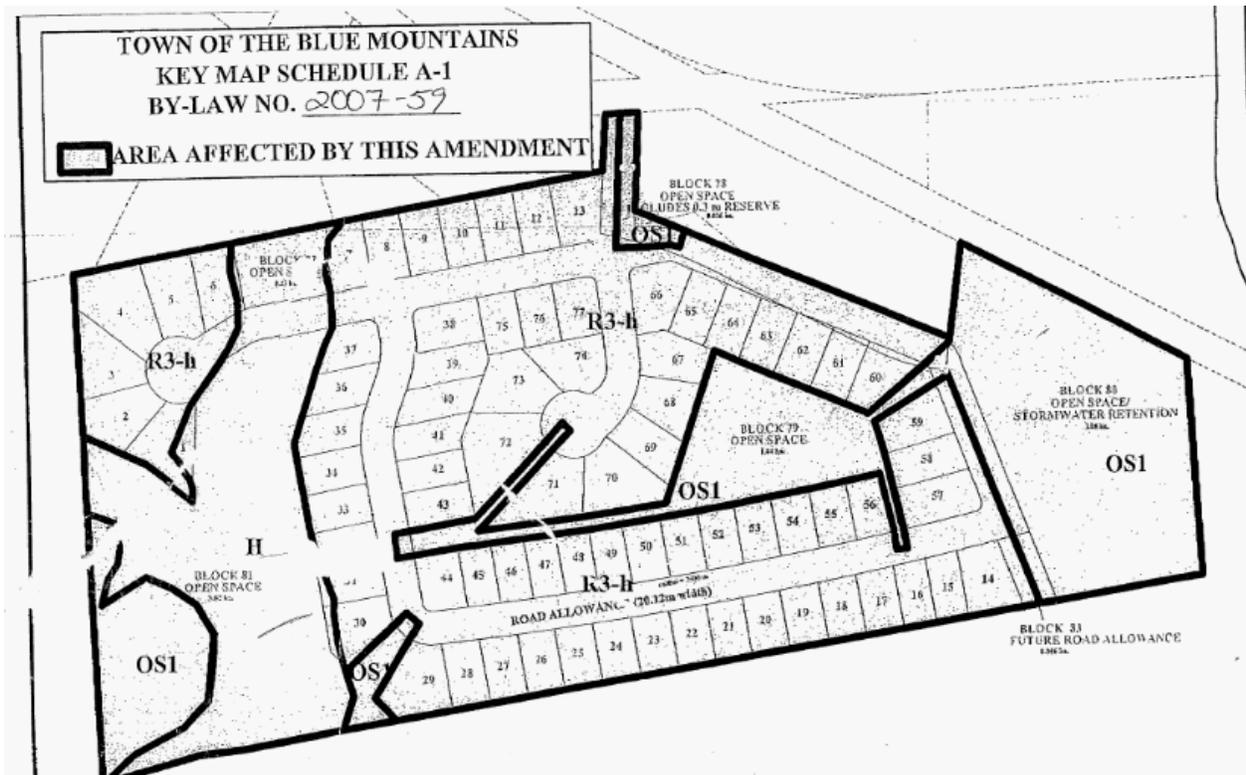
The proposed designation for the small property is RI – Exception “B”. Exception “B” will permit the model home semis (2) and townhouses (3).

Based on the above noted policies and the proposed Official Plan Amendment, it was determined that the proposal can conform to the general intent of The Town of The Blue Mountains Official Plan.

THE TOWNSHIP OF COLLINGWOOD ZONING BYLAW

The subject lands are currently zoned Residential (R3-h), Hazard (H) and Open Space (OS1) in the Township of Collingwood Zoning Bylaw. (See Figure 10).

Figure 10 – Previous Zoning (Bylaw 2007-59)



In 2008, Bylaw 2008-56 made minor adjustments to reflect final engineering and design.

The existing Residential Third Density (R3) Zone only permits single detached residential units. The proposed semis, towns and villas do not conform to the R3 Zone.

Proposed Zoning (See Figure 11 Proposed Zoning).

The proposed zoning will include:

- Residential Fourth Density (R4) – Semis
- Residential Sixth Density (R6) – Towns
- Residential Seventh Density (R7) – Villas
- Public Open Space (OS1) and Private Open Space (OS2)

As mentioned previously, future Part Lot Control application(s) will be required to divide the individual Semi and Town units, while future Site Plan Control application(s) will be required for the Villa units.

Maximum Height for the proposed residential units on site is 10.36 m.

The following exceptions to the provisions of the R4 and R7 zones are required;

- a reduction in the interior side yard setback in the R4 zone from 2 m to 1.8m
- a reduction in the interior side yard setback in the R6 zone from 4 m to 1.8 m
- a reduction in the exterior side yard setback in the R4 zone from 6 m to 3 m
- a reduction in the exterior side yard setback in the R6 zone from 6 m to 3 m
- a reduction in the rear yard setback in the R4 zone from 9 m to 8 m

Based on the above noted policies and the proposed Zoning Bylaw Amendment, it was determined that the proposal can conform to the general intent of the Township of Collingwood Zoning Bylaw.

9.0 CONCLUSIONS AND RECOMMENDATION

Craigleith is a fully serviced Settlement/Recreation Area to which development is to be directed.

The current trend in recently approved developments in the Craigleith area is increased density, beyond 5 units per hectare.

Provincial Planning Policy is encouraging intensification and the elimination of urban sprawl by establishing higher minimum density targets.

The proposed Indian Valley Draft Plan of Subdivision is an excellent example of intensification that will provide a variety of affordable residential opportunities for home owners, second home owners and renters looking to reside in Craigleith.

An Official Plan Amendment and a Zoning Bylaw Amendment are required to support the approval of the proposed Indian Valley Draft Plan of Subdivision.

We would respectfully request that the County of Grey and the Town of The Blue Mountains proceed with the Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision application(s).

Respectfully Submitted by:

D.C. SLADE CONSULTANTS INC.

Andrew Pascuzzo MCIP, RPP

10.0 APPENDICES

Appendix A – Plan of Survey 16R-4636 (17 ha parcel)

Appendix B – Plan of Survey 16R-8571 (0.24 ha parcel)

Appendix C – Previously Approved 77 Lot Plan of Subdivision

Appendix D – Pre-consultation email

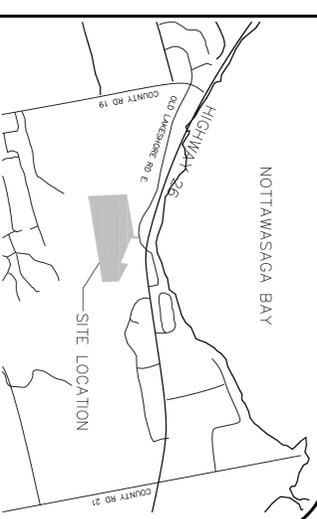
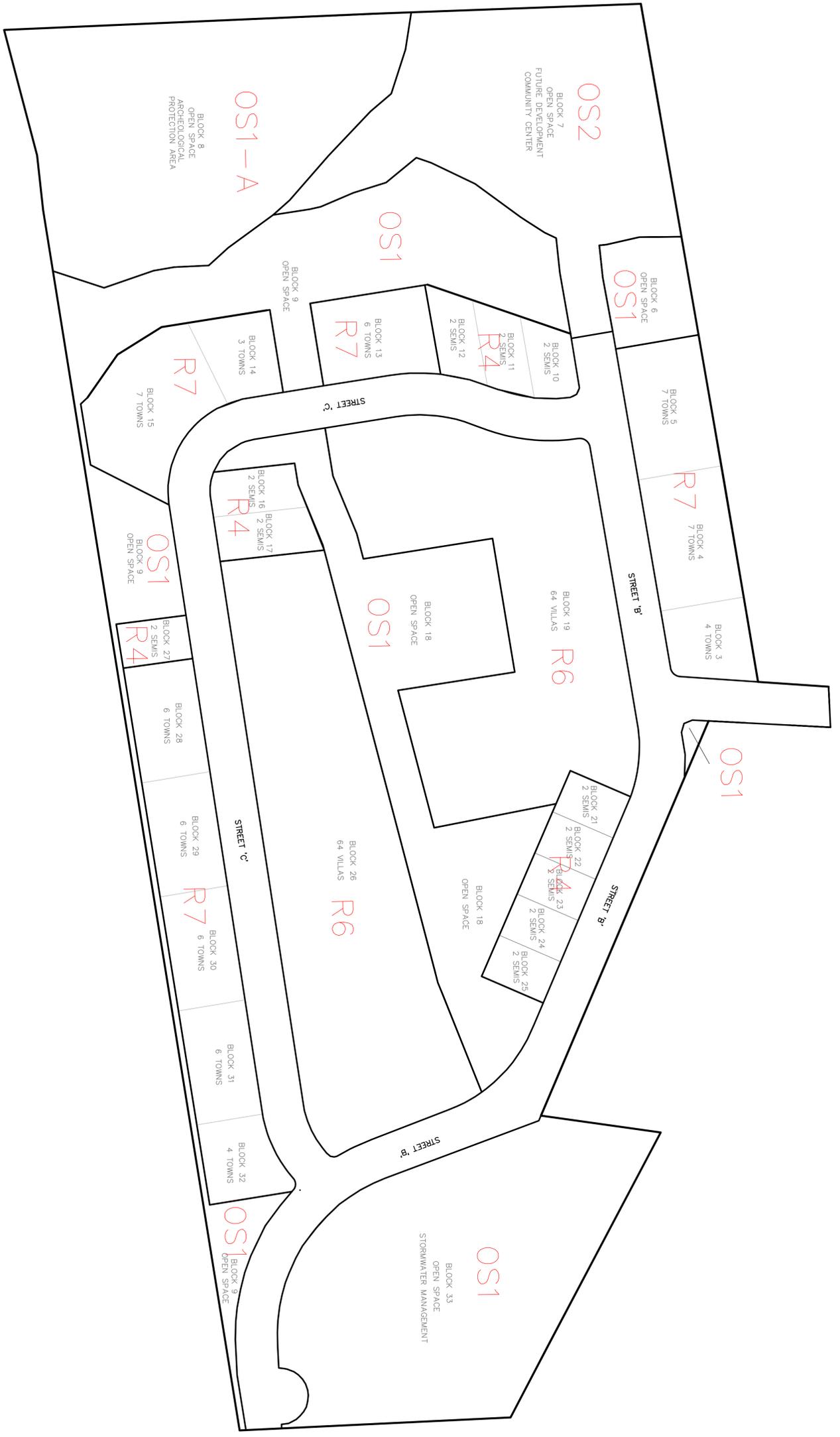


FIGURE 11
PROPOSED
ZONING



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

PROJECT: 573-06 DRAWN: AP DATE: MARCH 28 2011

DWG: 573-06-PZ
D.C. Stade Consultants INC.
Planning & Development
248 Huronville Street, Collingwood, ON Phone: 705-441-8930



PART	LOT	PLAIN	INST.	AREA
1	PT. 1990-173	529	1701-000	17-000

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 16R-4636

RECEIVED AND DEPOSITED

DATE 27.27.1990

DATE 1990-10-26

Shirley Tomlinson

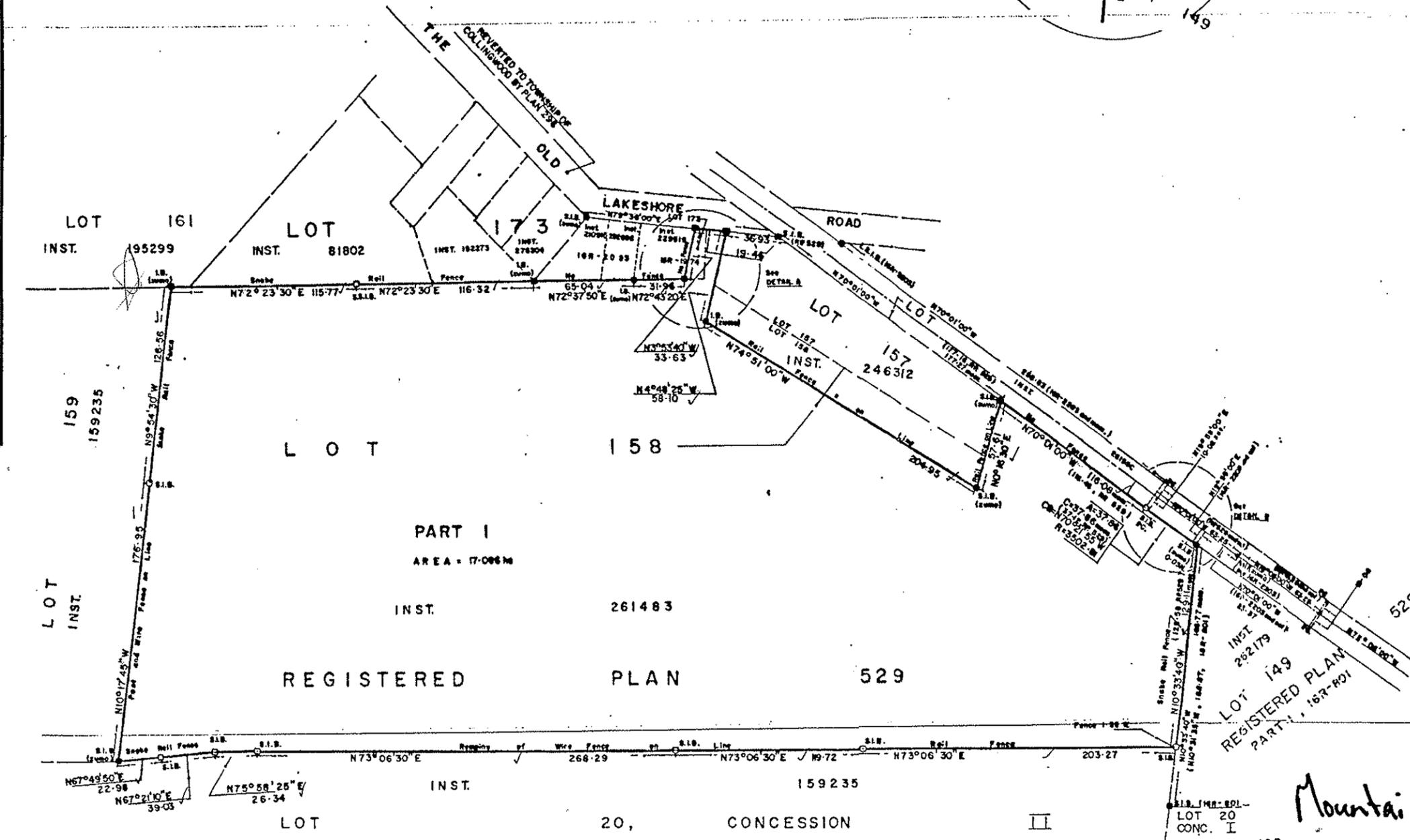
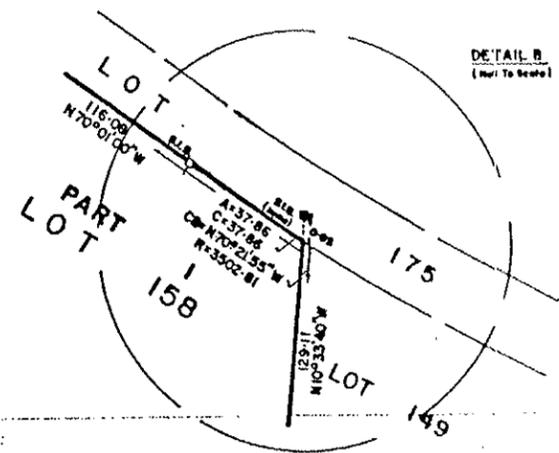
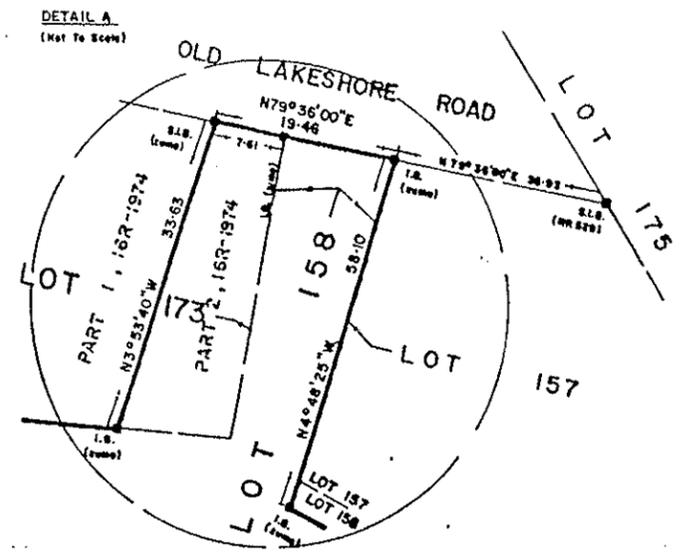
DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF GREYNORTH

RONALD J. EMO

FILE: L-5901

EXAMINER'S APPROVAL APPROVED 25.10.1990

Thomas L. Gungard ASST. EXAMINER OF SURVEYS



PLAN OF SURVEY OF
PART OF LOTS 158 AND 173
REGISTERED PLAN 529
TOWNSHIP OF COLLINGWOOD
COUNTY OF GREY

SCALE 1:2000

ZUREK, EMO AND PATTEN LTD.
1990

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

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

NOTES
BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE OLD LAKESHORE ROAD BEING N79°36'00" E, IN ACCORDANCE WITH REGISTERED PLAN 529.

- ♦ DENOTES SET
- ◆ DENOTES FOUND
- ◆ DENOTES 0.025x0.025x1.219 IRON SURVEY BAR
- ◆ DENOTES 0.016x0.016x0.610 IRON SURVEY BAR
- ◆ DENOTES 0.025x0.025x0.610 IRON SURVEY BAR
- ◆ DENOTES CUT CROSS
- pc. DENOTES POINT OF CURVE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF OCT., 1990.

OCT. 23, 1990

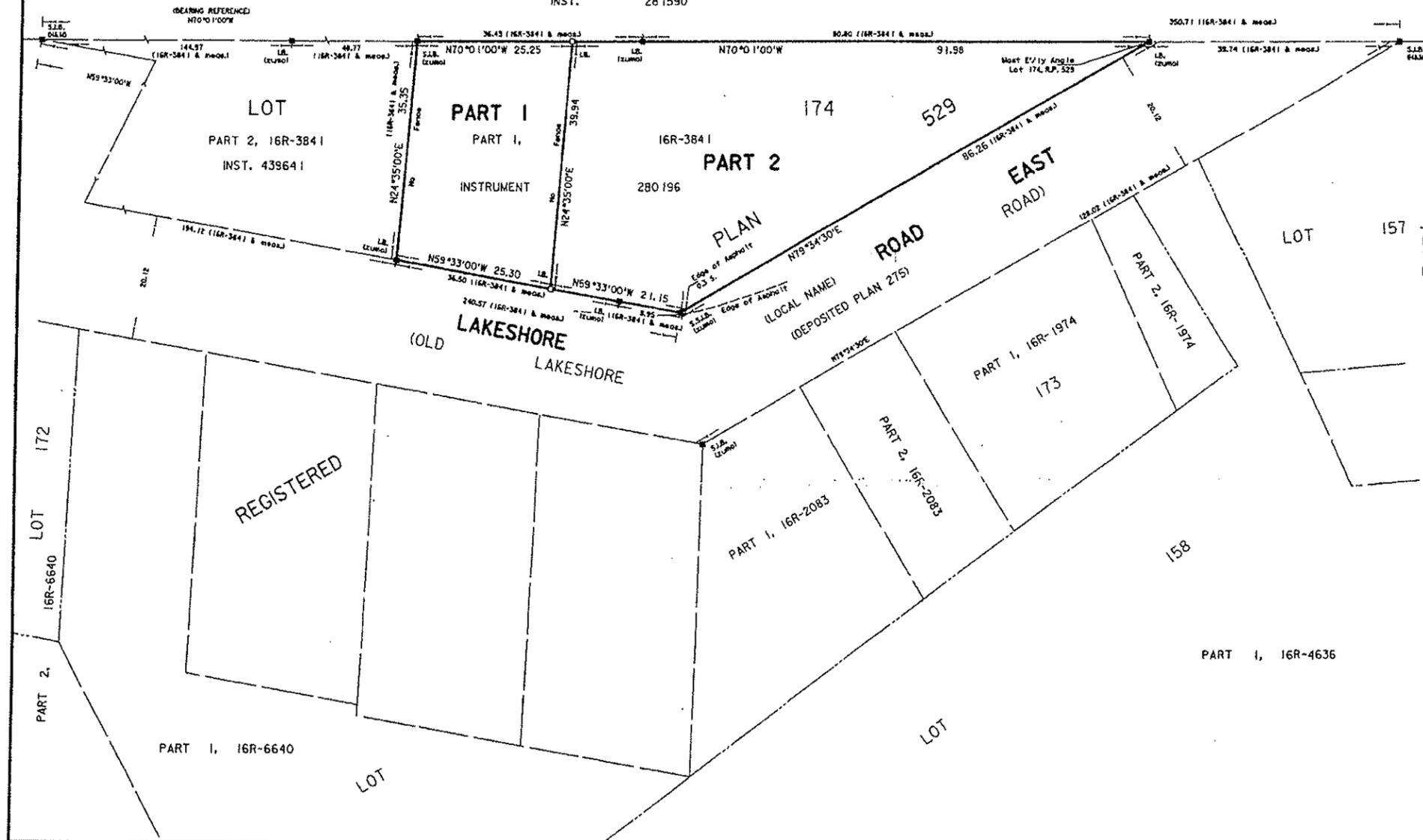
RONALD J. EMO
ONTARIO LAND SURVEYOR
COLLINGWOOD

Mountain Beach Resorts Property



THE KING'S HIGHWAY No. 26
(DEPOSITED PLAN 323)

GEORGIAN (LOCAL NAME) TRAIL LOT 175 (FORMER CANADIAN NATIONAL RAILWAY RIGHT OF WAY)



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT		PLAN 16R-8571	
MAY 6, 2005 DATE		RECEIVED AND DEPOSITED DATE 2005.05.10	
<i>Lynn H. Patten</i> LYNN H. PATTEN		<i>J. McConach</i> DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF GREY (No. 16)	
PART	LOT	PLAN	INST.
1	Pt. 174	529	280916
2			
			AREA
			947 m ²
			2428 m ²

PLAN OF SURVEY OF PART OF LOT 174 REGISTERED PLAN 529 (GEOGRAPHIC TOWNSHIP OF COLLINGWOOD) TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

SCALE 1:500

ZUBEK, EMO, PATTEN & THOMSEN LTO. 2005

METRIC
DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES:
- BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE NORTHERLY LIMIT OF PARTS 1 AND 2, PLAN 16R-3841 BEING N70°01'00"W IN ACCORDANCE THEREWITH.
- ◇ DENOTES SET
 - ◆ DENOTES FOUND
 - ◇ S.I.B. DENOTES STANDARD IRON BAR
 - ◇ I.B. DENOTES IRON BAR
 - ◇ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
 - ◇ C.C. DENOTES CUT CROSS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 5th DAY OF MAY 2005.

MAY 6, 2005 *Lynn H. Patten* O.L.S.
LYNN H. PATTEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

ZUBEK, EMO PATTEN & THOMSEN LIMITED	ONTARIO LAND SURVEYORS 39 STEWART ROAD COLLINGWOOD, ONTARIO L9Y 4M7 PHONE: (705) 445-4910 FAX: (705) 445-5866
JOB No. 67-111-21	SURVEY FOR: DON & MARCELLA KEITH

OSH PLAN CUDOR, 2005-08, 67111-21.004

Andrew Pascuzzo

From: "Scherzer, Randy" <Randy.Scherzer@grey.ca>
To: "D. Slade" <dslade@dclade.ca>; "Andrew Pascuzzo" <apascuzzo@dclade.ca>
Cc: <dfinbow@thebluemountains.ca>; "Shawn Postma" <spostma@thebluemountains.ca>
Sent: Wednesday, September 07, 2011 4:26 PM
Subject: Eden Oaks Submission

Good Afternoon,

Based on the discussion from our meeting this morning, the following studies would be required to be submitted with the plan of subdivision application:

- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Stage 1 Archaeological Assessment (and any subsequent stages as may be recommended from the Stage 1)
- Environmental Impact Study Summary Comments/Memo (including Butternut Health Assessment if Butternuts are located on the subject lands as was noted by GSCA at the meeting)

The County will require 7 hard copies of the above noted studies as well as a digital copy of each study.

In addition to the above, the following items need to be submitted to the County:

- 20 copies of the Plan of Subdivision Application (plus digital copy)
- 20 copies of the Plans (plus digital copy)
- Subdivision Application Fee (in this case it would be \$11,250 plus \$25 per unit (229 units proposed) = \$16975)
- Peer Review Deposit - \$5000 (if peer review is not completed, or if the entire funds are not used, then a refund for the balance would be issued upon a final decision on the application).

The above information reflects what the County would need to see submitted to constitute a complete application for the proposed plan of subdivision. The County reserves the right to ask for more information or clarification at a later date based on; further review, agency comments, or public concerns.

It is recommended that you contact the Town to determine what further requirements/fees would need to be submitted to the Town regarding the proposed applications (i.e. subdivision, local official plan amendment, zoning).

As with all applications submitted to the County, the County would encourage the proponent to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal Planning Act circulation, which will be part of the plan of subdivision process.

If you have any questions, please do not hesitate to contact this office.

Thanks,
 Randy

Randy Scherzer, MCIP RPP
Director of Planning and Development
County of Grey
595 9th Ave East
Owen Sound, ON
N4K 3E3

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Fax: (519)376-7970
randy.scherzer@grey.ca
www.grey.ca