

Planning Update – April 30,2018

Parkbridge at Craigleith – Draft Plan of Subdivision, Zoning Bylaw Amendment, Site Plan, Removal of Hold, Part Lot Control

**Prepared by: D.C. Slade Consultants Inc.
Original Submission: December 2016**

Comments/Response Matrix

All agency, public and staff comments to date have been included in the comments/response matrix.

Draft Plan of Subdivision (changes)

The 0.62 ha parcel of land known as 169 Lakeshore Road (triangle parcel) has been added as Block D to the Draft Plan of Subdivision.

Approximately 0.38 ha of the triangle parcel is designated Residential Recreation Area in the Town of the Blue Mountains Official Plan. As discussed previously with Town staff, the permitted density on these lands has been transferred to the larger property permitting an increase of 3 units from 208 units up to 211.

Draft Plan Conditions

A number of draft plan conditions have been proposed within the attached document. The proposed conditions will address any concerns related to the development proposal

Site Plan (changes)

See the attached figure which displays visually the modifications to the original Site Plan.

Proposed Zoning (changes)

Residential Park Zone (R-X)
Hazard (H) Zone
Private Open Space (OS2)

A site specific Zoning Bylaw Amendment is required to support the approval of the proposed Site Plan. A new Site Specific Residential zone is proposed, potentially called Residential Park (RP), to permit a specific number of land lease units, a range and minimum of housing types, to establish a building envelope, minimum visitor parking spaces as well as other requirements for the property, including a hold symbol. The proposed draft text and schedule are attached. The proposed zoning documents are intended to be working documents based on the fact that the Town is currently going through a comprehensive zoning bylaw update and the proposed bylaw will include less residential zones than the current bylaw 83-40. One suggestion would be that the subject lands be considered as an R4 zone in the proposed bylaw.

We would respectfully request that the County of Grey and the Town of The Blue Mountains proceed with a recommendation on the Draft Plan of Subdivision and Zoning Bylaw Amendment applications based on the following timeline, agreed to by staff:

Week of April 30, 2018 - Submission of additional materials

June 4, 2018 – Second public meeting

June 25, 2018 – Staff report to Committee of the Whole

July 9, 2018 – Staff report to Council

Respectfully Submitted by:

D.C. SLADE CONSULTANTS INC.

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