



D.C. Slade Consultants INC.
Planning & Development

February 2nd, 2017

County of Grey
Planning Dept.
595 – 9th Avenue E.
Owen Sound, Ontario
N4K 3E3

COPY

Attn: Mr. Randy Scherzer, Planning Director
Ms. Sarah Morrison, Planner

Town of the Blue Mountains
32 Mill Street
P.O. Box 310
Thornbury, Ontario
N0H 2P0

Attn: Ms. Denise Whaley, Planner

Dear Sir/Madam:

RE: Artisan on Lora Bay – Doug Adams property
Part Lot 37, Concession 11, Town of the Blue Mountains
Draft Plan of Subdivision 42T-91009
Our File No. 851/15

The above noted Draft Plan of Subdivision received Draft Approval many years ago and based on the age of the approval, we have met with staff of the Town of the Blue Mountains and the County of Grey on many occasions to assess how we should proceed with this file. On October 29th, 2015, we met with Brian Pearce, Brian Worsley of the Town of the Blue Mountains, Sarah Morrison of the County of Grey and Andy Sorensen of the Grey Sauble Conservation Authority. This meeting was during the due diligence purchase period of the subject lands and we were given direction at that time, that the Draft Plan was still valid and we could proceed with development of the subject lands. The Draft Plan Conditions however would have to be modified as many agencies have changed or are no longer responsible for subdivision review. Further, the lands

now are serviced with municipal sewer and water and the Conditions of Approval reflect the private servicing standards.

Our second meeting was on February 18th, 2016 with Sarah Morrison and Brian Pearce. This meeting established criteria on how we should proceed. It was decided that we proceed with our engineering for the subdivision to confirm the ability to establish this subdivision as well as determine any modifications to the Draft Plan that may be necessary as a result of the engineering and the additional studies that are necessary to complete the engineering. It was determined that the following studies would be necessary to determine the suitability of the development. An Environmental Overview which would include a Butternut Assessment (as required by Andy Sorensen's letter of June 21, 2016), Stormwater Management & Drainage Plan, Building Envelope Plan that would provide minor tree preservation outside of the building envelopes, Geotechnical Study as well as the full engineering drawings. On March 15th, 2016, our engineer, Kevin Sansom of C.C. Tatham & Associates and myself met with Brian Worsley, Tom Gray and Brian Pearce of the Town of the Blue Mountains to determine appropriate engineering standards for this section of Lake Drive. Our engineers then proceeded and began the process of preparing detailed engineering drawings. The engineering submission as well as a request for a Subdivision Agreement with the Town of the Blue Mountains will be submitted in the near future.

On October 18th, 2016, a brief meeting occurred with Denise Whaley of the Town of the Blue Mountains to update her in regards to the past meetings with Brian Pearce. On November 23rd, 2016, we met with Sarah Morrison and Denise Whaley to discuss two new applications. The first application would be a Red-line change to change the Conditions of Draft Approval as well as establishing a common element condominium road rather than a public road on the subject lands and the second application discussed was a request for a Minor Variance to reduce the front yard standard from 7.5 meters to 4 meters for the principal building and 6 meters for any garage associated with the principal building. Both modifications were given support in principle and we proceeded and completed our engineering submission based upon the establishment of a private common element condominium road rather than a public road.

The planning documents of the Town of the Blue Mountains support the creation of this development. The Official Plan of the Town of the Blue Mountains (June 2016) supports this Plan of Subdivision as outline in Section B.3.7.6.2 (copy attached) which states a maximum of five (5) single detached residential dwellings are permitted on these lands. Previous Official Plans also recognize this development potential on the subject lands. The subject lands also comply with the existing Zoning By-law of the Town of the Blue Mountains as the subject lands were rezoned by By-law 91-58 (copy attached). This placed a portion of the subject lands within the R3 Zone which will accommodate the five (5) residential lots.

An Environmental Overview was prepared by Neil Morris, Ecologist during the spring and summer of 2016. A copy of his report is attached. The findings of the report did determine that three butternut trees were found on the subject site. All three trees were

in locations that curtailed the development of the existing Draft Plan of Subdivision. It was determined that we should proceed with a Butternut Recovery Plan which would allow for the three trees to be removed as long as an adequate recovery plan was put in place. This submission was made to the Ministry of Natural Resources in September of 2016. Our Ecologist has had recent contact with the Ministry of Natural Resources and has informed us that approval should be in place shortly. We would suggest that when the Conditions of Draft Approval are modified through the red-line process that a further condition should be established that would require the Butternut Recovery Plan be approved by the Ministry of Natural Resources and implemented through the Subdivision Agreement.

As previously stated, C.C. Tatham & Associates, our engineers, are about to submit the final engineering drawing to the Town of the Blue Mountains which will include the Geotechnical Study, Stormwater Management & Drainage Plan, Building Envelope Plan for Tree Preservation (prepared by Neil Morris, Ecologist). However, prior to the approval of our engineering submission and the completion of a Subdivision Agreement, we do require as previously indicated, the approval of two applications.

The first application attached requests a reduction in the front yard from 7.5 meters to 4 meters for the principal dwelling and 6 meters for any garage associated with the principal dwelling. The modifications will increase the building envelope and allow the level portion of the lands to be used for building purposes. The Minor Variance would also recognize the condominium road as frontage to the proposed five (5) single family lots.

The second application attached is a Red-lining of the Plan of Subdivision. (Attached are suggested modifications to the Draft Plan Conditions.) Further, the Red-line change will modify Block 1 to include the proposed public street. This piece of land would be the common element feature which would include the private road associated with the five (5) single family lots. Further, a minor lot line adjustment is requested. This request would be to add a small piece of the proposed road allowance, where the turning "t" was proposed to lot 5. This piece is no longer necessary as the condominium road would not require this amount of land to establish an appropriate turning "t". Attached is a portion of the engineering drawings to be submitted that illustrate the common element road and the turning "t" associated with this road.

We have provided copies of the Draft Plan which indicates the proposed changes to the land fabric.

In regards to the timing of these applications, we would request that the County of Grey proceed with the process that is necessary to achieve the Red-line changes however we are aware that the Minor Variance process should be completed to at least the public meeting stage first. This is to ensure that there will be public notice of the Minor Variance and the proposed changes to the Draft Plan. The engineering drawings will be under review over the next few months and when completed, we will request the preparation of a Subdivision Agreement. Prior to the signing of the Subdivision

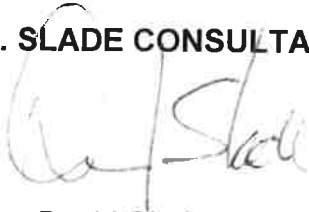
Agreement, it is understood that the Ministry of Natural Resources protocol and requirements for the Butternut Recovery application must be approved and the Red-line changes by the County of Grey are approved.

Along with this letter we have provided supportive information. Included is a Minor Variance application along with a cheque payable to the Town of the Blue Mountains in the amount of \$990.00 for the required application fee as well as a cheque for \$180.00 payable to Grey Sauble Conservation Authority for their review fee. An application for a Red-line change to the County of Grey along with a cheque in the amount of \$835.00 for the minor Red-line changes fee has also been included.

I trust this submission is satisfactory however if you should have any questions or require any additional information, please feel free to contact me directly.

Yours truly,

D.C. SLADE CONSULTANTS INC.



Per: David Slade, BAA, MCIP, RPP

DCS/bls

Encls.

c.c. Mr. Doug Adams
Mr. Kevin Woolham, Century 21 Canada
Mr. Kevin Sansom, C.C. Tatham & Associates