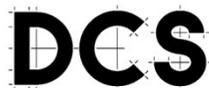


**PLANNING REPORT  
ADDENDUM**  
Eden Oak – Blue Trails  
Draft Plan of Subdivision  
OPA & ZBLA  
Part of Lot 20 Concession 2  
The Town of the Blue Mountains  
County of Grey



D.C. Slade Consultants INC.  
Planning & Development

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243 HURONTARIO STREET, COLLINGWOOD, ON  
705.444.1830

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## 1.0 PURPOSE OF ADDENDUM REPORT

In April of 2012, D.C. Slade Consultants prepared a Planning Justification Report for an OPA, ZBLA and Draft Plan of Subdivision for the Blue Trails–Eden Oak project. The intent of this Addendum Report is to introduce modifications to the proposed Draft Plan and Concept Plan. This report will also discuss any new planning documentation (2014 PPS) that has been reviewed since the original applications were made. The two properties involved in this proposal are in the aerial image below.



## 2.0 MODIFICATIONS TO THE CONCEPT AND DRAFT PLAN

The proposed Concept Plan has been modified to reduce the number of proposed residential units from 215 to 194. See Feb 21, 2013 Concept Plan. The proposed Draft Plan has been modified to include 37 blocks and Streets A, B and C. See 573-06-DP18.

### 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).

## 3.0 PLANNING DOCUMENTATION

### PROVINCIAL POLICY STATEMENT - 2014

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.

Generally Section 1 defines that development should be directed to 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 built-up areas and to also maximize existing infrastructure that is already in place.

#### ***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 Draft Plan of Subdivision will utilize existing and proposed infrastructure (i.e. municipal roads, municipal water and sewer).

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 – Blue Trails 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.

## **THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN (TBMOP)**

A review of the existing TBMOP occurred with the original applications. It is worth noting that the Town has recently adopted a new Official Plan (OP), through a comprehensive 5 year review process. The subject lands are still designated Recreational Residential within the new OP, however the density provisions of the new OP allow up to 10 units/ha, up from 2.5 units/ha.

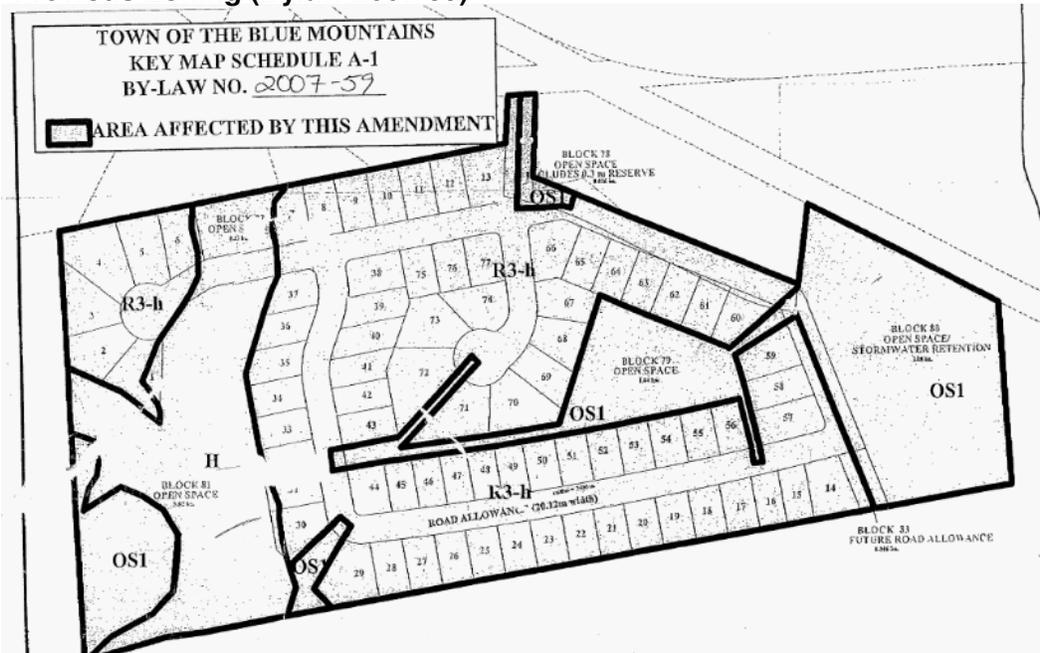
At 194 units on 17.3 ha the proposed density of the revised plan is 11.2 units/ha. This is down from 12.5 units/ha in the original proposal. Since the proposed density continues to be greater than what is permitted under the current and proposed OP an Official Plan Amendment (OPA), is still required for the proposal.

The Planning Rationale associated with the OPA remains the same as provided in the April 2012 Planning Justification Report. This rationale includes; marketability, affordability, sustainability/smart growth, OP 5 Year Review direction, and other recent/adjacent approvals.

# 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).

## 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 Proposed Zoning figure).

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.

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.

## **4.0 CONCLUSIONS AND RECOMMENDATION**

The Concept Plan and Draft Plan have been modified to reduce the proposed density of the project from 12.5 units/ha (215 units) to 11.2 units/ha (194 units).

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 Eden Oak – Blue Trails 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 Eden Oak – Blue Trails 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