

ADDENDUM

Draft Plan of Subdivision
Zoning Bylaw Amendment
Lot 85 Plan 529
Long Point Road
The Town of the Blue Mountains
County of Grey



PASCUZZO
PLANNING INC.

November 2018

The additional policy review provided in this Addendum was requested by County of Grey Planning Staff on November 4, 2018.

1.0 Planning Act

Section 2 – Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(a) the protection of ecological systems, including natural areas, features and functions;

An Environmental Impact Study (EIS) was completed. The EIS recommends a number of potential enhancement opportunities in order to mitigate the loss of the existing trees on the property. The subject lands are located within a defined settlement area where growth is to be encouraged.

(b) the protection of the agricultural resources of the Province;

Not applicable.

(c) the conservation and management of natural resources and the mineral resource base;

Not applicable.

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

An Archaeological Stage 1 and 2 were completed and submitted to the Ministry of Tourism, Culture and Sport. No archaeological resources were encountered. No further assessment is warranted. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.

(e) the supply, efficient use and conservation of energy and water;

The proposed Draft Plan of Subdivision will be constructed on full municipal services.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed Draft Plan of Subdivision will be constructed on full municipal services.

(g) the minimization of waste;

The proposed Draft Plan of Subdivision will include municipal waste collection. Property owners within the Town of The Blue Mountains are encouraged to minimize waste through blue bin and green bin programs.

(h) the orderly development of safe and healthy communities;

The proposed Draft Plan of Subdivision will be constructed on full municipal services and will gain access via a municipal road. An extension of municipal services is not required.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

The proposed Draft Plan of Subdivision will be constructed on full municipal services and will gain access via a municipal road. Individual property owners would have the ability to construct single family residential homes that would be accessible for persons with disabilities. There are currently no public amenity spaces proposed on the property that would require special attention for accessibility.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The proposed Draft Plan of Subdivision does not include any public facilities as the site is relatively small and does not lend itself to public open spaces or structures.

(j) the adequate provision of a full range of housing, including affordable housing;

The development proposes 22 single family homes. It is not likely that the current owner of the property will develop the site. It is possible that the proposed homes may be constructed as affordable units, but there is currently no intent for any of the homes to be sold as affordable housing. Another option would be that secondary apartments could be constructed inside the residential homes to provide an alternative housing option.

(k) the adequate provision of employment opportunities;

The nearby settlement areas of Craighleith, Blue Mountain Village and the Town of Thornbury as well as the Town of Collingwood provide a number of employment opportunities for the residents of the proposed development.

(l) the protection of the financial and economic well-being of the Province and its municipalities;

The proposed Draft Plan of Subdivision will not have a negative impact on the financial or economic well being of the Province, the Town of The Blue Mountains or the Town of Collingwood.

(m) the co-ordination of planning activities of public bodies;

The proposed Draft Plan of Subdivision will be constructed on full municipal services. Services from both the Town of Collingwood and the Town of The Blue Mountains will be utilized.

(n) the resolution of planning conflicts involving public and private interests;

The applications made to the Town of The Blue Mountains and County of Grey will be processed through the Planning requirements and will include the opportunity for public input at a statutory public meeting. Any concerns raised by agencies and/or property owners within the surrounding neighborhood will be reviewed and addressed.

(o) the protection of public health and safety;

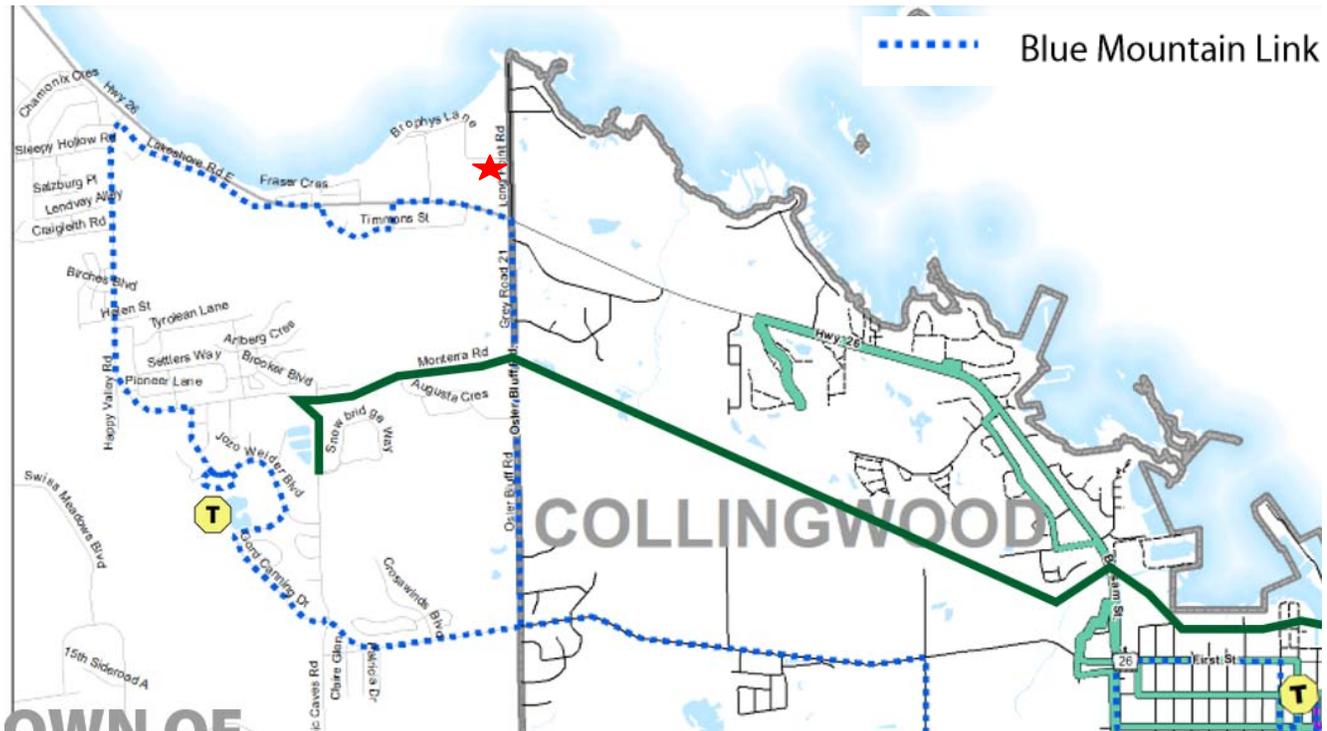
The proposed Draft Plan of Subdivision not have a negative impact on public health and safety.

(p) the appropriate location of growth and development;

The subject lands are designated as growth areas in both the County and Municipal Official Plans.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The proposed Draft Plan of Subdivision is proposed at the maximum density permitted by the Town of The Blue Mountains Residential/Recreational designation (10 units/ha). Public Transit is available in close proximity to the property (see image below). The proposed public road will have very little traffic as a cul-de-sac and will therefore be pedestrian friendly. (site – red star)



(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed development offers flexibility for connections to the north and south to allow for connectivity to potential developments that may occur in the future. The relatively small size of the property and the disconnection from the west (municipal drain) do not allow public open spaces or facilities to be considered.

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate

The proposed development is located in close proximity to a public transit (bus route). Residents living in the development would have an opportunity to use that public transit system and therefore potentially reducing individual vehicular use and gas emissions.

Section 51

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The matters of provincial interest in section 2 were already addressed in this addendum.

(b) whether the proposed subdivision is premature or in the public interest;

The subject lands are designated for development growth in both the County and Local Official Plan. The proposed Draft Plan of Subdivision can be developed on full municipal services and will gain access via a public road. The proposed development is located in close proximity to the shoreline of Georgian Bay, public transit, a regional public trail and the village of Craigeleith. Based on the above the proposed development is in the public interest and is not premature.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

As described in the Planning Report the proposed Draft Plan of Subdivision conforms to the County of Grey Official Plan and Town of The Blue Mountains Official Plan. There are currently no other plans of subdivision to the north or directly south of the property. A connection to the west is not possible based on the municipal drain and the Provincial Significant Wetlands.

Future connection potential has been provided via blocks 25 and 26 within the Draft plan of Subdivision.

(d) the suitability of the land for the purposes for which it is to be subdivided;

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

The development proposes 22 single family homes. It is not likely that the current owner of the property will develop the site. It is possible that the proposed homes may be constructed as affordable units, but there is currently no intent for any of the homes to be sold as affordable housing.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

A few 100 meters south of the subject lands Long Point Road intersects with Provincial Highway 26, which provides an adequate transportation connection to the neighboring communities of Thornbury and Collingwood.

(f) the dimensions and shapes of the proposed lots;

The majority of the proposed residential lots are 15 m X 35.7 m resulting in a lot area of 535 m². The resulting building envelopes all exceed 250 m². This provides flexibility to the future property owners to construct sizeable 1 or 2 storey units, while still providing an outdoor amenity space in the rear yard. The lot frontages are wide enough to allocate 2 vehicle driveways, with the potential for a 3rd or 4th space to allow for a secondary apartment unit.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

A site specific residential exception zone (R1-X) is being requested through the Zoning Bylaw Amendment application. This would permit residential lots for single detached residential units only with a minimum rear yard of 7.5 m (down from 9 m) interior side yards of 1.2 m (down from 2 m) and an increase of height from 2 storeys (8 m) to 2.5 storeys (9.5 m). The majority of the existing single detached residential homes in the Town of The Blue Mountains are well beyond the building envelope being proposed within this project. By creating smaller single detached residential lots a unique type of more attainable housing product will be available that is not currently found in the area.

(h) conservation of natural resources and flood control;

A municipal drain is located immediately west of the subject lands, which provides an adequate outlet to Georgian Bay. There does not appear to be any known natural resources within the soil that would be inhibited by developing a Plan of Subdivision. The loss of woodland on the property is negated by the fact that the property is designated for growth on full services within a settlement area.

(i) the adequacy of utilities and municipal services;

A Functional Servicing Report was prepared by C.F. Crozier & Associates. The proposed lots can be serviced by municipal services and standard local utility companies.

(j) the adequacy of school sites;

There are a number of educational options in the area including public, catholic and private schools.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed Plan of Subdivision maximizes the permitted residential density on the property (10 units/ha) and therefore optimizes the existing municipal services available to the site.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41

If approved, the individual lots within the plan of subdivision will not be subject to site plan control. However, individual lots will be subject to entrance permits and buildings permits, which will require individual drainage and grading plans to be submitted in accordance with the overall site drainage and grading plan.

2.0 Provincial Policy Statement (PPS)

1.4 Housing

1.4.3 Planning Authorities shall provide for an appropriate range and mix of housing types and densities to meet project requirements of current and future residents of the regional market area by:

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and project needs;

The Town of The Blue Mountains sewage treatment facility is located within 500 m of the subject lands. Municipal water and sanitary sewage pipes are available within the Long Point Road right-of-way.

d) promoting densities for new housing which efficiently use land, resource, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

The Draft Plan of Subdivision is designed to maximize the 10 units/ha density permitted on the property within the Town of The Blue Mountains Official Plan. The Collingwood/Town of The Blue Mountains public transit (bus route) is located directly south of the property at Highway 26.

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact urban form, while maintaining appropriate levels of public health and safety.

The proposed Zoning Bylaw Amendment will allow more compact residential form while maintaining appropriate levels of public health and safety.

2.1 Natural Heritage

The policies of section 2.1 have been reviewed and an EIS has been completed. A number of recommendations have been made within the EIS to mitigate the loss of trees and to enhance when possible.

2.6 Cultural Heritage and Archaeology

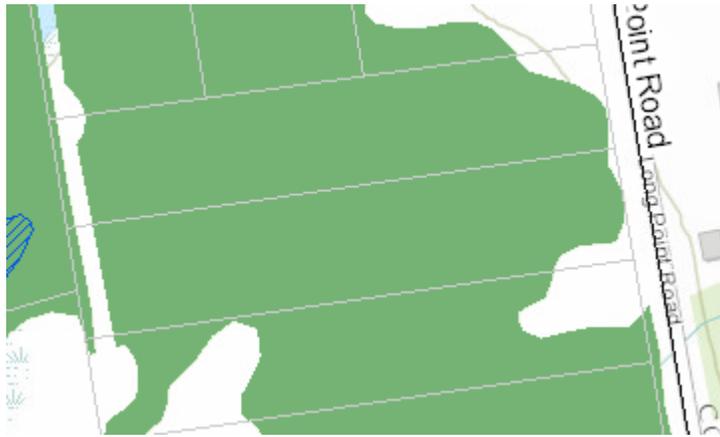
An Archaeological Stage 1 and 2 were completed and submitted to the Ministry of Tourism, Culture and Sport (MTCS). No archaeological resources were encountered. No further assessment is warranted. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.

3.1 Natural Hazards

The policies of section 3.1 have been reviewed. The proposed lots will have safe access via Highway 26, Long Point Road and the proposed cul-de-sac. The development proposal will not be impacted by flooding, erosion, dynamic beach or wildland fire hazards.

3.0 Grey County Official Plan (OPA 80)

The subject lands are designated Significant Woodlands in the Grey County Official Plan (green).



Section 2.8

Significant Woodlands as shown on Appendix B has now been developed by the County of Grey in concert with the Ministry of Natural Resources. It is acknowledged that there may be inaccuracies in the mapping. No development and site alteration is permitted within Significant Woodlands and the associated adjacent lands unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological functions.

An EIS was completed. The conclusions and recommendations of the EIS should be reviewed directly and are included in the original Planning Report dated September 2018.

Recolor Grey

The County recognizes that the protection of natural features can appear contrary to other objectives in this Plan. For example, where the County has identified a settlement area land use type as a focus of growth, but also mapped Significant Woodlands for protection, the two objectives may appear to conflict. The County recognizes the environmental, physical, and social values of protecting natural features within our settlement areas. However, the County also values growth within its settlement areas, which is compact in form and efficiently serviced. As a result, natural features within settlement areas will not be considered prohibitive to development, except where otherwise prohibited by legislation (e.g. Endangered Species Act), Habitat Regulation, or through prohibitions in the Provincial Policy Statement (e.g. Provincially Significant Wetlands). Site specific matters will be considered when dealing with planning applications in settlement areas, which also overlap with a natural feature or its adjacent lands. These site-specific matters may include, but are not limited to;

- ***Scoping the EIS,***
- ***Waiving the need for an EIS, or***
- ***Considering removal of a portion of the natural feature.***

The above-noted matters will be considered where adequate justification or mitigation measures have been applied. Justification should address the balance between environmental protection, and the promotion of growth in settlement areas.

As described in the original Planning Report the subject lands are designated as a settlement area (Recreational Resort Area) in the County Official Plan as well as in the local Official Plan (Residential/Recreational Area).

As explained in the Recolor Grey policy the natural feature (significant woodland) will not be considered prohibitive to development. However, maintaining an/or enhancing the existing tree cover should be a priority of the proposed development, when possible.

Section 6.12.1 Plans of Subdivision and Condominium

In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent shall consider and be prepared to justify the following:

a) The layout of the proposed plan with regard to matters of;

i) Access to public transit and access to existing trails

The development has access to public transit. The development has access to a regional public trail system.

ii) Connections to existing trails

The development has the ability to provide connections to the north, south along Long Point Road to create a municipal trail, if required. Internally, connections to the north and south are also available should future developments proceed.

iii) Improving and promoting the walkability/cyclability within the proposed plan and with consideration for existing walking and/cycling conditions

A municipally owned cul-de-sac is currently proposed to provide access to the residential lots. The cul-de-sac may include a municipal sidewalk or trail depending on the Town's preference.

iv) Accessibility for persons with disabilities

Development lots within the proposed Plan of Subdivision would be available to persons with disabilities provided the individual homes are constructed to provide accessibility.

v) The provision of sidewalks

See item iii) above.

vi) The street pattern of the proposed plan and how it fits with the surrounding neighborhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favorably than those with a curvy street patterns or cul de sacs

The majority of the surround lands to the north and south are currently undeveloped. Lands to the west are occupied by a municipal drain and a Provincially Significant Wetlands. Connectivity options have been provided to the north and south. A municipal cul de sac is currently the only option to service the proposed single detached residential homes.

vii) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development

The servicing plan prepared by C.F. Crozier & Associates references LID opportunities. Final design will consider those opportunities provided municipal staff are supportive.

viii) Impact on the natural environment, as defined in section 2.8 of this Plan

See previous section that references section 2.8.

ix) Consideration of the design of street lighting to minimize the impact on dark skies

A street lighting plan will be required prior to final approval of the Draft Plan. The subdivision agreement should include a requirement for the appropriate lighting.

x) The provision of usable parkland and green space

To date the Town has not requested any lands be dedicated for parkland or green space. Cash-in-lieu of parkland and open space will be required and can be determined prior to draft plan approval.

xi) Public access to water front or beach (where applicable)

The subject lands are part of Plan 529, which included deeded waterfront access at specific locations along the Georgian Bay shoreline.

xii) Snow removal and emergency vehicle access.

The proposed municipal cul-de-sac will be designed in conjunction with Blocks 25 and 26 to provide appropriate snow storage.

b) A range of housing and employment densities.

The proposed lot fabric and request for reduction in yard setbacks as well as the increase in maximum height is intended to allow for a more compact residential form. It is difficult to provide a range of housing types within such a small development site.

c) A mix of housing types including homes for the aged and assisted living facilities.

Based on the limited site size, the proposed development is for single detached residential homes only.

d) The provision of affordable housing.

It is possible that the development could be offered as affordable/attainable housing.

e) Consistency with Provincial Policy and Local Official Plan provisions

A number of Provincial and Town of Blue Mountains policies were included in the original Planning Report as well as within this Addendum. The proposed Draft Plan of Subdivision is consistent with the PPS, County of Grey Official Plan, Recolor Grey and The Town of The Blue Mountains Official Plan.

f) The information requirements listed under Section 6.18

Section 6.18 Complete Applications

This section of the County Official Plan clarifies that the applicant is required to make a pre-consultation appointment with the County. A pre-consultation meeting occurred on March 31, 2017. The Town of The Blue Mountains deemed the Zoning Bylaw Amendment and Draft Plan of Subdivision applications complete on November 1, 2018.