

PLANNING REPORT
Parkbridge-Craigleith
Draft Plan of Subdivision/Site Plan
Zoning Bylaw Amendment
The Town of the Blue Mountains
County of Grey



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December 2016

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1.0 LOCATION

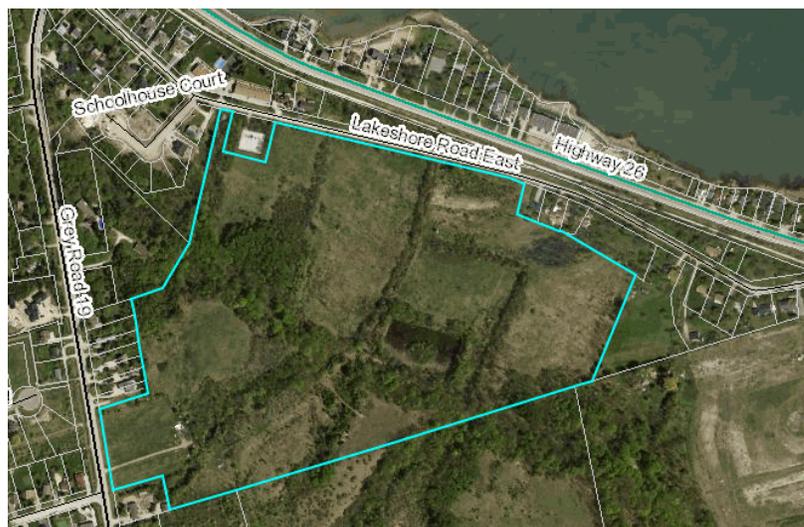
The subject lands are located just west of the Village of Craigleith in The Town of The Blue Mountains. *Figure 1 – Location Map* shows the location of the subject lands, which gain access via Grey Road 19 and Lakeshore Road.

Figure 1- Location Map



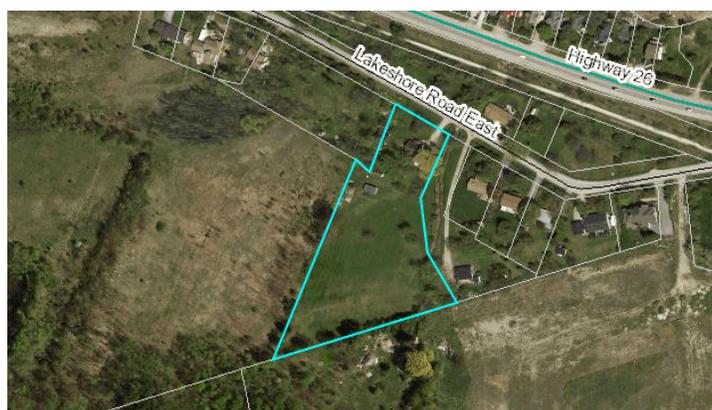
Figure 2 – Aerial displays the two land parcels involved in the development proposal.

Figure 2a – Aerial



The larger of the two properties involved is 25.2 ha (62.4 ha) in size and is recognized legally as Part Lot 161 Plan 529, in the Town of the The Blue Mountains, County of Grey. Roll # 424200000334700. This property is currently vacant and maintains 394 m of frontage on Lakeshore Road and 117 m of frontage on Grey Road 19.

Figure 2b – Aerial



The second, smaller property is 1.24 ha (3.07 acres) in size and is recognized as Lot 172 and Part Lot 173, Plan 529, RP R6640. Roll # 424200000336600. This property is currently occupied by a single detached family home, while maintaining 44.2 m of frontage on Lakeshore Road.

The subject lands are surrounded by existing and proposed residential development. Lands to the north of the property are currently occupied by Lakeshore Road, the Georgian Trail, Highway 26, residential uses and eventually Georgian Bay. Lands to the east are occupied by single detached residential units as well the currently vacant development site proposed for a residential subdivision known as Eden Oak-Blue Trails. Lands to the south are occupied by the Nipissing Ridge and a planned residential community being proposed by MacPherson Homes. Further south is Tyrolean Village Resort and eventually Blue Mountain Resort. The resorts are a mix of privately owned residences and commercial rental units. Lands to the west are occupied by the Schoolhouse Court residential plan of subdivision. To the northwest, is an established residential area abutting Old Lakeshore Road.

2.0 PROPOSAL

In the summer of 2015, D.C. Slade Consultants Inc. was retained by Parkbridge Lifestyle Communities Inc. (PLC) to assist with due diligence in purchasing the subject lands. PLC purchased the property in late 2015 and has been diligently planning for a late 2016 submission.

“Parkbridge-Craigleith” is proposed as recreational lifestyle community that will include a mixture of single detached units and townhouse units. The development will be serviced by a private sanitary sewer, water and stormwater system. Development applications include a Draft Plan of Subdivision, Site Plan, Zoning Bylaw Amendment, Part Lot Control and Removal of Hold Symbol application(s).

SvN has prepared a number of drawings describing the proposed development. See attached package containing the following drawings:

- Draft Plan of Subdivision
- Site Plan (preliminary)
- Phasing Plan
- Landscape Analysis
- Elevations of Proposed Single Detached Units
- Elevations of Proposed Attached Townhouse Units

Draft Plan of Subdivision

The Draft Plan of Subdivision includes (3) blocks; A, B and C. The first (2) two blocks (A, B) are intended to be occupied by a public trail at the base of the Nipissing Ridge, as well as the Nipissing Ridge itself. PLC intends to dedicate the (2) two trail blocks to the Town of The Blue Mountains as per the 5% parkland dedication requirement of the Planning Act. The third block (Block C) will remain in PLC ownership, while being developed into residential blocks (by Site Plan Approval and Part Lot Control), servicing and transportation corridors, recreational and open space areas. All roads within the community will be private and similarly all the servicing will be private. PLC will retain ownership and management responsibility for the entire development site. The 208 residential units will be broken down into 40 single detached homes, 144 -5.5 m wide frontage townhouses and 24-7 m wide frontage townhouses.

Site Plan

The Site Plan is currently made up of 38 reference blocks of land including blocks of open space, singles, townhouses, mixed blocks of singles and towns and private streets. All of the units and private infrastructure will need to be approved via Site Plan Approval and through a Site Plan agreement. Then once the units and/or private infrastructure has been constructed PLC will request that a Part Lot Control bylaw be approved to lift the Draft Plan of Subdivision and register the servicing easements and land leases. Each of the residential units will be located on an individual land lease. The land lease provides the homeowners with up-front cost savings for a fully-serviced building site. The Planning Act generally limits lands leases to terms of less than 21 years, however PLC would prefer that term be extended for between 49 and 99 years.

Part Lot Control

PLC has requested that the Town of The Blue Mountains exercise its powers under Subsection 50 (7) of the Planning Act to pass a “Part-Lot Control Exemption By-law”. The same process used for development at the Village at Blue. Once the Draft Plan of Subdivision is registered the bylaw is a tool to permit interests in land such as easements or land leases, as described in the Site Plan, to exceed the 21 year limit.

Pre-consultation

A Pre-consultation meeting occurred on November 23, 2016 with representatives from the Niagara Escarpment Commission, County of Grey, Grey Sauble Conservation Authority and the Town of Blue Mountains. Comments received at the preconsultation meeting were utilized to prepare the comprehensive submission included with the development application(s).

3.0 PROJECT TEAM

The project team includes:

- Parkbridge Lifestyle Communities Inc. - Owner
- Azimuth Environmental Consulting Inc. – Environmental Impact Study
- SvN +OG – Master Concept Plan/Draft Plan of Subdivision/Architectural Drawings
- C.F. Crozier & Associates – Functional Servicing and Stormwater Management Report, Traffic Impact Study
- Archaeological Services Inc. – Archaeological Assessment Stage 1-2
- Bluestone Research Inc. - Archaeological Assessment Stage 3-4
- D.C. Slade Consultants Inc. – Planning Justification Report
- Peto MacCallum Ltd. – Slope Stability Study
- Paul Thomsen - Ontario Land Surveyor

4.0 SERVICING

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

Please refer to the C.F. Crozier & Associates Functional Servicing and Stormwater Management Report, 2016.

The FS+SWM report concludes that the proposed Parkbridge-Craigleith development can be adequately serviced.

1. The servicing and stormwater management strategy presented herein is consistent with the design criteria of the Town, GSCA, NEC, MTO and MOECC.
2. Access to the site will be provided from Lakeshore Road and Grey Road 19 into the proposed development.
3. The development will be serviced by a private sanitary sewer system. Connection to the existing municipal sewer system in the Lakeshore Road right-of-way will be made, into the existing 525mm dia. sewer upstream of the Craigleith sanitary sewage pumping station.
4. Domestic water supply is available through connections to the existing municipal system at Grey Road 19 and Lakeshore Road. Confirmation of required pressures and flows will be confirmed with the Town as detailed design proceeds.
5. Stormwater Management will be accomplished via the use of three (3) SWM Facilities which will reduce peak flows at the Lakeshore Road site outlet from pre-development conditions. The SWM Facilities will provide the required quantity and quality control of storm runoff. The development will be serviced by a private storm sewer system which will route minor storm flows (i.e. up to 5-year event) into the SWM Facilities. Major storm flows will be routed to the SWM Facilities via the proposed road corridors which provide positive drainage to each SWM Facility.
6. The development grading design has been developed to account for 100-year and Regional storm event flood water levels and to ensure all developed lands (i.e. roads, residential lots) will be graded to be above the post-development 100-year and Regional water levels with 0.3m of freeboard provided at a minimum.

Please refer to the C.F. Crozier & Associates Traffic Impact Study, 2016.

The TIS concludes that the proposed Parkbridge-Craigleith development can be supported from a traffic operations perspective.

5.0 ENVIRONMENTAL

In 2016, Azimuth Environmental Consulting, Inc. conducted an Environmental Impact Study (EIS) of the subject lands.

The Environmental Impact Study provides the following conclusions:

- The proposed development will not negatively affect any of the identified Significant Natural Heritage Features including Significant Wildlife Habitat, Habitat for Threatened and Endangered Species, Significant Woodland, or Fish Habitat on or adjacent to the Study Area, provided that the recommended mitigation measures are implemented
- Wildlife in the area will continue to utilize the naturalized communities of the Study Area, specifically within the retained woodland areas and pond feature.

ENVIRONMENTAL FEATURES

The property contains three (3) watercourse features, the Nipissing Ridge, a man made pond, and wooded areas.

BUTTERNUT HEALTH ASSESSOR (BHA)

A BHA was conducted on July 5, 2016 and submitted to the MNRF Midhurst District August 29, 2016. A total of 13 butternut trees were identified within the property limits. Two butternut trees (12 + 13) were identified on the adjacent property to the east. The majority of the Butternut trees are within or directly adjacent to the Nipissing Ridge. It was determined that (2) two of the Butternuts were deemed to be non-retainable (3 and 13), while the remaining (12) twelve were deemed retainable (1, 2, 4-12, 14). To date, an assessment has not been completed on tree 15, and therefore it should be considered retainable until an assessment has been completed.

DEVELOPMENT DESIGN

The proposed development plan was designed to buffer the existing watercourse features and pond, as well as the Nipissing Ridge. The majority of the butternuts are located within the wooded areas along the Nipissing Ridge.

6.0 ARCHAEOLOGICAL

During early consultation for the current applications it was recommended that a Stage 1 Archaeological Assessment be undertaken by a licensed Archaeologist.

Archaeological Services Inc. conducted a Stage 1 and 2 Assessment on the large land parcel.

Bluestone Research Inc. conducted a Stage 1 and 2 Assessment on the small parcel and a Stage 3 and 4 on the large parcel.

The aerial photo below displays the location of the Stage 3 and 4 assessments on the larger parcel. Three (3) sites on the east side of the large parcel and referred to as P1, P2, and P6 are included in the Bluestone reports.



DEVELOPMENT DESIGN

The areas of the property with archaeological significance are found in blocks 3, 6 and 9 of the Site Plan. Each of these areas have been buffered and will be protected by PLC as private open space.

7.0 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.

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 PLC Draft Plan of Subdivision and Site Plan comply 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 3 – 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 3 – 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 – OPA 80, June 25, 2012

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. The subject lands have been designated “Recreation Resort Area” and the plan establishes that it is a requirement that the local municipality provide detailed land use policies for the area.

Section 2.6.7 Recreational Resort Area

(1) The Recreational Resort designation as shown on Schedule A of this Plan shall apply to those lands which are settlement areas which have developed as a result of site specific amendments to the County of Grey Official Plan and/or Local Official Plan consisting of a defined development area, specific recreational amenities, residential development and serviced with full municipal services (sewer and water).

(2) New development in the Recreational Resort designation must serve the public interest by contributing to the provision of the community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing designation or settlement area.

(3) The Recreation Resort designation will strive to enhance recreation and tourism related activities by:

- a) encouraging the maintenance and expansion of existing recreation and tourism related facilities***
- b) encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation such as skiing, snowmobiling, fishing, hunting, golfing, walking, hiking, biking, equestrian and nature trail uses, water access activities, all in a manner consistent with the preservation of the natural environment....***
- c) supporting the dedication/acquisition of land for long term public benefits within the existing designation or settlement area***
- d) supporting the creation of public-private partnerships in a fiscally responsible manner.***

For those areas designated Recreational Resort located within the Niagara Escarpment Plan, the policies of Section 2.5.2 shall also apply.

Section 2.5.2 Escarpment Recreation Area

(2) 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.

(3) For the purposes of paragraph (2) above, the approved Town of the Blue Mountains Official Plan are recognized within the Niagara Escarpment Plan.

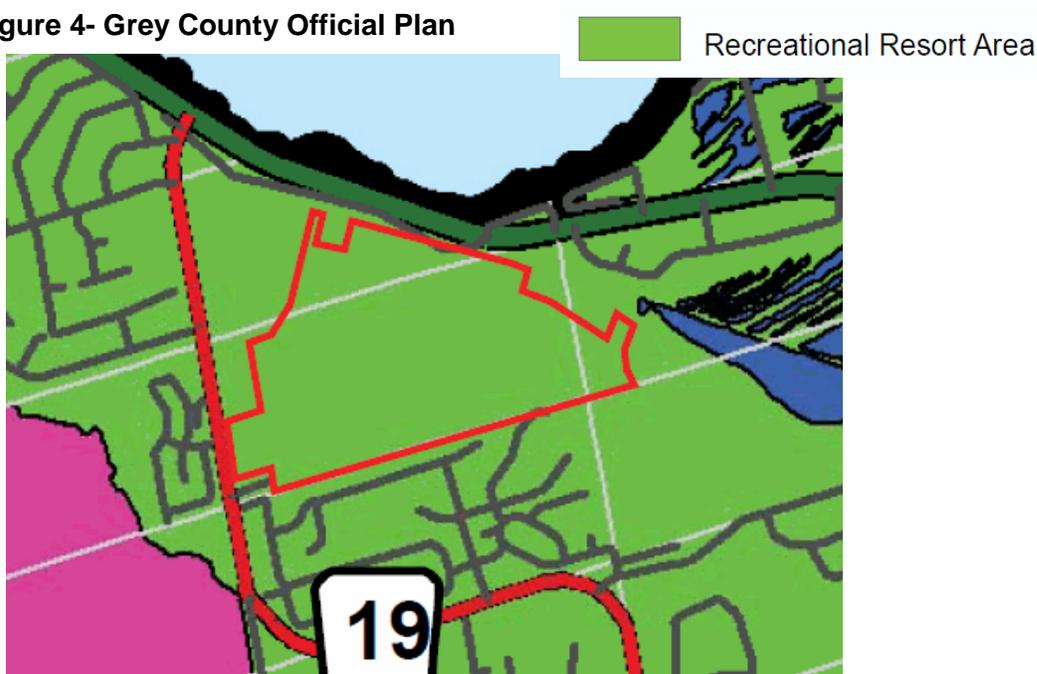
(4) The importance of the Four Seasons Recreational Resort Areas to the tourism section of Ontario’s economy, Grey County and the Town of The Blue Mountains is recognized.

(6) 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 polices 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. These policies implement the direction of the Provincial Policy Statement that directs growth only to defined settlement areas.

Figure 4 – Grey County Official Plan identifies that the subject lands are occupied by the Recreational Resort Area.

Figure 4- Grey County Official Plan

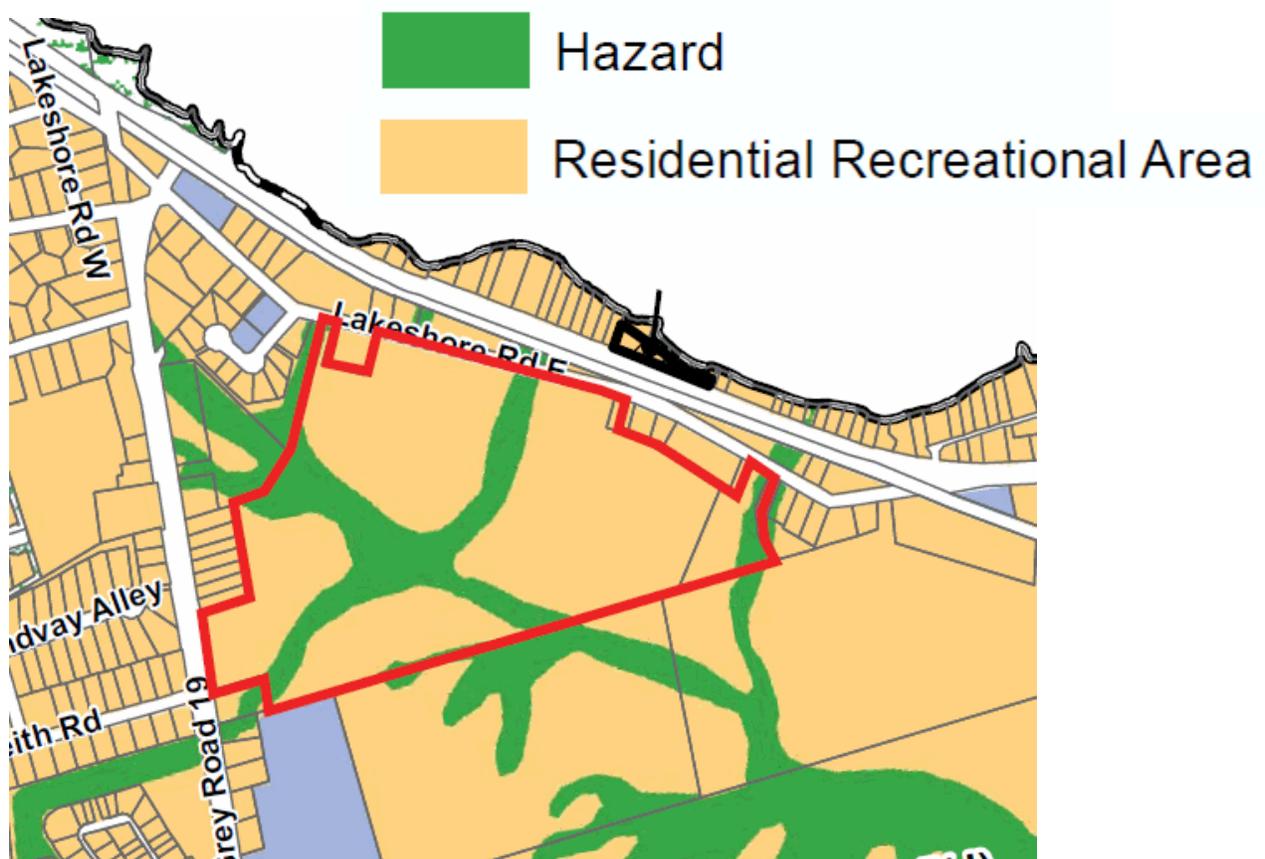


Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Grey County Official Plan.

THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The subject lands are designated “Residential Recreational” (RR), and “Hazard” (H) on Schedule A-4 of the Town of The Blue Mountains Official Plan.

Figure 5- The Town of The Blue Mountains - Official Plan – Schedule



The Hazard mapping (green) on Schedule A-4 has been reflected in the development design. As explained earlier an EIS was completed to address the Natural Heritage features associated with the site, including the three (3) watercourses and the Nipissing Ridge.

B3.7 RESIDENTIAL/RECREATIONAL AREA

B3.7.1 Objectives

It is the intent of this Plan to:

- recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses; and,
- recognize areas where some residential uses are located to support and provide access to resort and recreational amenities.

B3.7.2 Location

The settlement area designated as Recreational Resort Area in the *County* Official Plan that extends along the Georgian Bay shoreline providing a seasonal and permanent residential and recreational function.

B3.7.3 Permitted Uses

Permitted uses on lands designated Residential/Recreational Area include:

- a) single detached dwellings;
- b) semi-detached dwellings;
- c) townhouse and low-rise multiple units;
- d) *accessory apartments* in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- e) *bed and breakfast establishments* subject to Sections B2.5 and B2.5.1;
- f) *home occupations* subject to Section B2.10;
- g) *private home daycare*;
- h) recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and
- i) golf courses subject to Section B3.7.4.6 and all other policies of this Plan.

Parkbridge-Craigleith proposed a mixture of residential units including; singles, townhouses, as well as recreational facilities and open space areas. Each of the proposed uses is permitted in the RR designation.

B3.7.4 Development Policies

B3.7.4.1 Density and Open Space Requirements

It is the intent of the Plan that all *development* within the Residential/Recreational areas of the Town shall provide generous amounts of open space to facilitate recreational opportunities, and to maintain the resort, open landscape *character* and image of the area. In these areas, subdivision design shall be required to provide an open space component as a separate block(s) of land and where appropriate, distributed throughout the design of each subdivision.

The open space component should constitute a major consideration of subdivision design. It is intended that all *development* shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. The majority of lots or units in any *development* should have direct access to the public or private open space. All lots shall have access to public open space pedestrian walkways, with linkages to sidewalks along roadways.

The following table sets out maximum density and minimum open space requirements for lands designated Residential/Recreational Area.

Maximum Density (units / gross hectare)	Minimum Open Space Component
10	40%

The calculation of the open space component shall be based on the whole of the proponent's holdings included in any draft plan of subdivision. Lands designated Wetland or Hazard Lands may be included within the required open space component, however, such lands are not included for the purpose of calculating maximum permitted *development* density, unless otherwise specifically provided under this Plan.

Calculating Density –

Method 1 (By Doubling) - The unit yields in the previous Town of The Blue Mountains Official Plan (2007) included 100 units for the large lot and 4 units for the small lot. These unit yields were based on a maximum density of 5 units/ha on the RR lands only, which did not include the lands designated Hazard.

A20	20.14 ha	100 units
A22	0.9 ha	4 units

The recently approved Official Plan doubled the maximum density to 10 units/ha with the RR designation. Therefore, it was determined that the maximum unit yield for the properties is 208 residential units.

Method 2 (Lands outside Hazard) - In order to more accurately calculate the density permitted the on the site the following steps occurred.

1. Determine the overall area of the land = 26.68 ha
2. Subtract the lands designated Hazard = 4.96 ha

Therefore the lands designated RR are 21.72 ha.

3. Multiply the lands designated RR X 10 units/ha = 217 units

This would permit 9 additional units.

It is worth noting that the December 2016 Site Plan only includes 208 units, however it is possible that future iterations of the Site Plan may include more units, up to 217.

Open Space

The December 2016 Site Plan includes 0.24 ha of public trail, 4.96 ha of hazard (Nipissing Ridge and watercourse buffers) as well as 11.56 ha of additional landscaped open space areas (SWM, parkettes, wooded areas, etc...) for a total of 16.76 ha of open space representing 62% of the property. This exceeds the 40% open space requirement of the RR designation.

B3.7.4.3 Landscape Analysis

Development proposals for a Plan of Subdivision, Plan of Condominium or other large development projects which are subject to site plan approval, shall be accompanied by a landscape analysis, prepared by a qualified professional, to address:

- a) the suitability of the site for *development*;
- b) the visual and physical complexities of the site, including areas of natural vegetation;
- c) the measures proposed to ensure that the visual quality of the area is preserved and enhanced; and,
- d) the proposed mitigation measures to avoid any adverse visual impacts, in a manner, which is consistent with the intent of this Plan to protect the open landscape *character*.

SvN prepared the Landscape Analysis schedule included within the December 2016 submission package. This figure displays visually how the development protects and even enhances the natural features on the property. A public walking trail has been incorporated into the plan that will allow pedestrian and cycling traffic to traverse the site along the base of the Nipissing Ridge. Private trails within the Parkbridge community will allow access to the open space amenities of the development as well as access the Nipissing Ridge Trail and Bruce Trail to the north.

B3.7.4.4 Open Space - Other Policies

The open space component should serve a functional role in the design of subdivisions. In addition to trails and walkways, the provision of on-site recreational facilities shall be encouraged within the open space component.

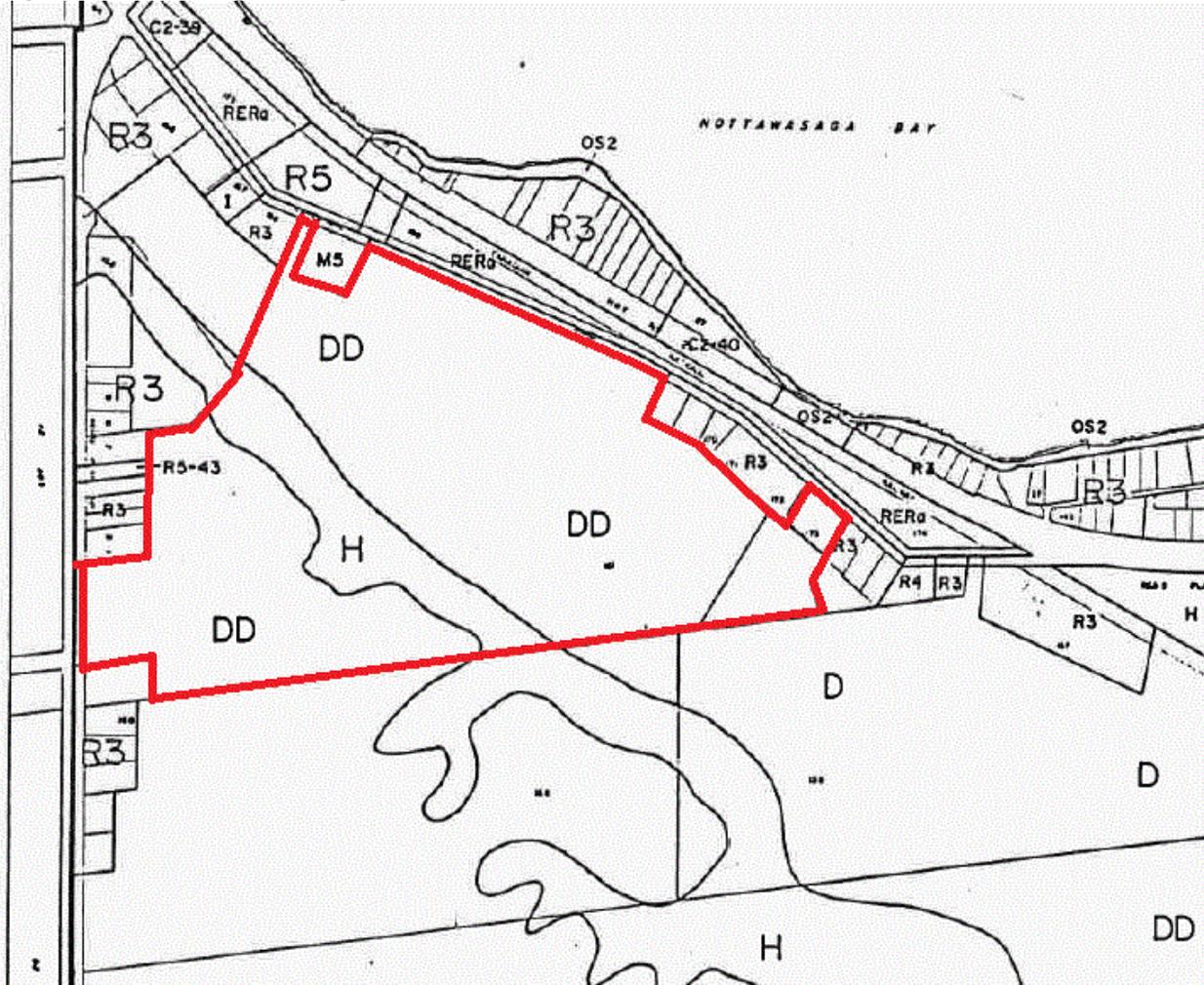
The blocks of land created for the recreational open space component must be made available for use by all lot or unit owners under the plan of subdivision. For this purpose, the lands shall be registered on title as common ownership, and an association of owners or other appropriate management body must be established, to the satisfaction of *Council*, to

Based on the above noted policies 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 (83-40)

The subject lands are currently zoned Deferred Development (DD), Hazard (H) and Residential Third Density (R3) in the Township of Collingwood Zoning Bylaw

Figure 6 – Existing Zoning



The Town of The Blue Mountains is currently in the process of a Comprehensive review to consolidate their two existing zoning bylaws; Town of Thornbury (10-77) and the Township of Collingwood (84-40).

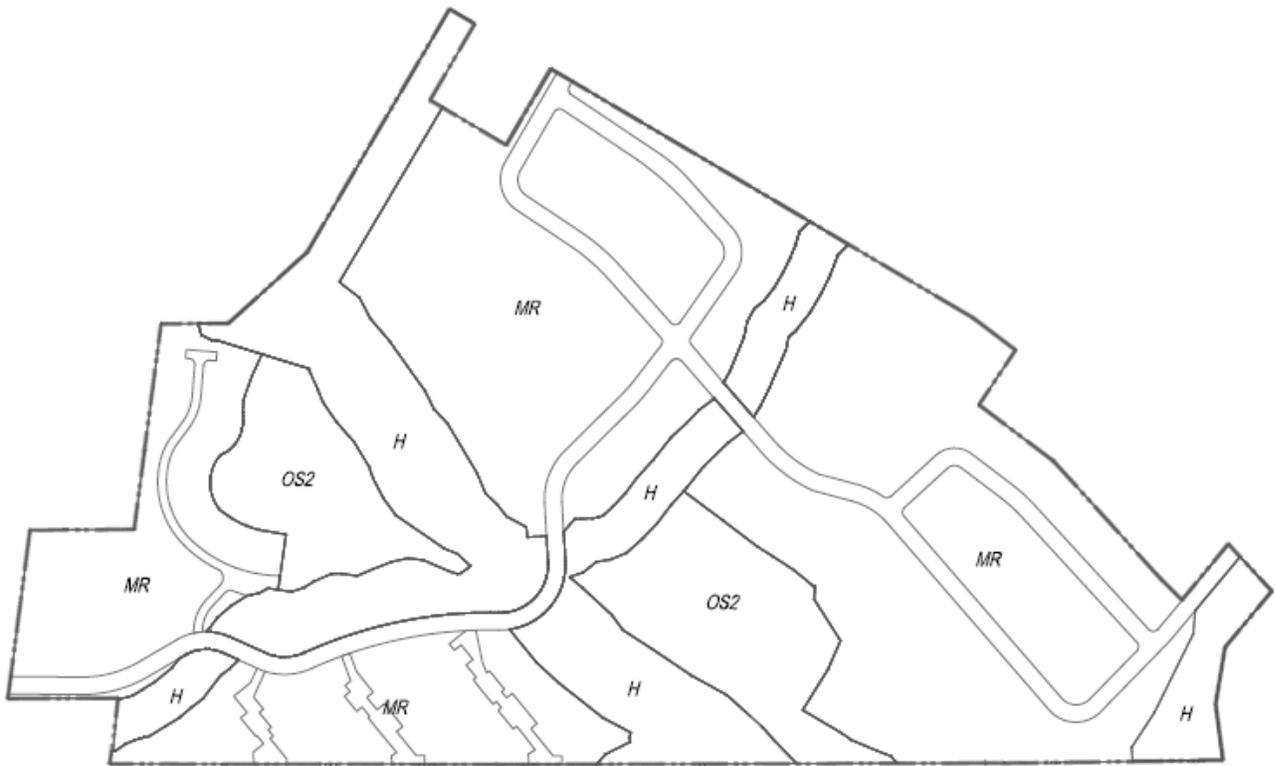
Planning staff at the Town of The Blue Mountains are currently proposing a more progressive zone structure that could potentially permit a range of residential housing types within the same zone. By permitting small single detached, semi detached and townhouse units within the same residential zone it will provide flexibility to the developer to provide a range of housing types without having to rezone. Until the Comprehensive ZBL update is complete a site specific zone is required to promote the mixed residential housing types.

The Nipissing Ridge and watercourse, including buffers, must be accurately delineated as Hazard (H). The existing pond and archaeological site are proposed as Private Open Space (OS2). The area occupied by the public trails along the base of the Nipissing Ridge should be zone Public Open Space (OS1).

A draft version of the proposed zoning bylaw amendment schedule can be seen below.

Proposed Zoning (See Figure 7 Proposed Zoning).

- Mixed Residential (MR) Zone
- Hazard (H) Zone
- Private Open Space (OS2) Zone



As mentioned previously, the future Part Lot Control exemption application(s) would be required to permit the appropriate land lease time frames.

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

8.0 CONCLUSIONS AND RECOMMENDATION

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

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

The Recreational Residential designation of the Town of The Blue Mountains Official Plan permits a density of 10 units/ha, which would permit 217 units on the development site.

The Recreational Residential designation requires a 40% open space component to the development design. The proposed Site Plan would provide 62+% open space.

The proposed Development Plan is an excellent example of cluster residential development that will provide a variety of affordable residential opportunity for those looking to reside in Craigleith, while at the same time protecting the natural environmental and encouraging the use of open space.

A site specific Zoning Bylaw Amendment is required to support the approval of the proposed Site Plan. A new Mixed Residential zone is proposed to permit a range of housing types within the same zone.

The Part Lot Control bylaw will address the term of the land lease.

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

Respectfully Submitted by:

D.C. SLADE CONSULTANTS INC.

Andrew Pascuzzo MCIP, RPP