



## LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

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March 26, 2021

Mary Demarco  
51 Louisa West  
Box 905  
Thornbury, Ontario  
N0H 2P0

Dear Ms. Demarco:

**RE: TOWN PLOT PARK PT LOT 14 TO;PT LOT 15 ALFRED PARK PT LOT;15 NAPIER RP 16R353 PART 1; TOWN OF THE BLUE MOUNTAINS; COUNTY OF GREY ASSESSMENT NO. 424200001814110  
Planning Opinion**

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Loft Planning Inc., has been retained by Ms. Demarco to provide a planning opinion on the future development of the lands and a review of the current planning policy. Informal discussions have been held with staff to discuss the municipal and agency requirements. Our review of the relevant policy documents and discussions with staff are the basis of this opinion.

### **Location**

The lands are legally known as TOWN PLOT PARK PT LOT 14 TO; PT LOT 15 ALFRED PARK PT LOT;15 NAPIER RP 16R353 PART 1; TOWN OF THE BLUE MOUNTAINS; COUNTY OF GREY. The lands have a lot area of 2.8 ha (6.9 acres) with a lot frontage of approximately 145 metres (475 feet) onto Alfred Street West. The lands are located on the south side of Alfred Street West. The lands are generally located between Bruce Street to the east, 10th Line to the south, Peel Street to the west and Alice Street West to the north. The lands are vacant and are bound to the east by a tributary and woodlands.

### **Policy**

The lands are designated Primary Settlement Area in the County of Grey Official Plan and Woodlands. The lands are designated Future Secondary Plan and Hazard in the Town of The Blue Mountains Official Plan. Appendix 1 also identifies stream/river located along the easterly boundary. The lands are zoned Deferred Development (D) and Hazard (H) within the Township of Collingwood Zoning Bylaw 83-40.

### **County of Grey Official Plan**

The lands are designated Primary Settlement Area and Hazard Lands. Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive. Where there are existing partially serviced or non-serviced areas in Primary Settlement



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Areas, development must proceed in accordance with approved local official plans or official plan amendment policies.

### **Town of The Blue Mountains Official Plan**

The lands are designated Future Secondary Area and Hazard. The policy objectives of the Future Secondary Area is to:

- identify lands intended to be developed in the future, when additional lands are required for development;
- allow for the continued, interim use of these lands provided any use, buildings or structures are constructed and located in a manner which would not adversely affect the long-term development of the lands
- identify lands for which additional study is required to determine its ultimate land use; and,
- establish the process by which these lands will be designated for development in the Official Plan.

There are specific locations within Thornbury that are considered Future Secondary Plan Area and this includes the "Area in west part of Thornbury".

Permitted uses (Section B3.13.3) are limited to:

- a) one single detached dwelling per lot;
- b) an accessory apartment in a single detached dwelling subject to Section B2.7;
- c) home occupations subject to Section B2.10;
- d) agricultural uses;
- e) conservation and forest management uses; and,
- f) uses, which legally existed on the date that this Plan came into effect.

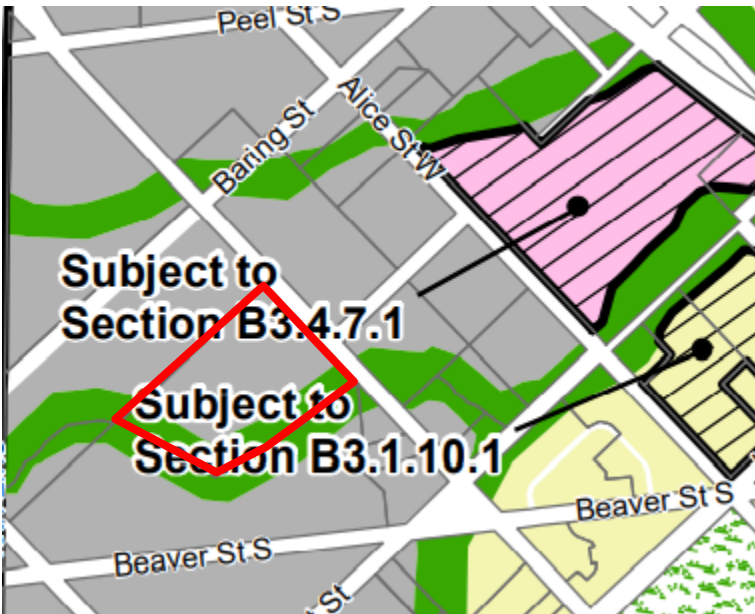
In order that Future Secondary Plan Area lands retain their ultimate development potential, individual consents to divide the lands shall not be permitted, except in cases where it can be proven that an individual consent will not adversely impact future development potential of the land. The determination of appropriate future land use designations for lands within a Future Secondary Plan Area shall be made based on the results of further study. This study shall take the form of a secondary plan or can be considered in the context of a Town initiated Comprehensive Review, subject to the policies of this Plan. The determination of appropriate land use designations may also be the result of a Community or Neighbourhood Plan.



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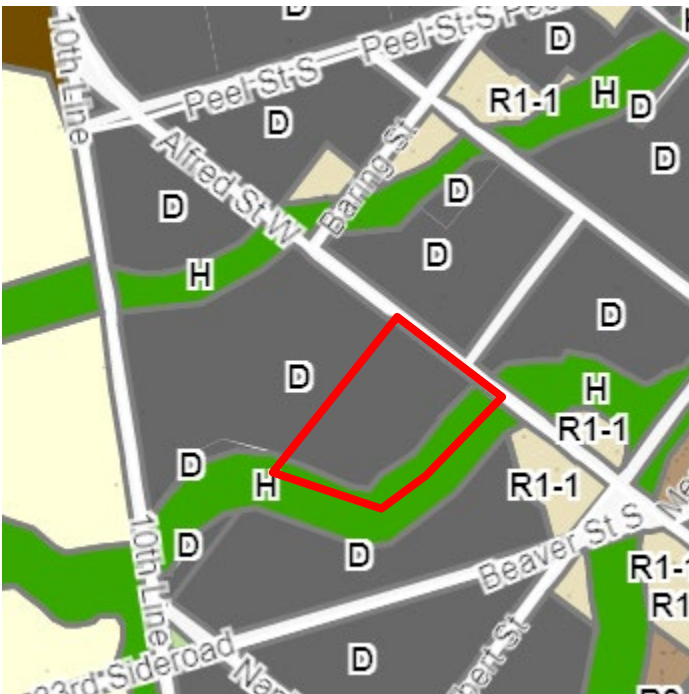
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### Zoning By-law 2018-65

The Zoning Bylaw zones the lands Deferred Development (D) and Hazard (H). It would be anticipated that as part of any future development application a rezoning would be required to a more appropriate Zone for a plan of subdivision or condominium.





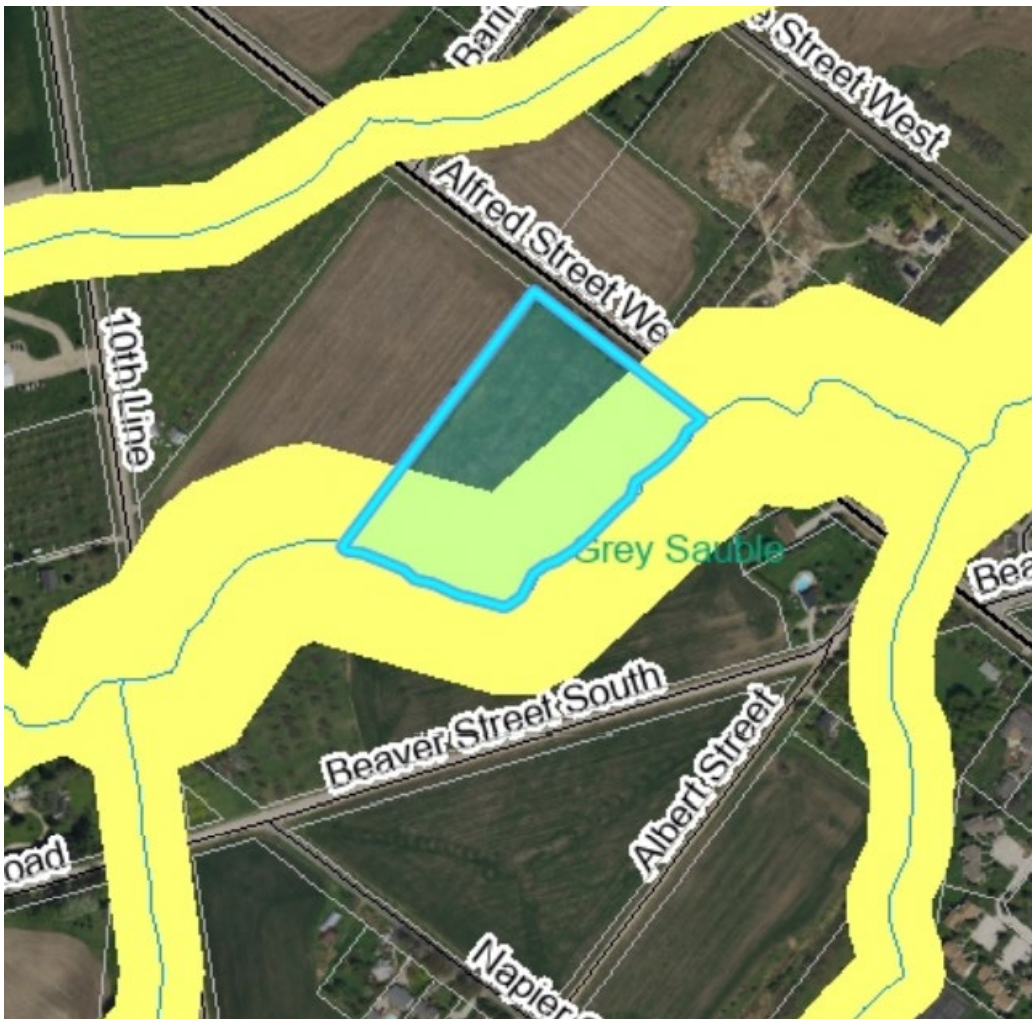
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### Grey Sauble Conservation Authority

The lands are regulated by the Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (also known as Ontario Regulation 151/06) and the Conservation Authorities Act, R.S.O. 1990, c. As such, a Regulatory Permit is required from the Grey Sauble Conservation Authority prior to development. The Grey Sauble Conservation Authority has identified that, a portion of the property is currently mapped as Significant Woodland under the Grey County Official Plan. Therefore, as part of a planning application submission an Environmental Impact Study would be required.





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### **Requirements for Future Secondary Area Planning**

In order that Future Secondary Plan Area lands maximize development potential, a comprehensive review of the area is first required. The determination of appropriate future land use designations for lands within a Future Secondary Plan Area shall be made based on the results of further study. This study shall take the form of a secondary plan or can be considered in the context of a Town initiated Comprehensive Review, subject to the policies of this Plan. The proponent of the Plan must include all of the property owners in the Plan area in the consultation process, however not all of the affected property owners need to participate in the process, financially or otherwise. An Official Plan Amendment will be required to establish the appropriate land use designations and policies.

### **Future Planning Applications**

Development of the lands is dependent on the comprehensive review of the area with respect to establishing land uses and servicing to the area. Although this study will determine the ultimate build out of the area, we would anticipate similar policy direction used throughout the settlement area of Thornbury. As such we would anticipate a mix of residential permitted uses including singles, semi-detached and townhouses. Density within Thornbury in other designated areas permit 20 units per gross hectare. The lands have a lot area of 2.8 hectares and an anticipated area of 2.3 hectares with the removal of the environmental protection area in the calculation. Based on this acreage we would anticipate targeting a unit count of 46 units. We have prepared a concept plan (attached) based on a simple municipal road connection which has yielded 40 units.

A formal pre-consultation meeting would be required to be held with the County of Grey, Town of The Blue Mountains and all relevant agencies including the Grey Sauble Conservation Authority. The following are the expected requirements for submission following a pre-consultation process:

- Anticipated Planning Applications:
  - Official Plan Amendment
  - Zoning By-law Amendment
  - Site Plan Approval
  - Plan of Subdivision or Plan of Condominium)
  
- Anticipated Required Technical Studies:
  - Planning Justification Report
  - Environmental Impact Study
  - Archaeological Assessment
  - Functional Servicing Report
  - Stormwater Management Report
  - Geotechnical Investigation
  - Phase 1 and 2 Environmental
  - Floodplain Study/Natural Hazards Study
  - Groundwater Monitoring
  - Traffic Impact Study
  - Tree Inventory and Tree Preservation Plan
  - Legal Survey and Topographical



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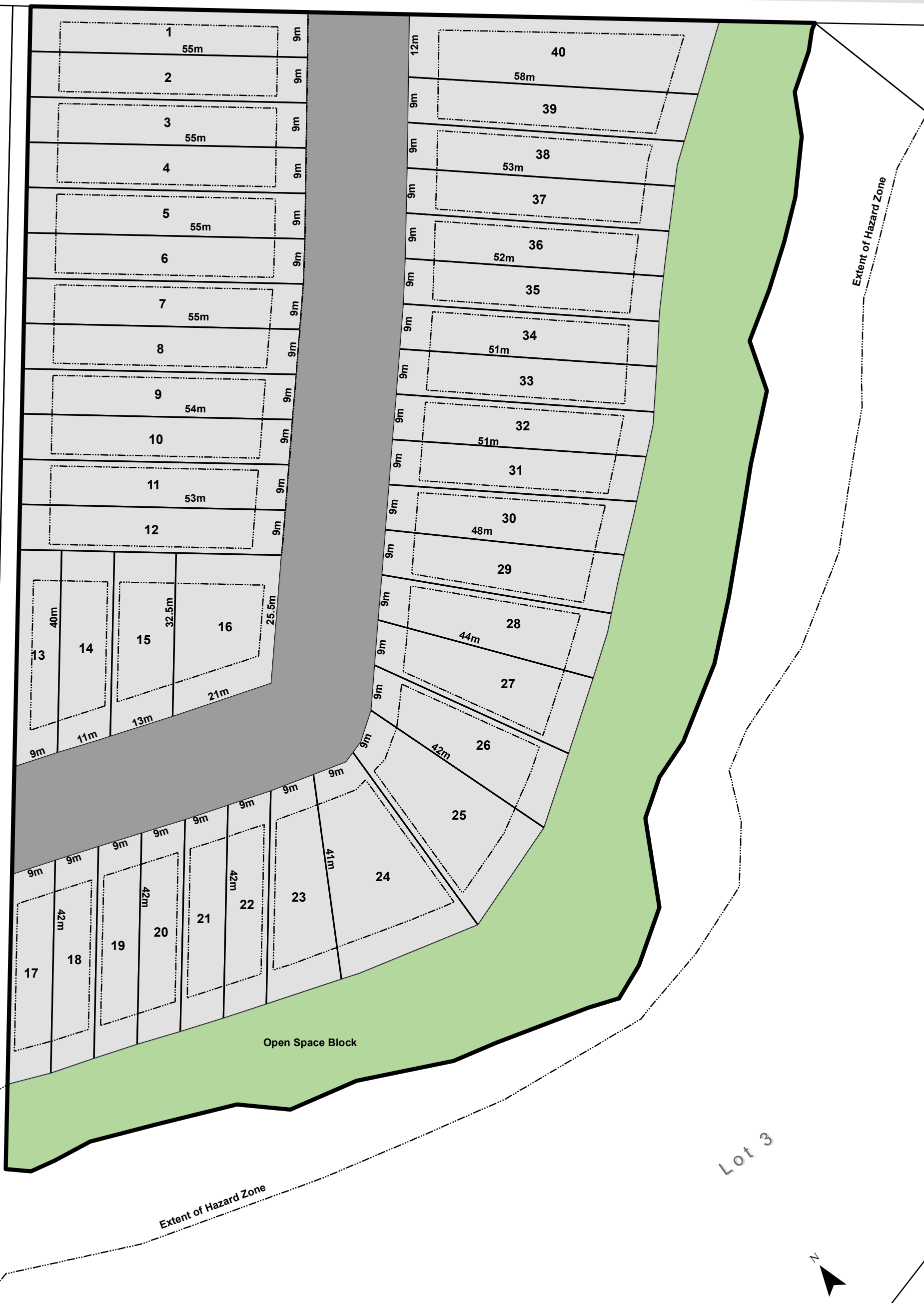
We trust the above is satisfactory and should have you have any questions, please contact my office.

Yours truly,  
LOFT PLANNING INC.






Kristine Loft, MCIP RPP  
Principal

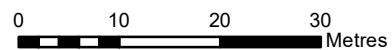
Attached: Concept Plan

ALFRED ST W



**CONCEPT PLAN  
TOWN PLOT PARK PT LOT 14 TO;  
PT LOT 15 ALFRED PARK PT LOT;  
15 NAPIER RP 16R353 PART 1  
TOWN OF THE BLUE MOUNTAINS**

-  Subject Property
-  Proposed Lots
-  Proposed Road
-  Open Space Block
-  Zoning Setbacks



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