

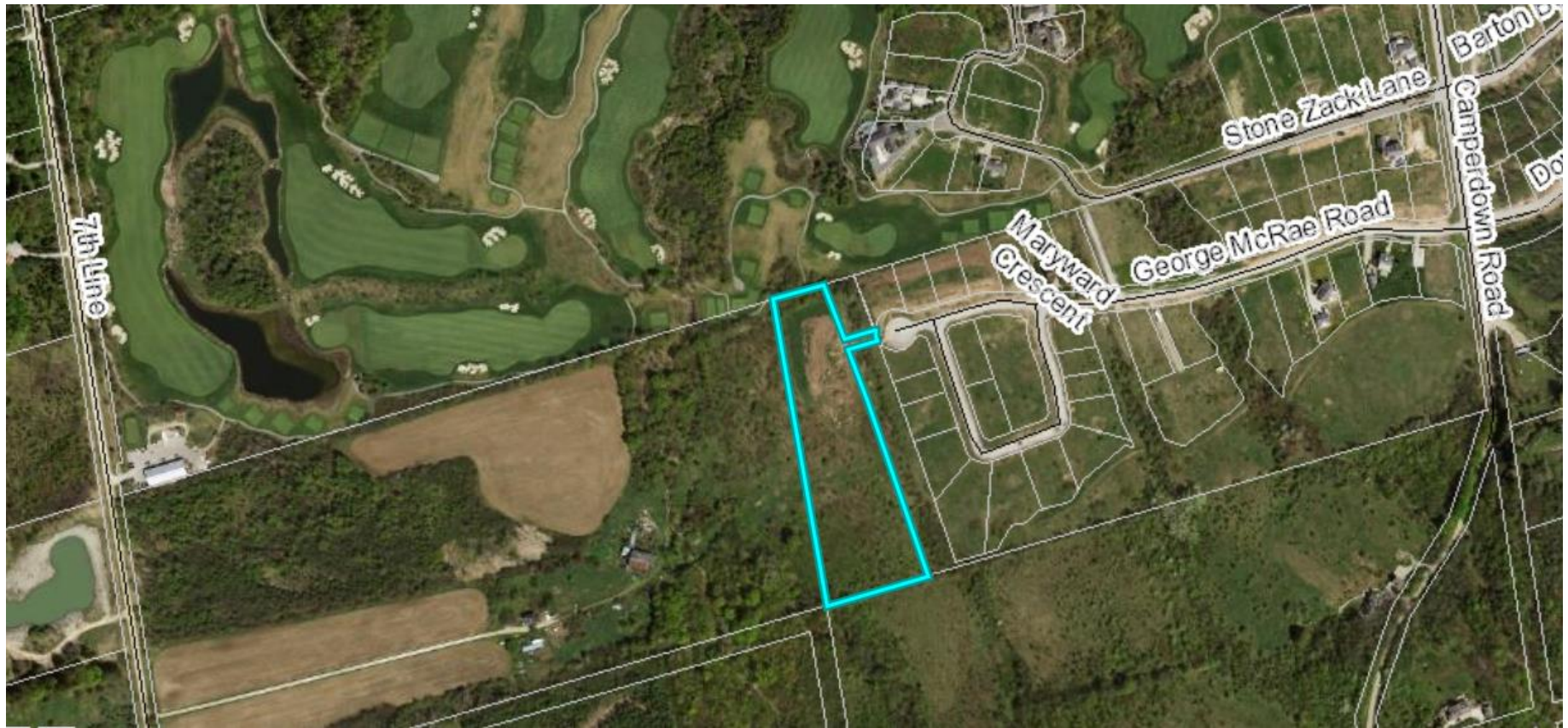


**Ridge Estates Subdivision/Condominium
42T-2018-13A and 42-CDM-2018-13B
Addendum to PDR-CW-06-19**

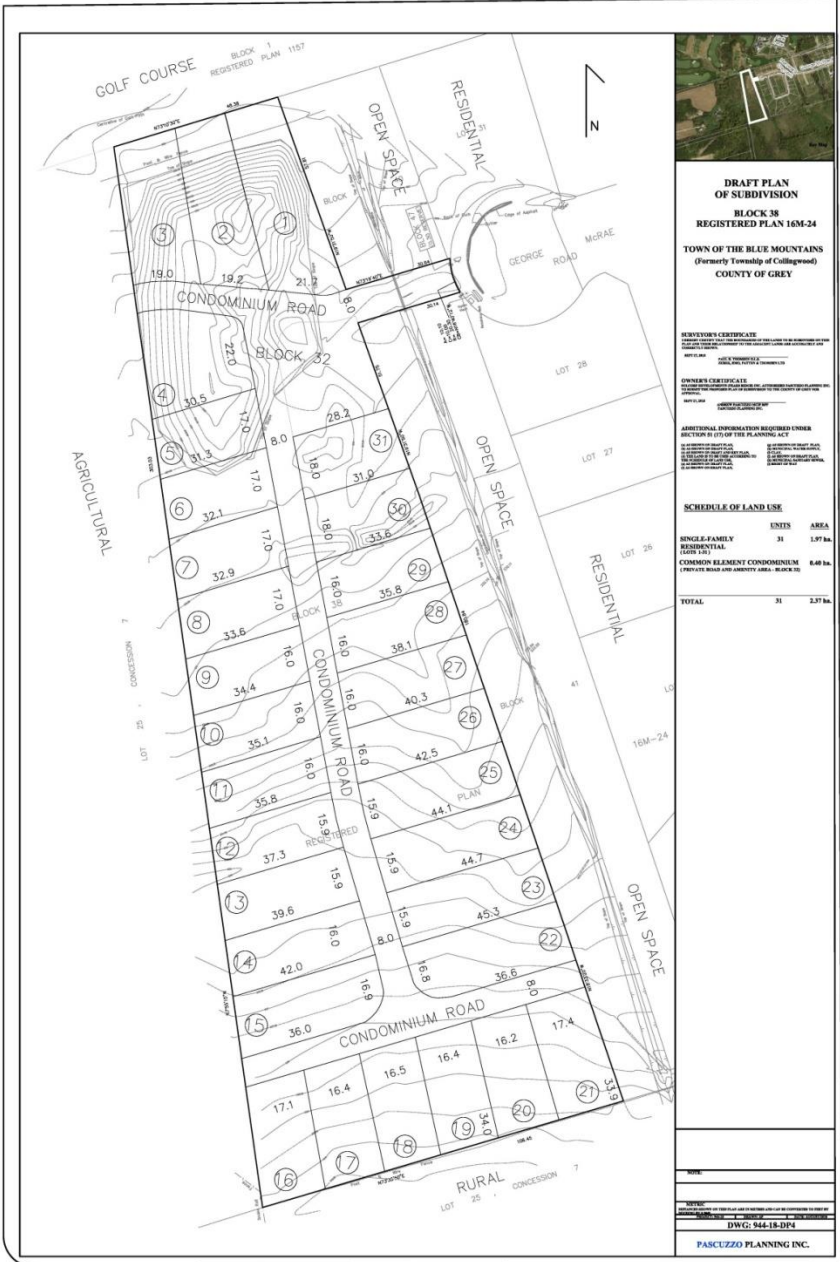
Block 38, RP 16M-24, geographic Township of Collingwood
Town of The Blue Mountains

This presentation contains a summary of Report Addendum to PDR-CW-06-19. For more details on this application, please see the Staff Report.

Subject Lands



Proposed Plan



**DRAFT PLAN
OF SUBDIVISION**
BLOCK 38
REGISTERED PLAN 16M-24
TOWN OF THE BLUE MOUNTAINS
(Formerly Township of Collingwood)
COUNTY OF GREY

NEWSPAPER CERTIFICATE
I hereby certify that the above plan has been published in the newspaper for the purpose of giving notice to the public of the proposed subdivision and that the same has been published for the purpose of giving notice to the public of the proposed subdivision and that the same has been published for the purpose of giving notice to the public of the proposed subdivision.

OWNER'S CERTIFICATE
I hereby certify that the above plan has been published in the newspaper for the purpose of giving notice to the public of the proposed subdivision and that the same has been published for the purpose of giving notice to the public of the proposed subdivision and that the same has been published for the purpose of giving notice to the public of the proposed subdivision.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 47(1) OF THE PLANNING ACT

SCHEDULE OF LAND USE

	UNITS	AREA
SINGLE-FAMILY	31	1,978a.
RESIDENTIAL (LOTS 1-31)		
COMMON ELEMENT CONDOMINIUM (PRIVATE ROAD AND OPEN SPACE - BLOCK 38)		6.49 ha.
TOTAL	31	2,378a.

DWG: 944-18-014
PASCUZZO PLANNING INC.



Public Comments Received

- ▶ Public Meeting held on October 7th, 2019
- ▶ Comments also submitted in writing
 - Questions/concerns about the state of Phase 1 lands located east of the subject lands and that the development is premature until the Phase 1 lands are brought into compliance (George McRae Road, street lighting, etc.)
 - Concerns about development encroaching closer to active agricultural lands to the west.
 - Concerns regarding old development signs
 - Comments supporting single detached units but that the density should be consistent with existing development in the area
 - Concerns about potential use of short-term accommodations
 - Concerns about the proposed private recreation facility/pool
- ▶ Comments have been addressed either through draft plan conditions or through technical/agency review

Agency Comments Received

- **Historic Saugeen Metis (HSM) and Hydro One** - no objection or opposition to the proposed development.
- **Canada Post:** development will be serviced via a central community mailbox.
- **Union Gas/Enbridge** – no objections to the proposed applications. Easements to be provided to service the development at no cost.
- **Grey Sauble Conservation Authority (GSCA):** initially identified concerns regarding floodplain mapping and stormwater management. Additional information was provided by the Applicant and GSCA's concerns were addressed. GSCA reviewed the conditions of draft approval and supports the recommended conditions.
- **Niagara Escarpment Commission (NEC):** recommended conditions regarding the protection of trees and vegetation along the boundary of the site, recommendations regarding grading, height provisions, etc. to be addressed as part of detailed design.
- **Town of The Blue Mountains:** A Town staff report was presented on March 10, 2020 which recommended support for the proposed development and recommended some draft plan conditions. Further Town staff reports were provided to address such matters as required improvements to George McRae Road, land transfer to accommodate the driveway entrance and required utilities from George McRae Road to service the development, the removal of stock piles, and the lifting of a 0.3 metre reserve. Town Council supported the recommended conditions of draft approval on January 27, 2021.

Staff Recommendation

- 1. That Addendum to Report PDR-CW-06-19 be received; and**
- 2. That all written and oral submissions received on plan of subdivision 42T-2018-13A and plan of condominium 42-CDM-2018-13B known as Ridge Estates were considered; the effect of which helped to make an informed recommendation and decision; and**
- 3. That in consideration of the draft plan of subdivision and condominium applications 42T-2018-13A and 42-CDM-2018-13B, for lands described as Block 38, Plan 16M-24, Town of The Blue Mountains, the Grey County Committee of the Whole approves the plan of subdivision and condominium to create a total of thirty one (31) single detached residential lots (Lots 1 to 31) and one block for a 12 to 16 metre wide private condominium road and for a private open space/private recreation area (Block 32), subject to the conditions set out in the Notice of Decision.**