This presentation contains a summary of Report PDR-CW-25-18. For more details about the proposed development please see the Staff Report.
Clarksbury: Subject Lands
Comments Received

- Members of the Public
  - The existing intersections of Woodlawn Park Road and Grey Road 40 and Highway 26 and Woodlawn Park Road should be kept opened
  - Concerns about trail safety if there was a road crossing across Georgian Trail between Woodlawn Park Road and the proposed Clarksbury development
  - Support for the proposed development as submitted
  - Comments about the proposed valuation of the Town owned lands and wanting to ensure that the Town receives fair value for the land
  - Comments about environmental protection including ensuring that the birds are protected, that any trees to be removed should only be cut as recommended by the Environmental Impact Study, and ensuring that the hazard lands/wetlands on site are protected.
  - Comments about encouraging affordable housing and reducing the number of single family dwellings.
Comments Received

- **Historic Saugeen Metis, Bluewater School Board and Hydro One** – no concerns

- **Grey Sauble Conservation Authority (GSCA)** – no objection subject to recommended conditions regarding a final stormwater management plan and tree retention plan.

- **Ministry of Transportation** – proposed subdivision is not consistent with the findings of the Environmental Assessment (EA). MTO supports the EA process and the findings. MTO notes that the closure of Woodlawn Park Road at Grey Road 40 and the road connection across the Georgian Trail are not directly related to the current operational needs of Highway 26 and that MTO is not pursuing these improvements at this time.

- **County Transportation Services** – The proposed plan does not show the recommended entrance to Woodlawn Park Road as per the EA Study through either Lot 6 or 7 and the plan does not define the proposed north entrance as an emergency only entrance. In order to revisit the EA recommendations the EA would need to be re-opened and an addendum would be required to change the recommendations which is a lengthy process with no guarantees that the recommendation will change. Transportation Services is satisfied with the proposed draft plan conditions to keep both options open at this time until the EA matter has been resolved.
Comments Received

- **Ministry of Tourism, Culture and Sport** – The Archaeological Assessment report has been deemed compliant with ministry requirements.

- **Town of The Blue Mountains** – The Town of The Blue Mountains Committee of the Whole received a Town Staff Report on April 23, 2018. The Town Committee of the Whole recommended two modifications to conditions of draft approval as recommended by Town staff. The recommended conditions of draft approval were supported by Town Council on May 7th. Town Council also enacted a zoning by-law amendment to rezone the subject lands. The conditions of draft approval as supported by Town Council have been incorporated in the attached conditions of draft approval with a minor modification to the condition regarding Lot 34 as a future road connection to adjacent lands to the west. It is recommended that the condition regarding Lot 34 be modified by indicating that Lot 34 be dedicated to the Town as a future road connection block unless the Developer can prove to the satisfaction of the Town and the County that a better alternative can be provided to access the adjacent lands west of the subject lands or the adjacent landowner acquires Lot 34 prior to final approval.
1. That Report PDR-CW-23-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2017-01 known as Clarksbury were considered; the effect of which helped to make an informed recommendation and decision;
3. That in consideration of the draft plan of subdivision application 42T-2017-01, for lands described as Part of Lot 28, Concession 7 (geographic Township of Collingwood) in the Town of The Blue Mountains, and the matters to have regard for under Subsection 51 (24) for the Planning Act, the Grey County Committee of the Whole approves this plan of subdivision to create a total of 54 single detached lots, subject to the conditions set out in the Notice of Decision.