



# Staff Report

## Planning and Development Services

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**Report To:** Committee of The Whole  
**Meeting Date:** April 24, 2017  
**Report Number:** PDS.17.43  
**Subject:** Trailwoods Development – Phase 3  
**Prepared by:** Michael Benner, Director of Planning and Development Services

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### A. Recommendations

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THAT Council receive Staff Report PDS.17.43, entitled “Trailwoods Development – Phase 3”; and,

THAT Council authorize staff to proceed with a Neighbourhood Information Session, to be held in conjunction with the Trailwoods Development Team, to provide information to area residents on Phase 3 of the Trailwoods Development.

### B. Overview

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The purpose of this report is to provide a summary of the Trailwoods Development approval process and to highlight matters that have been raised by area residents respecting the 3<sup>rd</sup> Phase of this development.

### C. Background

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The development of the Trailwoods Plan has been ongoing since the earliest concepts put forward in the late 1980s with original engineering drawings being “Accepted for Construction” in 1990.

The initial approval of the Trailwoods Plan was appealed to the Ontario Municipal Board and a Board decision was rendered in July 2004. A Board order containing conditions of Draft Plan approval and associated Zoning was issued in September of 2006. This Board Order allowed the development to proceed through phases. The Board Order containing Draft Plan Conditions and the associated Zoning Bylaw Amendment are included as Attachment “1” to this report.

Phase One of the development, being the eastern portion of High Bluff Lane, was approved through a development agreement and M-Plan in October 2007. Construction on Phase One was undertaken from 2007 through 2013 resulting in a Certificate of Basic Services being issued by the Town in 2013.

With Phase One substantially built out, Phase Two, being the western portion of High Bluff Lane received approval through a revised subdivision Agreement and Registered M-Plan in December 2015. Since that time Phase Two has been actively building out.

Condition 10 of the Draft Plan Conditions stipulates that no development can occur north of the Lake Nipissing shore cliff (Block 151 on the Plan) until building permits have been issued for forty percent of the lots south of the said shore cliff (those along High Bluff Lane). As of December 2016, 64 % of the lots along High Bluff Lane have received Building Permits and all of the lots have been sold. With this condition satisfied, and given the current real estate market conditions, the Trailwoods development group decided to proceed with Phase 3 of the development; being those lands north of the Nipissing shore cliff.

Town staff were provided engineering drawings for Phase 3 late last year. These drawings were reviewed against the originally approved plans and modified slightly to reflect updated stormwater management requirements. These revised plans were then Accepted for Construction in March of this year. An amending Subdivision Agreement was also prepared for Phase 3 and signed by all parties in April of this year. With the amending agreement and associated financials in place, construction of Phase 3 can now begin.

## **D. Analysis**

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Given that the lands within Phase 3 are mostly wooded, and Condition 12 of the Draft Plan Approval for the development speaks to the preservation of trees and the maintenance of a vegetative buffer along the north edge of the development abutting the properties along Cameron Street, local residents voiced concern when tree clearing began on-site. The purpose of the tree clearing was to facilitate survey work, the construction of the proposed roadways and the drainage swale as shown on the approved plan. The clearing was also conducted in accordance with the Town Tree removal bylaw 2010-68.

Initial discussions between the residents and Town staff regarding the tree cutting and other concerns over Phase 3 took place on March 14<sup>th</sup> of this year, and a deputation concerning this matter was received by Council during their meeting of March 27<sup>th</sup>. Following that deputation, Town staff had additional discussions with the Trailwoods development group, and a conference call involving Town staff, the Trailwoods development group representatives and local residents was conducted on April 6<sup>th</sup>. The residents who called in during the April teleconference indicated that they were pleased with the information exchanged during that call and appreciated the call being set up.

During that conference call the following matters were brought forward for discussion:

- Vegetated Buffer strip – are there tree cutting bylaws in place to protect trees?

There is a 4.5m buffer strip along the North Property Line of Trailwoods/ Southern Property Line of Cameron Street residences. This buffer was put in place by the Ontario Municipal Board and is secured through the Zoning By-Law. The Town's Tree Cutting By-law will apply to these lands.

- Drainage Swale – how will easements work?

A drainage swale has been reviewed by the MOECC, the GSCA, and the Town to run parallel to the southern edge of the above mentioned buffer strip for Trailwoods. The swale runs along lots 102-123 and is designed to convey flow to the Bay.

- Stormwater Management – where is water directed?

The drainage swale is directed to the outlet adjacent to 256 Cameron Street. Stormwater from Pheasant Run is directed to ditches along Lora Lane.

- Development Timing – timing of construction? Noise bylaw?

The total timing of the project is anticipated to be 4 months. All applicable Federal, Provincial, and Municipal laws with respect to hours of operation, noise, dust control etc. will be strictly adhered to by the Contractor and enforced by the Town through its by-laws.

- Bay Street Restoration – what will that look like? Timing?

Upon completion of the watermain connection at Cameron Street, Bay Street will be restored with a pedestrian granular path approximately 5m wide and planted with native seed mix and trees in consultation with Town staff.

- Streetlighting – Dark Sky compliant?

The internal lighting will be installed to the specifications of the Town including any requirements for energy efficient lighting (LED), dark sky (full cut off fixtures), and illumination levels.

In response to those enquiries the development group prepared a Construction Newsletter that contains general information on the development, construction timelines, Frequently Asked Questions reflecting the above-noted matters and contact information. This newsletter is intended to keep the local community informed of the activities occurring on the site and will be updated on a regular basis throughout the construction period. The first issue of the newsletter, included as Attachment “2” to this report, was delivered by hand to local residents in the Cameron Street area during the Easter weekend.

The next step in keeping the local residents informed will be a Public information Session to be held in the month of May. Details on the date and location of that event were still being finalized when this report was prepared. This session will be attended by both Town staff and the development group and will provide an opportunity for additional dialogue regarding the Trailwoods Phase 3 development.

## **E. The Blue Mountains Strategic Plan**

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Goal #3: Support Healthy Lifestyles

Objective #3: Manage Growth and Promote Smart Growth

## **F. Environmental Impacts**

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Environmental impacts have been minimized through the review and approval the Trailwoods development by the Grey Sauble Conservation Authority, the County of Grey, and municipal staff, and by compliance with County and Provincial policies and legislation.

## **G. Financial Impact**

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N/A

## **H. In Consultation with**

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Dunn Capital Corporation staff

## **I. Attached**

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1. Attachment 1 – OMB Order
2. Attachment 2 – Construction Newsletter

Respectfully Submitted,

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Michael Benner, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:  
Michael Benner, Director of Planning and Development Services  
[mbenner@thebluemountainins.ca](mailto:mbenner@thebluemountainins.ca)  
519-599-3131 extension 246

Don Guay  
Collingwood

ISSUE DATE:  
29<sup>th</sup> September, 2006  
DECISION/ORDER NO:  
**2761**



**PL802817**

Ontario  
Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

At the request of William Dolan, Jerome Sprackman and others, the Minister of Housing has referred to the Ontario Municipal Board under Section 44 of the *Planning Act*, R.S.O. 1970, c. 349, a proposed plan of subdivision application by Perspective Developments Limited and Portilla Estates Limited with respect to lands comprising Part of Lots 35 and 36, Concession 10, in the Township of Collingwood (now the Town of the Blue Mountains)  
Minister's File No. 42T-80006  
O.M.B. File No. S802473

**B E F O R E:**

M. HUBBARD )  
CHAIR ) Thursday, the 28th  
) day of September, 2006

**THIS MATTER** having come on for public hearing and after the hearing, the Board, in Decision/Order No. 1177 issued on July 13, 2004 and as further amended by Decision/Order No. 1869 issued on July 18, 2005, having granted approval to the draft plan, and having withheld its Order to await the fulfillment of the conditions that were imposed;

**AND THE BOARD** having received a request to approve certain revisions to the draft plan approved by the Board, and the Board having received the consent of the parties, and after reviewing the request;

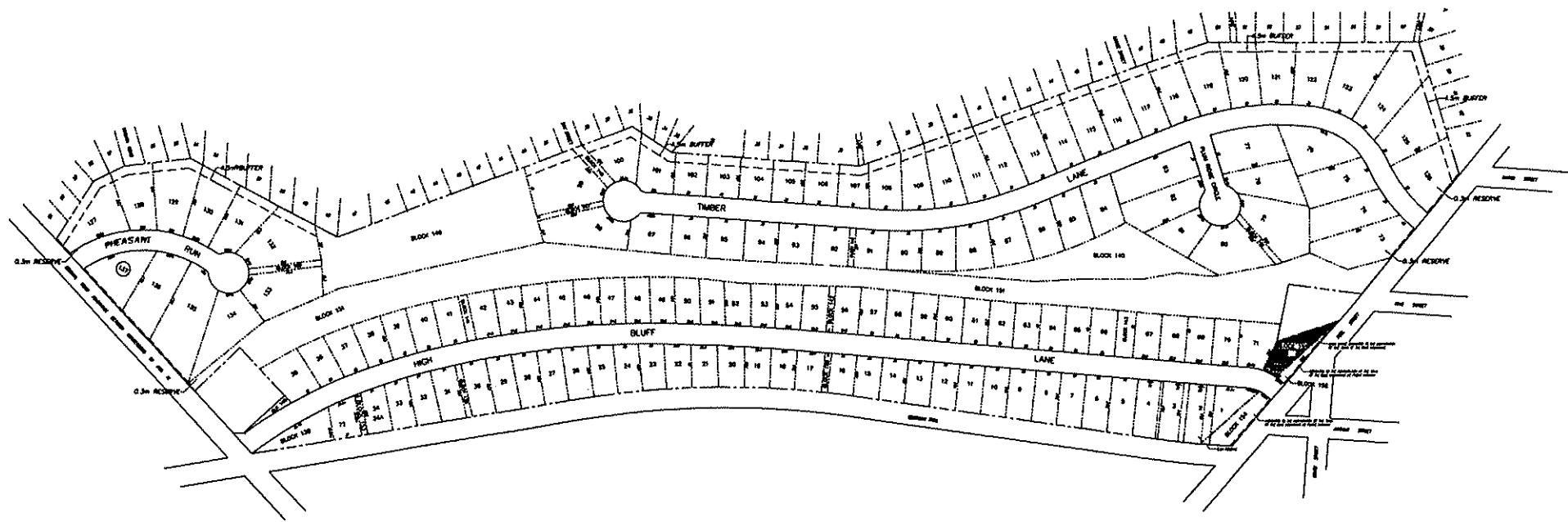
RECEIVED  
6.11.2006

**THE BOARD ORDERS** that draft plan approval shall now apply to the draft plan detailed in the plan prepared by Gamsby and Mannerow Limited, Drawing No. 1, dated and revised July 10, 2006, attached hereto as Attachment "1", subject to the revised conditions set out in Attachment "2" to this Order;



SECRETARY

ATTACHMENT "1"



REVISED DRAFT PLAN  
 LOTS 1 --72 AT 5 LOTS PER DESIGNATED ha  
 LOTS 73 - 137 AT 4 LOTS PER DESIGNATED ha  
 31.1 ha± - 137 LOTS

NOTES:

NO.	DATE	REVISION DESCRIPTION	CHECKED
4	JULY 16/04	SECOND SET OF RED-LINE REVISIONS	J.V.B.
3	MAY 26/04	GENERAL REVISIONS	J.V.B.
2	APR. 23/04	RED-LINE REVISIONS	J.V.B.
1	JUNE 27/04	ADDED LOT 12 & LOT RE-NUMBERING	J.V.B.



TRAILWOOD SUBDIVISION  
 THE TOWN OF THE BLUE MOUNTAINS  
 (FORMERLY THE TOWNSHIP OF COLLINGWOOD)  
 COUNTY OF GREY  
 REVISED DRAFT PLAN

**GAMSBY AND MANNEROW LIMITED**  
 CONSULTING PROFESSIONAL ENGINEERS  
 GUELPH - ONTARIO SOUND - LISTOWEL

DRAWN BY: L.N.M.	APPROVED BY: K.A.C.	PROJECT NO.:	DRAWING NO.:
DESIGNED BY: J.V.B.	DATE: MAY 23, 2003	SCALE:	1



ATTACHMENT "2"

## ONTARIO MUNICIPAL BOARD

At the request of William Dolan, Jerome Sprackman and others, the Minister of Housing has referred to the Ontario Municipal Board under Section 44 of the *Planning Act*, R.S.O. 1970, c.349, a proposed plan of subdivision application by Perspective Developments Limited and Portilla Estates Limited with respect to lands comprising parts of Lots 35 and 36, Concession 10, in the Township of Collingwood (now The Town of The Blue Mountains)

Minister's File No. 42T-80006

O.M.B. File No. S802473

## Suggested list of Conditions of Draft Approval:

1. Draft approval will issue on the basis of the plan attached hereto as Schedule A, being a red lined plan of subdivision updated to July 10, 2006 by Gamsby and Mannerow Limited, Consulting Engineers. Such subdivision plan to include:
  - a) A walkway, shown as Block 146 on the attached plan, to be provided from the northern roadway to the open space areas to the south;
  - b) The walkway on the western cul-de-sac to be relocated to the lot to the north;
  - c) A 30 foot municipal easement to be provided from the end of the middle cul-de-sac to the Bay Street road allowance (emergency access). Subdivision Agreement to provide that the municipality may open and utilize the said easement lands at Council's discretion.
2. That the road allowances included in this draft plan and Blocks 154 and 156 shall be dedicated to the Town as public roads.
3. That the streets shall be named to the satisfaction of the municipality.
4. That a 0.3 metre reserve be conveyed to the municipality along the flankage of Lots 1, 73, 126, 127, and 135 to 137 where they abut Peel Street in the road allowance between Concession 10 and 11.

5.
  - a) That Blocks 138, 139, 141 through 153 and 155 be conveyed to the Municipality.
  - b) Block 140 shall be added to the abutting lands to the north to create a single lot at no expense to the owner of such lands.
6. That the owner pays up to five percent (5%) of the land value included in the plan to the municipality for park purposes as a cash in lieu of all or a portion of the conveyances authorized by Section 51 of the Planning Act.
7. That before the Board's final approval, the area to be subdivided be zoned to reflect the uses as shown in the draft plan in an appropriate restricted area by-law passed by Council and either:
  - a) Submitted to and approved by the Ontario Municipal Board, or
  - b) In effect in accordance with Section 34 (21) of the Planning Act and include provision for the following:

The lots along the northern boundary of the subdivision plan shall contain a 4.5 metre buffer strip as shown on the attached plan. In Block 149, the buffer strip shall be 10.6 metres. This strip shall be zoned Private Open Space and the zoning shall prohibit the erection of any buildings or structures in the strip, except for necessary public services.

8. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of The Town of the Blue Mountains (formerly the Township of Collingwood) concerning the provision of roads, installation of services and drainage.
9. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
10. Phasing:

That the development of the plan be phased to the satisfaction of the municipality.

No development to occur north of the Lake Nipissing shore cliff (shown as Block 151 on the attached plan) until building permits for forty percent (40%) of the lots south of the said shore cliff have been issued.

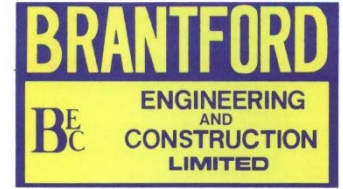
11. That the subdivision agreement between the owner and the municipality be registered against the lands to which it applies once the plan of subdivision is registered.

12. That the subdivision agreement between the owner and the municipality shall require on site landscaping satisfactory to the municipality:

The subdivision agreement shall contain a provision which prohibits the removal or destruction of trees and bushes in the said buffer strip. The subdivision agreement shall also contain a provision requiring notice in writing to each prospective purchaser of the lots affected by the foregoing prohibition. In addition, trees on the lots will not be cut until building permits are issued for individual lots except as may be required by public agencies.

13. a) That prior to final approval, a storm water management plan, acceptable to the Ministry of the Environment and the Grey/Sauble Conservation Authority and the Town be prepared, to address the quality and quantity of drainage from the subdivision and limit effects on lands to the north.
- b) That the subdivision agreement between the owner and the municipality contain provisions in wording satisfactory to the Town and the Grey/Sauble Conservation Authority implementing the storm water management plan required under 13 (a).
- c) Such storm water management plan shall confirm to the satisfaction of the Town and the Grey/Sauble Conservation Authority that there will be no adverse impact, during and after construction, on the drainage of the existing lots on Cameron Street caused by storm water run-off from the new subdivision.
14. That the subdivision agreement between the owner and the municipality contain provisions satisfactory to the Grey/Sauble Conservation Authority stating that:
- a) There be no destruction of vegetation on the face of the old shore cliff except where necessary for the construction of services;
- b) Should construction noted in 14 (a) be necessary, that remedial stabilization and re-vegetation satisfactory to the Grey/Sauble Conservation Authority be carried out immediately after such construction.
15. That before the Board's final approval is given, it is to be advised in writing by the Town of the Blue Mountains how conditions 1 through 14 inclusive have been satisfied.
16. That before the Board's final approval is given, it is to be advised in writing by the Grey/Sauble Conservation Authority how conditions 13 and 14 have been satisfied.

F:\Susan\Guay Blue Mtn OMB\MISC\DRAFT CONDITIONS JUN 2 04



## TRAILWOODS - FINAL PHASE

### CURRENT CONSTRUCTION EVENTS (April 18 2017 to August 15 2017)

**1. Location:** Timber Lane (west from Peel St)  
Pheasant Run (east of Lora Lane)

**Scope of Work:** Site Clearing; Earthworks;  
Civil Services Installation.

**Impacts:** Construction vehicle access to  
Timber Lane from Peel St  
Construction vehicle access to  
Pheasant Run from Lora Lane

### HOW WILL MY SERVICES BE AFFECTED?

Interruptions to Telephone, hydro, water, cable TV, sewer and gas services are not anticipated.

Interruptions to water and sewer services will be temporary only (8 hrs. max.).

Peel Street will be disrupted for the installation of civil services.

Residents will be notified well in advance with appropriate information.

### SAFETY

Brantford Engineering and Construction is required to conduct the work in a safe manner and in accordance with all federal, provincial and local laws. We ask that you take extra caution during the construction period to ensure everyone's safety.

### WHO DO I CALL IF I HAVE A PROBLEM?

#### **Brantford Engineering and Construction**

Contact: Vince Nampholc, Site Superintendent  
Phone: 519.759.1160  
Address: 54 Ewart Avenue, R.R. #8  
Brantford, ON

#### **CF Crozier & Associates**

Contact: Kevin Morris, P.Eng.  
Phone: 705.446.3510  
Address: 40 Huron Street, Suite 301, Collingwood

#### **Dunn Capital Corporation**

Contact: Ken Hale  
Phone: 705.445.1660 x232  
Address: 40 Huron Street, Suite 302, Collingwood

## FAQ's

- **Buffer strip:**

There is a 4.5m buffer strip along the North Property Line of Trailwoods/ Southern Property Line of Cameron Street residences. This buffer was put in place by the Ontario Municipal Board and is secured through the Zoning By-Law.

- **Drainage Swale:**

A drainage swale has been reviewed by the MOECC, the GSCA, and the TOBM to run parallel to the southern edge of the above mentioned Buffer strip for Trailwoods. The swale runs along lots 102-123 and is designed to convey flow to the Bay.

- **Stormwater Management – where is water directed?**

The drainage swale is directed to the outlet adjacent to 256 Cameron Street. Stormwater from Pheasant Run is directed to ditches along Lora Lane.

- **Development Timing:**

The total timing of the project is anticipated to be 4 months. All applicable Federal, Provincial, and Municipal laws with respect to hours of operation, noise, dust control etc. will be strictly adhered to by the Contractor and enforced by the TOBM.

- **Bay Street Restoration:**

Upon completion of the WaterMain connection at Cameron Street, Bay Street will be restored with a pedestrian granular path approximately 5m wide, planted with native seed mix and trees.

- **Street lighting:**

The internal lighting will be installed to the specifications of the TOBM including any requirements for energy efficient lighting (LED), dark sky (full cut off fixtures), and illumination levels.