



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 16th, 2020

Travis Sandberg
Town of Blue Mountains
PO Box 310 – 32 Mill Street
Thornbury, ON
N0H 2P0
*Sent via E-mail

RE: Confidential Pre-Consultation Application P2877
20 Alice Street
Town of the Blue Mountains
Applicant/Owner: Andrew Pascuzzo

Dear Mr. Sandberg,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The purpose of this application is to consider a site-specific zoning amendment to permit the conversion of the existing structure into eleven (11) residential apartment dwelling units. The amendment proposes to re-zone the subject lands from the existing R1-1-1 residential zone into an R3 exception residential zone in order to permit an apartment building. The amendment does not propose to alter the limit of the existing Hazard zone boundary currently applied to the property. The lands are also subject to concurrent site plan application P2878.

Section 1.4 of the PPS speaks to the need for primary settlement areas to provide a range of mixed housing options and densities. Section 1.4.3 states

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents,

including *special needs* requirements and needs arising from demographic changes and employment opportunities; and

2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;

The proposed development can support in achieving the above policies within the PPS. County planning staff encourage the development of medium density rental units that will accommodate a variety of users and increase mix housing options within our designated growth areas.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans

3) This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

6) *Intensification* opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt *intensification* strategies to ensure that the residential *intensification* targets identified in Section 3.4.1 of the Official Plan are met. *Intensification* strategies in Primary Settlement Areas shall enable:

a) Brownfield redevelopment;

b) 'As-of-right' permissions in official plans and zoning by-laws for *second units* (see Section 4.2.5);

c) The *development* of vacant and/or *underutilized lots* within previously developed areas;

d) The expansion or conversion of existing buildings.

County planning staff have no concerns with the proposed development and encourage the development of rental housing within our primary settlement areas. Further comments should be received from The Town of The Blue Mountains.

Appendix A of Recolour Grey indicates that the subject property is within 'Intake Protection Zone – 2' (IPZ-2). IPZ's are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to 7. IPZ's are shown on Appendix A of this Plan and further information can be found in the local source protection plans. IPZ-2 s policies shall not constrain the subject application; therefore, County planning staff have no concerns.

Appendix B indicates that the subject property is contains and is adjacent to 'Significant Woodlands'. Section 7.4 of Recolour Grey states,

1) No *development or site alteration* may occur within *Significant Woodlands* or their *adjacent lands* unless it has been demonstrated through an *environmental impact study*, as per Section 7.11 of this Plan, that there will be no *negative impacts* on the natural features or their *ecological functions*.

County planning staff recommend receiving comments from the Conservation Authority regarding the Significant Woodlands. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law - <https://www.grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County planning staff have not identified any additional concerns with the subject proposal at this time. Although, based on the very limited details shared with the County, and depending on the any potential changes made to the application at the time of formal submission, staff may have further comments or concerns, including the requirement for further studies.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Hibahussain

Hiba Hussain
Planner

[Redacted]
[Redacted]

www.grey.ca

From: [Jacob Kloeze](#)
To: [Travis Sandberg](#)
Cc: [Trevor Houghton](#); [Tanya Staels](#); [Andrew Sorensen](#)
Subject: Re: Development Review Committee Circulation - June 4th, 2020 20 Alice Street East
Date: Wednesday, June 3, 2020 11:25:40 AM
Attachments: [image003.png](#)
[image006.png](#)

Hello Travis,

After review of the attached documents, our office offers the following comments:

- the subject property is not regulated by our office, and not subject to currently identified natural hazards
- significant natural heritage features identified on and/or adjacent to the subject property include Significant Woodlands as mapped in the County of Grey Official Plan, and the adjacent lands to this feature (120 metres). As per the Grading and Servicing Plan prepared by Capes Engineering (Drawing No. C1, dated 20/04/20), site alterations are limited to landscaping, parking lot re-alignment, etc. and as such no negative impacts to the Significant Woodlands are anticipated.
- regarding stormwater, it is our understanding that there will be a nominal increase in impervious area (2%) and as such no impactful increase in runoff is anticipated. Regarding the parking lot, it is our understanding that it will be graded such that runoff will pool within the rear portion of the property. We recommend that an infiltration trench or similar feature be incorporated to encourage infiltration and reduce nuisance ponding. Broad soil mapping indicates coarse sandy loam soils in the area, so achieving adequate infiltration should be feasible.

Thank you,

Jacob Kloeze

Planning Technician, Environmental Planning and Regulations Department
Grey Sauble Conservation Authority
237897 Inglis Falls Road, Owen Sound, ON, N4K 5N6

[REDACTED]

Please be advised that Grey Sauble Conservation has closed its Administrative Office to the public and staff are working remotely. Please utilize email as the most reliable way to communicate at this time.

From: Travis Sandberg [REDACTED]

From: [REDACTED]
To: [Travis Sandberg](#)
Subject: ZBLA and Site Plan Application, 20 Alice St. E., The Blue Mountains
Date: Tuesday, May 12, 2020 4:18:58 PM

2020-05-12

Travis Sandberg

The Blue Mountains

, ,

Attention: Travis Sandberg

Re: ZBLA and Site Plan Application, 20 Alice St. E., The Blue Mountains; Your File No. TBD

Our File No. 86891

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In her absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations



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From: [Leyten, Martin \(MTO\)](#)
To: [Tanya Staels](#)
Cc: [Travis Sandberg](#)
Subject: RE: Development Review Committee Circulation - June 4th, 2020 20 Alice Street East
Date: Wednesday, May 20, 2020 7:58:05 AM
Attachments: [image004.png](#)
[image005.png](#)

Hello Travis and Tanya,

MTO has reviewed municipal file No: P2871 20 Alice Street East and it falls outside of the MTO's permit control area.

If you have any further questions, please do not hesitate to contact myself.

Thanks

Martin

From: Tanya Staels [REDACTED]
Sent: May 6, 2020 1:44 PM
To: Tanya Staels [REDACTED]
Cc: Travis Sandberg [REDACTED]
Subject: Development Review Committee Circulation - June 4th, 2020 20 Alice Street East

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Afternoon - Please be advised that the Town has received a complete site plan application and concurrent site-specific zoning amendment pertaining to 20 Alice Street East, Thornbury. This project will be discussed on **Thursday, June 4th, 2020**.

Please find below a sharefile link to documents received as part of the complete applications. Kindly forward your written comments to [REDACTED] and [REDACTED] by no later than **June 1st, 2020**.

Municipal File No:	P2871 20 Alice Street East
County File No.	N/A
Project:	20 Alice Street East - Apartment Units (11 Units)
Municipal/Legal Description:	20 Alice Street East (TOWN PLOT PT LOT 4 ALICE E/S, The Blue Mountains)
Applicant:	Andrew Pascuzzo, Pascuzzo Planning Inc.
Municipal Planner:	Travis Sandberg, Planner I

Project Description: The applicant is proposing to convert an existing funeral home building at 20 Alice Street East, Thornbury, into an eleven (11) unit residential apartment

From: [Rhodes-Munk, Judy \(MNRF\)](#)
To: [Travis Sandberg](#)
Cc: [Tanya Staels](#)
Subject: RE: Development Review Committee Circulation - June 4th, 2020 20 Alice Street East
Date: Monday, May 11, 2020 3:02:46 PM
Attachments: [image003.png](#)
[image006.png](#)
[image001.png](#)

Hello Travis,

This property is outside of the Niagara Escarpment Plan area and outside of Development Control. The NEC has no comment on the proposal.

Judy Rhodes-Munk

Senior Planner

Niagara Escarpment Commission

1450 7th Avenue | Owen Sound, ON | N4K 2Z1

Tel: 519-371-1014 **Fax:** 519-371-1009 **Website:** www.escarpment.org

Please let me know if you require communication supports or alternate formats.

In order to ensure a safe and secure environment for staff and clients and in response to recommendations by health professionals, the NEC offices are closed to the public until further notice. The NEC is continuing to provide services via email and telephone. Updates can be found on our website: <https://www.escarpment.org/Commission/COVID19>



Niagara Escarpment Commission

An agency of the Government of Ontario

To enable us to serve you better, please call ahead to make an appointment.

From: NEC Owen Sound (MNRF) <necowensound@ontario.ca>
Sent: May 6, 2020 2:39 PM
To: Rhodes-Munk, Judy ([REDACTED])
Subject: FW: Development Review Committee Circulation - June 4th, 2020 20 Alice Street East

From: Tanya Staels ([REDACTED])
Sent: May 6, 2020 1:44 PM
To: Tanya Staels ([REDACTED]) >
Cc: Travis Sandberg ([REDACTED]) >
Subject: Development Review Committee Circulation - June 4th, 2020 20 Alice Street East