A. Recommendations

THAT Council receive Staff Report PDS.20.31, “Update on Towns of Thornbury Site Plan Application”, for information purposes only.

B. Overview

This report provides information to Council about a Site Plan Application for the project known as “Towns of Thornbury” on the corner of Lansdowne, Louisa and Beaver streets. The application is under review by Town staff and the issues are in the process of being resolved. Through a Council Resolution on October 9, 2019, council decided that the Site Plan will be required to return to Council for approval, rather than delegated to Town staff. As a result, this application will be coming to Council for consideration in the near future.

C. Executive Summary

Application File #: P2784 (Site Plan Application)

Application Received: August 1, 2019

Application Deemed Complete: August 13, 2019

Official Plan Designation: Community Living Area (CLA)

Zoning Bylaw Category: R2-111-h33-h4a

Location: Part of Park Lot 10, RP 16R-1213, Geographic Town of Thornbury, Town of The Blue Mountains (corner of Lansdowne, Beaver and Louisa Streets)

The Town received a Site Plan Application for the Towns of Thornbury project on August 1, 2019. The proposal is for 23 townhouse units through a standard condominium. A previous zoning by-law amendment application rezoned the lands from the Development (D) zone to the Residential Multiple (RM1) zone with exceptions to limit the number of units to 23, allow Townhouses only and provide specific lot provisions (Attachment #3).
Committee of the Whole  
PDS.20.31  
April 21, 2020  
Page 2 of 4

Town Staff identified several issues with the initial application and worked with the applicant’s team through the Site Plan process towards resolution of most of these issues.

D. Background

A previous Zoning By-Law Amendment application rezoned the lands to from the Development (D) zone to the Residential Multiple (RM1) zone with exceptions. The Staff Report from that time is attached (Attachment #1) as well as the amending Zoning By-law (Attachment #3). The Zoning Amendment limited the number of units to 23, allow for Townhouses only, and provided specific lot provisions. Council also required the next phase of approvals be done through Council, rather than delegated to Town staff (Attachment #2).

Figure 1: Location Map

As part of the Town’s new Comprehensive Zoning By-law, the property’s zone was revised to Residential 2 Exception 111 (R2-111-h33-h4a). The lands have a two holding symbols: Holding symbol -h33 is site-specific and requires a Site Plan Approval and an Executed Site Plan Agreement prior to development of the lands. The h33 Holding Symbol will need to be removed once Site Plan Approval has been granted. Holding symbol -h4a relates to the Source Water Protection area. In this case, the proposed residential use is not an identified threat to source drinking water and does not limit the development of the lands, therefore the -h4a will remain in place.

E. Analysis

After receiving the initial application, Staff have worked with the applicant’s team on revisions in accordance with Town and Provincial Engineering Guidelines and Standards, the Town’s Zoning By-law, Community Design Guidelines, and other identified issues.

Some of the initial issues that were resolved:

- Providing safe access to the property on Lansdowne and Beaver
• Meeting engineering requirements relating to water, sewer, stormwater, traffic, appropriate driveway width, design and separation of infrastructure
• Off-site works that meet Town engineering standards
• Landscaping and providing appropriate regard for existing trees and vegetation on the property
• Conforming with the Town’s Zoning By-law for building type, setbacks
• Removing rooftop patios on the 3rd floor from the submission, based on comments received through the Zoning Amendment process

Some of the issues that Town staff are still working to resolve are minor engineering related matters, final landscape drawings and minor design revisions to be consistent with the Town’s Community Design Guidelines.

For Council’s information, Attachment #4 is the most recent Site Plan Drawing, Elevations, Renderings and Landscaping Plan. Planning Staff are working with the applicant’s team on the remaining items and anticipate the final site plan drawings will be ready for Council’s review at an upcoming Committee of the Whole meeting.

F. The Blue Mountains Strategic Plan

Goal #3 - Support healthy lifestyles; Objectives: 1. Increase the range of housing choices and promote housing affordability and 2. Manage growth and promote smart growth

Goal #4 – Promote a culture of organization and operation excellence; Objectives: 2. Improve internal Communications across our organization.

G. Environmental Impacts

None.

H. Financial Impact

No impact at this time. Future development approvals may increase tax base and the need for Town Services.

I. In consultation with

Trevor Houghton, Manager of Community Planning, Brian Worsley, Manager of Development Engineering and Nathan Westendorp, Director of Planning and Development Services.

J. Public Engagement

The Site Plan Application which is the topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. The previous Zoning By-law Amendment was subject to a Public Meeting on
March 12, 2018, and those who provided email contact information to the Town with their comments on the Zoning By-law Amendment Application were advised of this report.

Comments regarding this report should be submitted to Denise Whaley, planning@thebluemountains.ca.

K. Attached

1. Staff Report PDS.18.86
2. Council Resolution October 9, 2019
3. Zoning By-law amendment 2018-54
4. Site Plan Application Drawings: Site Plan, Elevations, Renderings and Landscaping Plan – Submission Received February 27, 2020

Respectfully Submitted,

______________________________
Denise Whaley, MSc MCIP RPP
Planner II

______________________________
Nathan Westendorp, MCIP RPP
Director of Planning and Development Services

For more information, please contact:
Denise Whaley, planning@thebluemountains.ca
A. Recommendations

THAT Council receive Staff Report PDS.18.86, Zoning By-law Amendment – Towns of Thornbury; and

THAT Council enact a Zoning By-law Amendment to rezone the lands at Part of Park Lot 10, West Side of Louisa Street (Town Plot of Thornbury) from Development (D) to Residential Multiple Exception (RM1-56) to permit the development of 23 Townhouses.

B. Overview

The purpose of this report is to provide follow-up information to Council on a zoning by-law amendment application, requesting permission to allow up to 23 townhouses on the lands at the corner of Beaver, Lansdowne and Louisa Streets.

C. Executive Summary

Application File #: P2600

Application Received: January 1, 2018 Application Deemed Complete: February 5, 2018

Official Plan Designation: Community Living Area (CLA)

Zoning Bylaw Category: Development (D)

Location: Part of Park Lot 10, RP 16R-1213, Geographic Town of Thornbury, Town of The Blue Mountains (corner of Lansdowne, Beaver and Louisa Streets)

The Town received an application for Zoning By-law amendment and Plan of Subdivision review. The Plan of Subdivision Application proposed to create a total of 6 blocks of land, with a development of 23 townhouse units. A proposed zoning by-law amendment application requested to rezone the lands from the Development (D) zone to the Residential Multiple (RM1) zone, or other appropriate zoning category, to allow for the development of the 23 townhouse units, with site specific provisions to permit reduced setbacks.
The Plan of Subdivision application with the County of Grey has subsequently been withdrawn. The proposal is now seeking to proceed only with a standard Plan of Condominium, rather than freehold lots on a Condominium Road.

D. Background

The developer pre-consulted with Town Staff in the summer of 2017 about development of a condominium townhouse project on the lands. Application requirements were given as well as general policy direction of the Official Plan for these lands.

Location
The property is at the corner of Lansdowne, Louisa and Beaver streets, in a transitional area, adjacent to low density residential uses, and across from medium density residential and commercial uses (Foodland and LCBO). Louisa Street is not a year-round maintained road at this time. Figure 1 shows the location of the property in Thornbury. Figure 2 is an aerial photo of the property and the area. Note the brown “gravel” area is the location of the current Foodland and LCBO (aerial photo is from 2015).

Figure 1: Location Map (Thornbury)

![Figure 1: Location Map (Thornbury)](image)

Figure 2: Aerial Photo of Proposal Area

![Figure 2: Aerial Photo of Proposal Area](image)
Proposal Details
The proposal seeks to create a 23 unit townhouse development on the lands. Originally, the proposal was to include a plan of subdivision to establish freehold lots. After the public meeting the proposal was revised and the development is now proposed as a standard condominium, which means that subdividing lots is no longer part of the proposal. More information about proposed changes is in the Updates section of this report.

Approval of a development of this type will require both a zoning by-law amendment, to rezone the lands from the Development (D) zone, to a suitable residential zone and a Site Plan Application. As part of the Site Plan Approval, detailed engineering drawings will be required to deal with the off-site works, general servicing, Stormwater Management. A landscaping Plan and elevations will be also be required and as well as the final site plan drawing. Because this proposal is proceeding as a condominium, we understand that the developer will request a condominium exemption process through the County of Grey.

Public Meeting
The Town held a joint public meeting with the County of Grey for this proposal on March 12, 2018. As a result of the public meeting circulation, a number of comments were received, and several members of the public spoke to this application.

Agency Comments:
Grey Sauble Conservation Authority had no objection to the proposal. The GSCA requested a condition to final approval be that a final Stormwater Management Plan be prepared and implemented through the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority.

Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department had no objection or opposition to the proposed development.

Union Gas, Canada Post provided comments with recommendations for conditions to be added into final approvals. Hydro One had no concerns.

Grey County provided comments to this proposal now that the subdivision application has been withdrawn. They note the neighbourhood concerns and recommend that appropriate landscaping, massing/height and setbacks be considered in the amending zoning by-law, to ensure compatibility with surrounding land uses.

Public Comments:
Several letters were received prior to the public meeting and members of the public spoke at this meeting. Concerns were generally of the following nature:

- density – concern it is higher than neighbouring townhouse properties (Apple Ridge, Rankins Landing, Far Hills etc.)
- height of the proposed buildings / that 3 storeys plus the site elevation was too high
- proposal is out of character for the area
- preference for entrance from Louisa
• traffic impacts from the development on Lansdowne street
• lighting for the parking lot bothering neighbouring properties
• aesthetics of the buildings
• effects of the development on adjacent lots
• reduced setbacks not in keeping with the area
• snow removal
• questions about greenspace and landscaping plans
• questions and concerns about the proposed retaining wall
• visual impacts of the buildings and retaining wall from the highway
• preference for fronts of buildings to be on Louisa

Other concerns:
• lack of sidewalks on Beaver Streets / pedestrian safety
• condition of Louisa street
• difficulties using the Beaver Street entrance to Foodland
• request for speed bumps on Lansdowne / limit traffic to 40km/h
• request for a traffic study for Lansdowne taking into account the Foodland property

Updates to the Proposal
Since the public meeting, to address public and town comments, some changes were made to the proposal.

• The retaining wall has been eliminated and the units will be staggered. Both of these changes should address the concern about a “wall effect” of houses with a retaining wall, seen from north of the property
• The proposal now is for a standard plan of condo and the subdivision application has been withdrawn. This means that the yards will be shared spaces (although may be “exclusive use” in the rear yards) and will eliminate the potential for individual fencing along back yards.

The setbacks have also been increased substantially:

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<td>4 m</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>3 m</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

*Based on individual lots by plan of subdivision. Provisions have changed based on lot reorientations and new plan for standard condo.
The number of proposed units (density), number of storeys and entrance from Lansdowne remain the same.

E. Analysis

This section provides the staff analysis on based on the relevant legislation and policies and summaries are provided in the following sections. Detailed document review is attached as Attachment #3.

Planning Act
The Planning Act gives municipal Council’s the authority to pass zoning by-laws under section 34 of the Act. The Planning Act also require that Council in making planning decisions have regard for matters of Provincial Interest in Section 2 of the Act, and have regard for the Official Plans that apply to the lands. Staff have review these sections of the Planning Act and have no concerns.

Provincial Policy Statement (PPS 2014)
The Provincial Policy Statement (PPS) provides more detailed policy direction on matters of provincial interest related to land use planning and development. Within the PPS framework, the subject property is located in a settlement area. The PPS supports a wide range of uses within Settlement Areas, acknowledges these as areas for the focus of growth and development, and that their vitality and regeneration shall be promoted.

The PPS also provides for intensification and redevelopment of settlement areas, supporting development Density within these areas using land and resources efficiently and appropriate infrastructure and public services. Policies also provide for promotion of appropriate development standards to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

In the case of this development proposal, the subject lands are an area designated in the Official Plan for development of residential uses. The proposal townhouses on full municipal water and sewer services. Although the services are not currently at the property they are nearby. Services are not available at the property front, however this proposal would extend services to the property from just down the street at Victoria. Staff are satisfied that the proposal is consistent with Provincial Policy.

Official Plans
County Official Plan
The property is designated Primary Settlement Area in the County’s Official Plan. Within the County’s Plan, a variety of urban land uses are supported on full municipal water and sewer services, including commercial, industrial, institutional and residential. Policies support development of Greenfield areas at a minimum density of 20 units per net hectare. The plan deferred detailed development policies to the Town’s Official Plan.
Town Official Plan
The property is designated Community Living Area in the Town’s Official Plan. The Community Living Area designation allows for a variety of residential housing types. As shown in Figure 3, the property is adjacent to the Downtown designation. Policies in the Plan support new residential developments in greenfield areas at a minimum of 20 units per hectare in Thornbury. Townhouse dwellings are permitted in the Community Living Area designation at a density range of 25 – 40 units per hectare with a maximum of 3 storeys. Staff note that the proposal is just under the maximum density of approximately 39.6 units per hectare.

Figure 3: Official Plan Map Excerpt

The proposal would be considered “intensification” within the Town’s Plan. Intensification, which is increasing the number of residential units allowed on the lands (if it allows single detached and Townhouses are proposed, this is “intensification”), is encouraged by Provincial Policy and the Town’s Official Plan, within a set of development criteria. The criteria for consideration are found in section B3.1.5 “Infill, Intensification and Greenfield Development”. Under this section, within exiting residential neighbourhoods may be redeveloped but the development needs to respect the existing character of the neighbourhood. This does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Intensification policies of B3.1.5.3 have been reviewed in detail which is attached in Attachment #2.

Staff are satisfied that the proposed rezoning is consistent with the County and Town’s Official Plans.

Zoning By-law
The lands are currently zoned Development (D). The purpose of the D zone is to hold development until certain conditions are in place (such as servicing, road construction), and/or to ensure that proposed development moves forward appropriately for the area (for example, large parcels are developed or subdivided in an efficient and comprehensive manner).
The D zone then requires that development proposals be rezoned to another suitable zone prior to moving forward. In this case, the applicant has requested Townhouses, with a Residential Multiple zone proposed. Reviewing Figure 4 below, the area around the subject lands contains a diversity of existing zones, including Residential (R3), General Commercial (C2), Development (D) and Residential Multiple (RM1).

Figure 4: Thornbury Zoning By-law 10-77 Map Excerpt

The applicant’s planner has prepared a draft Zoning By-law amendment based on the new revisions to the plan. Staff have further refined this by-law and a draft is attached to this report as Attachment #4. Staff are satisfied that the increased setbacks proposed is more in keeping with the neighbourhood and Zoning By-law.

Other Matters
Staff provided feedback on this proposal based on public and internal comments. As noted earlier in this report, the applicant made a number of modifications in response to feedback. Staff note that the most recent site plan is not an approved site plan drawing – with more detailed engineering design, some features may change. A final landscape plan with detailed plantings will be required.

However, generally Planning Staff are satisfied that townhouses can fit on this property. It should be noted that this property is in a transitional area, moving from residential to commercial downtown. The property overlooking the Foodland parking lot, with a mixture of residential uses nearby. The property has good access to downtown, Arthur Street / Hwy 26, trails, parks and amenity areas. Staff note that the concerns about lack of sidewalks warrant consideration, however the existing situation on Beaver Street is outside the scope of this development application.

In addition, the development of staggered buildings with variation in heights working with the exiting topography (within the by-law maximum of 3 storeys) will ensure that the massing of buildings and overall look is not overwhelming to the surrounding area. Staff note there are
other three storey buildings (example Far Hills) within the area that have been integrated into the existing neighbourhood.

Lastly, options for disposal of Louisa Street to be incorporated into this development were considered. However the applicant did not consider this a feasible option, given the condition of Louisa Street, size of the road allowance and timing of this application.

Conclusions
Staff are satisfied that the proposal is consistent Provincial Policy, and generally conforms general to the intent and direction of both the County and Town’s Official Plans. Final design of the project with additional details (such as landscaping) will be determined through the Site Plan application.

F. The Blue Mountains Strategic Plan

The recommendations in this report support the following goal and objectives of the Town’s Strategic Plan:

Goal #3: Support Healthy Lifestyles
Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability
Objective #3 Manager Growth and Promote Smart Growth
Objective #4 Commit to Sustainability

G. Environmental Impacts

None at this time.

H. Financial Impact

None at this time.

I. In consultation with

Town Planning staff consulted with Agencies and other staff through the Planning Act notification process.

J. Public Engagement

The Town held a public meeting for this proposal on March 12, 2018. Staff gave notice of this report to everyone who provided comments at the Public Meeting, and anyone who has asked to receive notice regarding this matter.

K. Attached

1. Comments Received
2. Detailed Planning Analysis
3. Draft Updated Site Plan
4. Draft Zoning By-law

Respectfully submitted,

Denise Whaley, MSc MCIP RPP
Planner II

John Metras, Q.C.
Town Solicitor

For more information, please contact:
Denise Whaley
planning@thebluemountains.ca
519-599-3131 extension 262
October 9, 2018

Moved by: Joe Halos               Seconded by: John McGee

THAT Council receive Staff Report PDS.18.86, Zoning By-law Amendment – Towns of Thornbury; and

THAT Council enact a Zoning By-law Amendment to rezone the lands at Part of Park Lot 10, West Side of Louisa Street (Town Plot of Thornbury) from Development (D) to Residential Multiple Exception (RM1-56-h) to permit the development of 23 Townhouses; and

THAT Site Plan Approval for this development, being Towns of Thornbury, be brought back to Council for approval, CARRIED.

CERTIFIED TO BE A TRUE COPY

Krista Royal, Deputy Clerk
The Corporation of the Town of The Blue Mountains

By-Law Number 2018 – 54

Being a By-law to amend Zoning By-law No. 10-77 which may be cited as the “Town of Thornbury Zoning By-law” with respect to the lands legally known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury.

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 10-77;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Map 3 to Schedule ‘A’ to the Town of Thornbury Zoning By-law, being By-law No. 10-77 as amended, is hereby further amended by rezoning the lands known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury, from the Development (D) zone to the Residential Multiple Exception (RM1-53-h) Zone, with holding symbol, as shown on Schedule “A-1”.

2. Section 26 of the Town of Thornbury Zoning By-law No.10-77 is further amended by adding the following subsection:

“53. Notwithstanding the provisions of Section 6, Section 11 and any other provisions to the contrary, the lands zoned Residential Multiple (RM1-56-h) are subject to the General Provisions and provisions of the RM1 zone, with the exception of the following special provisions:

Permitted Uses:
   a) Townhouse Dwellings
   b) Uses, buildings and structures accessory to the permitted uses

Maximum Number of Dwelling Units:
   a) 23 Dwelling Units

Yard Requirements:
   a) Minimum Front Yard 6.0 Metres
   b) Interior Side Yard 4.0 Metres
   c) Exterior Side Yard 4.0 Metres
   d) Rear Yard 7.5 metres

General Parking Provisions for Residential Uses:
   a) Parking shall be permitted in a Front Yard, outside of a driveway area
   b) Parking areas shall be setback a minimum of 1.2 metres from a side lot line

Number of Driveways:
   a) Maximum number of driveways is (2).”

3. In accordance with Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Holding ‘h’ symbol shall not be removed from the whole or part of the lands until such time as:
   a) The Town has granted Site Plan Approval, and
   b) A Site Plan Agreement with the Town has been executed, to ensure the development proceeds in accordance with the approved plans and drawings.
4. That Schedule ‘A-1’ is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 9th day of October, 2018

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-54 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of October, 2018.

Dated at the Town of The Blue Mountains, this 9th day of October, 2018.

Corrina Giles, Clerk
Town of The Blue Mountains
Schedule A-1

By-Law No. 2018-54

Legend

- Subject Lands of this Amendment Area to
- be rezoned from D to RM1-56-h

[Map showing the areas to be rezoned]
October 9, 2018

Moved by: Joe Halos       Seconded by: John McGee

THAT Council receive Staff Report PDS.18.86, Zoning By-law Amendment – Towns of Thornbury; and

THAT Council enact a Zoning By-law Amendment to rezone the lands at Part of Park Lot 10, West Side of Louisa Street (Town Plot of Thornbury) from Development (D) to Residential Multiple Exception (RM1-56-h) to permit the development of 23 Townhouses; and

THAT Site Plan Approval for this development, being Towns of Thornbury, be brought back to Council for approval, CARRIED.

CERTIFIED TO BE A TRUE COPY

Krista Royal, Deputy Clerk
The Corporation of the Town of The Blue Mountains

By-Law Number 2018 – 54

Being a By-law to amend Zoning By-law No. 10-77 which may be cited as the “Town of Thornbury Zoning By-law” with respect to the lands legally known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury.

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 10-77;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Map 3 to Schedule ‘A’ to the Town of Thornbury Zoning By-law, being By-law No. 10-77 as amended, is hereby further amended by rezoning the lands known as Part of Park Lot 10, Southwest Side of Louisa Street, in the Town of Thornbury, from the Development (D) zone to the Residential Multiple Exception (RM1-53-h) Zone, with holding symbol, as shown on Schedule “A-1”.

2. Section 26 of the Town of Thornbury Zoning By-law No.10-77 is further amended by adding the following subsection:

“S3. Notwithstanding the provisions of Section 6, Section 11 and any other provisions to the contrary, the lands zoned Residential Multiple (RM1-56-h) are subject to the General Provisions and provisions of the RM1 zone, with the exception of the following special provisions:

Permitted Uses:
   a) Townhouse Dwellings
   b) Uses, buildings and structures accessory to the permitted uses

Maximum Number of Dwelling Units:
   a) 23 Dwelling Units

Yard Requirements:
   a) Minimum Front Yard 6.0 Metres
   b) Interior Side Yard 4.0 Metres
   c) Exterior Side Yard 4.0 Metres
   d) Rear Yard 7.5 metres

General Parking Provisions for Residential Uses:
   a) Parking shall be permitted in a Front Yard, outside of a driveway area
   b) Parking areas shall be setback a minimum of 1.2 metres from a side lot line

   Number of Driveways:
   a) Maximum number of driveways is (2).”

3. In accordance with Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Holding ‘h’ symbol shall not be removed from the whole or part of the lands until such time as:
   a) The Town has granted Site Plan Approval, and
   b) A Site Plan Agreement with the Town has been executed, to ensure the development proceeds in accordance with the approved plans and drawings.
4. That Schedule ‘A-1’ is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 9th day of October, 2018

[Signature]
John McKean, Mayor

[Signature]
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-54 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 9th day of October, 2018.

Dated at the Town of The Blue Mountains, this 9th day of October, 2018.

[Signature]
Corrina Giles, Clerk
Town of The Blue Mountains
Schedule A-1

By-Law No. 2018-54

Legend

- Subject Lands of this Amendment Area to
- be rezoned from D to RM1-56-h

[Map showing the area to be rezoned from D to RM1-56-h]
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</table>

GENERAL NOTES

1. DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE PROPERTY BOUNDARY EXISTING DECIDUOUS TREE TO BE RETAINED AND PROTECTED.

2. TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1 METER OF UNDERGROUND UTILITIES OR SERVICES ARE TO BE HAND DUG.

3. ACTUAL LAYOUT OF TREES SHALL BE IN ACCORDANCE WITH THE FOLLOWING 'TABLE OF OFFSETS' (TREES TO BE PLANTED ON PRIVATE PROPERTY, 1.5M MINIMUM OFFSET FROM THE BACK OF CURB):

4. THIRD SUBMISSION FEB. 26/20 AB ON L9Y 5A6 RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALING.

5. ALL PLANTING TO BE IN ACCORDANCE WITH NOTES AND DETAILS ON LD-1.
1. Trees were inventoried and visually assessed for general health on February 24, 2020.
2. The rating of the tree does not constitute a guarantee of the longevity of the tree.
3. At the time of construction, all trees to be removed shall be marked by the contractor and confirmed by the owner or arborist prior to removal.

TOWNS OF THORNBURY
TOWN OF THE BLUE MOUNTAINS

TREES INVENTORY

<table>
<thead>
<tr>
<th>No</th>
<th>Common Name</th>
<th>Scientific Name</th>
<th>DBH (mm)</th>
<th>Canopy Rating</th>
<th>Condition</th>
<th>Baseline Rating</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>100 30</td>
<td>4.5</td>
<td>Poor</td>
<td>3.0</td>
<td>Fair location, small trees, disease, splitting</td>
</tr>
<tr>
<td>2</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>140 30</td>
<td>3.0</td>
<td>Fair</td>
<td>3.0</td>
<td>General health, disease, splitting</td>
</tr>
<tr>
<td>3</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>100 30</td>
<td>5.0</td>
<td>Very Good</td>
<td>3.0</td>
<td>Disease, splitting</td>
</tr>
<tr>
<td>4</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>200 30</td>
<td>5.0</td>
<td>Fair</td>
<td>3.0</td>
<td>General health, disease, splitting, dieback</td>
</tr>
<tr>
<td>5</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>250 30</td>
<td>4.5</td>
<td>Good</td>
<td>3.0</td>
<td>Disease, splitting</td>
</tr>
<tr>
<td>6</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>300 30</td>
<td>3.0</td>
<td>Poor</td>
<td>3.0</td>
<td>General health, disease, splitting</td>
</tr>
<tr>
<td>7</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>350 30</td>
<td>2.5</td>
<td>Fair</td>
<td>3.0</td>
<td>General health, disease, splitting</td>
</tr>
<tr>
<td>8</td>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
<td>400 30</td>
<td>2.0</td>
<td>Poor</td>
<td>3.0</td>
<td>General health, disease, splitting</td>
</tr>
</tbody>
</table>

NOTES

1. Trees marked as healthy and considered non-removable have been marked as such.
2. Trees marked as in poor condition are excluded from this listing.
3. Trees marked as healthy but with potential issues have been marked as such.
4. Trees marked as non-reliable are considered non-removable and have been marked as such.

115 Sandford Fleming Drive,
Suite 200, Collingwood,
ON L9Y 5A6
Tel. 705.445.0422
inquiry@envision-tatham.com

ET119007-1
CHECKED:
DRAWN:
DESIGN:
DATE:

CONTRACT DRAWINGS
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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TOWNS OF THORNBURY
TOWN OF THE BLUE MOUNTAINS

TREE INVENTORY

<table>
<thead>
<tr>
<th>Job No.</th>
<th>Issue No.</th>
<th>Rev.</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>AB1</td>
<td>ISSUED FOR CLIENT REVIEW AUG. 01/19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AB2</td>
<td>FIRST SUBMISSION AUG. 02/19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AB3</td>
<td>SECOND SUBMISSION NOV. 07/19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AB4</td>
<td>THIRD SUBMISSION FEB. 26/20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
1. All materials are specified in the general planting notes.

2. Do not allow air pockets when backfilling.

3. Prevent movement of roots when backfilling. 

4. Corrective prune to retain natural form of tree as directed by the landscape architect, including removal of dead, broken, or crossing branches. Do not remove more than 20% of live canopy.

5. For trees planted within 1.5 m of an existing tree, 300 mm beyond rootball. For trees planted within 1.5 m of a building or other structure, 1.5 m beyond rootball. For trees planted within 1.5 m of a tree, 300 mm beyond rootball.

6. No tree pits shall be left open overnight.

7. Stakes and ties to be removed one year after planting.

8. creators shall be provided with a copy of the plans. They shall be responsible for the correctness of the plans as they are provided to the customer. Any discrepancies must be reported to the consultant before commencing work. Drawings are not to be scaled.

9. During dry weather, protect sod from drying out and torn grain shall be planed or sanded smooth.

10. Ensure finished sod surface is flush with adjoining face.

11. On slopes, lay sod sections longitudinally along contours of slope and not less than 4 pegs per square meter with pegs driven to 50 mm above soil.

12. Step fence panels to a maximum of 150 mm at posts.

13. Concrete footings shall conform to acceptance conditions are fulfilled.

14. Water sod immediately after laying to obtain moisture penetration into top 100 mm of topsoil.

15. Provide close contact between the sod and the underlying root zone mix by rolling with a light saucer and adjacent surface when backfilling.

16. Ensure that non-specified vegetation shall not invade the site.

17. Remove wooden sod pegs after sod has established.

18. Provide sodding shall occur within a week of topsoil.