



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: June 25, 2018
Report Number: PDS.18.73
Subject: Parkbridge-Craigleith
Applications for Draft Plan of Subdivision, Zoning By-law
Amendment, Part Lot Control and Site Plan Approval
Part Lot 21, Concession 2
42T-2016-10, P2433
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.73, entitled “Parkbridge-Craigleith, Applications for Draft Plan of Subdivision, Zoning By-law Amendment, Part Lot Control and Site Plan Approval, Part Lot 21, Concession 2, 42T-2016-10, P2433, Town of The Blue Mountains”; and

THAT Council support the Application for Draft Plan of Subdivision and the Conditions to Draft Plan Approval and enact a Zoning By-law Amendment to rezone the subject lands in accordance with the recommendations from Staff Report PDS.18.73.

Or

THAT Council defer a decision on the Parkbridge-Craigleith development project for the following reasons:

- 1.
- 2.
- 3.

Or

THAT Council refuse Applications for Draft Plan Approval, Zoning By-law Amendment, Part-Lot Control and Site Plan Approval for the following reasons:

- 1.
- 2.
- 3.

B. Overview

The purpose of this report is to provide a recommendation to Committee of the Whole on applications for Draft Plan Approval, Zoning By-law Amendment, Part Lot Control By-law and Site Plan Approval.

C. Background

Parkbridge Craigleith submitted applications for Draft Plan Approval, Zoning By-law Amendment, Part Lot Control By-law and Site Plan Approval in December 2016. A modification to the original application was completed through updated set of applications and supporting documents. The revised application was received in April 2017.

Together the applications propose to create three parcels (blocks) of land. Two parcels comprise of the Nipissing Ridge that would provide environmental protection and used to identify the future location of a public trail along the base of the Ridge. The third parcel proposes to be developed with 211 residential units (up from 208 units) consisting of 45 single detached residential units and 166 townhouse units. The proposed residential units would be offered as life lease community homes with each unit being located on an individual land lease. A unit purchaser would own, while Parkbridge-Craigleith would lease the land the unit sits on to the purchaser. Parkbridge-Craigleith would retain ownership and management responsibility for the entire development site.

The Zoning By-law Amendment proposes to rezone the subject lands from the Development 'D', Hazard 'H' and Residential 'R3' zone to a Mixed Residential Use (single detached and townhouse dwellings), Hazard 'H' and Private Open Space 'OS2' zone

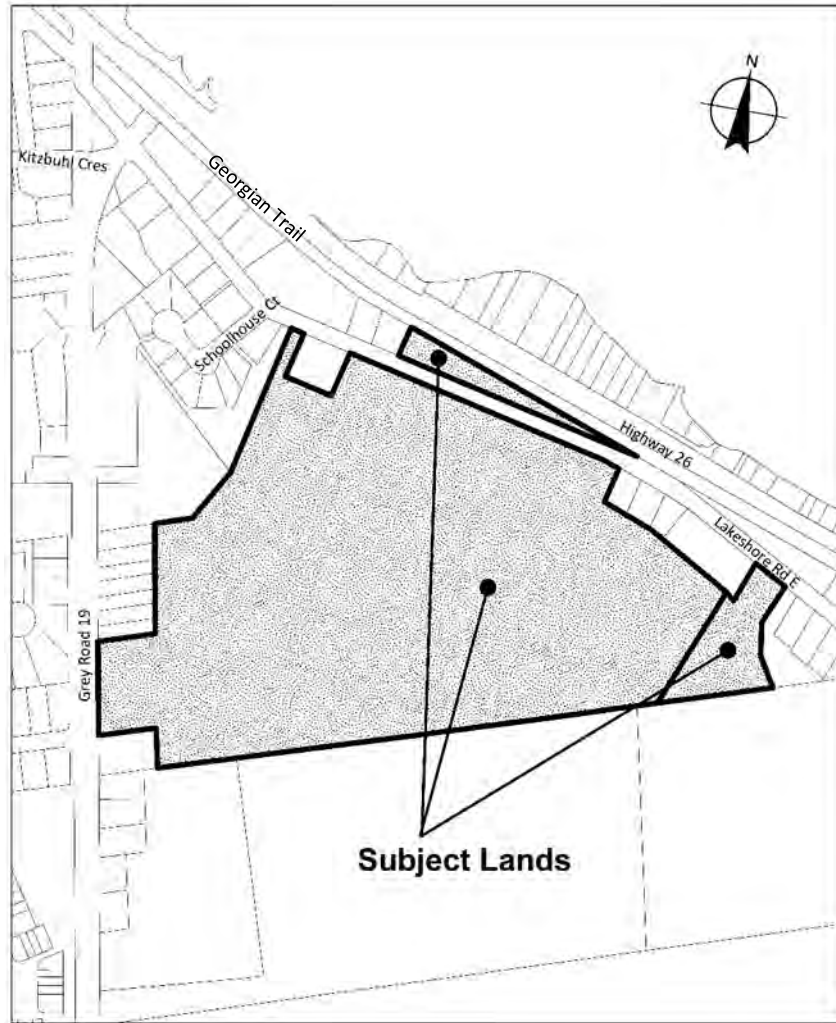
The application for Part Lot Control is seeking approval to create interests in land such as easements and land leases to exceed the maximum 21 year limit under Section 50(7) of the Planning Act. Parkbridge-Craigleith wishes to offer lease terms for up to 99 years for its future residents.

The application for Site Plan Approval will finalize the details of development including development areas, protection areas, open space areas, phasing and on-site and off-site technical design and construction requirements. These details of development would be finalized through a future Site Plan Agreement.

The legal description of the property is Part of Lot 21, Concession 2, Including: Part Lot 161, Lot 172, Part Lot 173, and East Part Lot 169 Plan 529, in the former geographic Township of

Collingwood, now in the Town of The Blue Mountains. A triangle parcel on the north side of Lakeshore Road East was added to the project. In the April 2017 update.

Location



The applications have been filed by Parkbridge Lifestyle Communities Inc., and DC Slade Consultants Inc. is representing the applicant.

Proposed Site Plan



(Visit <https://www.grey.ca/planning-development/planning-applications> for a full version of the Site Plan and all other submitted materials.)

The applications were deemed complete by the Town and County of Grey in January 2017. Notice of the applications and submitted materials were then circulated to agencies, the general public, and posted to the Town and County websites. The applications were then modified and resubmitted in April 2018. Notice of the revisions were sent to the previous circulation list, plus those who provided the Town with comments and an email address. In support of the applications the Town received the following materials: Updated Site Plan, Landscape Analysis, Updated Site Phasing Plan, Planning Justification Report, Architectural drawings, Functional Servicing and Stormwater Report, Updated Functional Servicing and Regional Stormwater Report, Environmental Impact Study, Slope Stability Assessment, a series of Archaeological Assessments, Traffic Impact Study, Updated Traffic/Roads Assessment, Trails Concept Plan, Geotechnical Reports, and Butternut Health Assessments.

The subject lands are vacant and consist of naturally regenerating former agricultural lands, watercourses and the Nipissing Ridge. Areas of historical significance and a man-made pond also exist on the property. The lands are surrounded by existing and proposed residential development. Lands to the north of the property are currently occupied by Lakeshore Road, the Georgian Trail, Highway 26, residential uses and Georgian Bay. Lands to the east are occupied by single detached residential units as well the currently vacant development site recently approved for a residential subdivision known as Eden Oak-Trailshead. Lands to the south are occupied by the Nipissing Ridge and a planned residential community known as Home Farm proposed by MacPherson Homes. Lands to the west are occupied by the Schoolhouse

Court subdivision. To the northwest is an established residential area abutting Old Lakeshore Road.

D. Analysis

Provincial Policy Statement

The Provincial Policy Statement 2014 (PPS) provides direction on appropriate development, effective land use and long term economic prosperity while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and promote resilient communities.

Building strong and healthy communities includes a need to provide efficient development and land use patterns that promote cost effective development patterns and standards to minimize land consumption and servicing costs. Residential uses should include an appropriate range and mix of housing types and densities. All development must support active transportation and consider transit supportive uses. (PPS Section 1.1.1 and 1.1.3). Settlement areas shall be the focus for growth. Opportunities for intensification must be identified and must consider local conditions. New development shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. (PPS Section 1.1.3.3 to 1.1.3.6, and 1.4).

Municipal water and municipal sewer systems are the preferred form of servicing for settlement areas. (PPS Section 1.6.6.2)

Transportation systems must ensure the safe and efficient movement of people and goods including the use of existing infrastructure, active transportation and transit. (PPS Section 1.6.7).

Ontario's long term prosperity, environmental health and social well-being depend on conserving and protecting natural and cultural resources. Natural features and areas shall be protected for the long term. Development and site alteration shall be limited or not permitted within restricted natural areas. (PPS Section 2.1). Cultural resources such as archaeological areas and heritage properties should be conserved. (PPS Section 2.6).

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage. (PPS Section 3.0 and 3.1.1(b)).

The proposed applications submitted by Parkbridge-Craigleith appear to provide for the efficient use of land by maximizing the development potential of the lands in terms of balancing the need to provide open space and recreational uses with an appropriate density, providing a new housing type (leasehold) and a range of housing densities (single detached and townhouse dwellings). Active transportation has been addressed through the provision of public and private trails offering a range of trail experiences and connections (new and future) to other trails, development properties and nearby amenities. Transit is available along Grey Road 19

and Lakeshore Road East. Consideration through the Site Plan Process will confirm if a transit stop can be provided or relocated along the transit route to also efficiently serve Parkbridge-Craigleith as well as the surrounding area. Municipal water and sewers are proposed to service the site, the internal private road system will include connections to County Road 19 and an emergency access will be available to Lakeshore Road East. Natural and Cultural areas have been reviewed through an Environmental Impact Assessment and a series of Archaeological Assessments. The results from these studies established development limits including minimum buffer distances from the natural and cultural areas. These studies have been reviewed and accepted with modifications by the Ministry of Natural Resources and Forestry, the Ministry of Tourism Culture and Sport and First Nations Communities. Detailed review comments from the Grey Sauble Conservation Authority remain outstanding and the Town and County are awaiting their feedback.

Planning Staff are therefore satisfied that the proposed Applications for Draft Plan Approval, Zoning By-law Amendment, Part Lot Control, and Site Plan Approval will be consistent with the Provincial Policy Statement. The detailed Technical Review of the final site plan and engineering design is still outstanding. Planning Staff recommend that Council defer a decision on the Site Plan Approval and the Site Plan Agreement until this stage is completed.

Niagara Escarpment Plan

The Niagara Escarpment Plan provides land use policies to guide development while ensuring the preservation and enhancement of the Niagara Escarpment as an internationally recognized World Biosphere Reserve. Key objectives of the Plan are to maintain and enhance the natural environment and the open landscape character of the escarpment and adjacent lands. New development is permitted subject to the land use designation requirements to ensure compatibility with the purpose of the Plan. (Niagara Escarpment Plan, Page 1 to 3)

The subject lands are designated "Escarpment Recreation Area" which recognizes those areas of existing and potential recreational development associated with the Escarpment. Permitted uses include those uses listed under the Town of The Blue Mountains Official Plan. New development must not generate substantial negative impact on environmental features, and must be designed and located in a manner so as to preserve the natural, visual and cultural characteristics of the area. Site design and layout must also be in harmony with and maintain the existing character of the escarpment landscape. (Niagara Escarpment Plan, Section 1.8 and 2.2).

In support of the requirements of the Niagara Escarpment Plan, Parkbridge-Craigleith has submitted (in addition to the documents listed above) a Visual Impact Assessment and Landscape Analysis. Detailed comments from the Niagara Escarpment Commission are still outstanding. Planning Staff recommend that consideration of the Site Plan Applications be deferred until such time as detailed comments are provided and that any recommendations may be consolidated into the final version of the Site Plan Approval documents. As a condition to Draft Plan Approval, the completion of a Visual Impact Assessment and Landscape analysis must be completed with recommendations implemented through Zoning and the Subdivision and Site Plan Agreements as necessary.

County of Grey Official Plan

The County of Grey Official Plan is intended to guide development within the whole of the County of Grey and provides broad policy framework for local Municipal Official Plans, Secondary Plans and by-laws. The policy framework encourages strong healthy communities, and new development growth while maintaining and protecting environmental and economic resources. (Grey County Plan, Section 1.1) The subject lands are designated “Recreational Resort Area”. New development must enhance the recreational amenities of the area by providing new facilities for a variety of forms of recreation. More detailed land use policies are directed to the Town of The Blue Mountains Official Plan. (Grey County Plan, Section 2.6.7 and 2.5.2)

Housing policies encourage a wide variety of housing types and densities. The County also encourages intensification, mix of compatible land uses, good environmental practices and public safety to maintain a mix of housing by both type and tenure. (Grey County Plan, Section 1.8)

Development policies direct compatible development with historic areas / archaeological sites ensuring adverse impacts to heritage resources are mitigated through conservation or preservation in advance of development. (Grey County Plan, Section 2.6.2(12))

The County of Grey policy direction further refines the direction in the Provincial Policy Statement. Planning Staff note that the County Plan puts further emphasis on the need for recreational amenities of the area. Parkbridge-Craigleith has proposed to add public recreation by providing public trails through the site and connections to the area trail networks. Private recreational uses include private trails and a number of private community features such as a clubhouse building with amenity areas, green space throughout the development, recreational storage, and access to area trails and amenities. Planning Staff are therefore satisfied that the proposed development will provide suitable public and private recreational amenities and therefore will comply with the County of Grey Official Plan.

Comments from the County of Grey Planning and Development Department and the Transportation Services Department are provided later in this report.

Town of The Blue Mountains Official Plan

The primary purpose of the local Official Plan is to provide the basis for managing growth that will support and emphasize the Town’s unique character, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains. There are two planning principles that essentially provide the basis for effective land use planning. First is that planning authorities establish a range and mix of uses in appropriate locations to support the establishment of a complete community. The second involves planning for healthy communities where residents and employees are encouraged to lead more healthy lifestyles because of the provision of a range and mix of uses, recreational amenities and open space areas. (2016 Official Plan Section A1). Growth and Settlement policies directs new

development to areas with full municipal services, to encourage infilling, intensification and redevelopment in appropriate areas and with appropriate built form and design. New housing developments must consider a full range of housing choices to meet the needs of present and future residents in support of the complete communities. (2016 Official Plan Section A3.3 and A3.10).

The subject lands are designated 'Residential/Recreational Area' and 'Hazard Lands' within the Town of The Blue Mountains Official Plan. (2016 Official Plan Section B3.7 and B5.4). Permitted uses under the 'Residential/Recreational Area' designation include a range of housing types from single detached dwellings up to townhouse and low-rise multiple units. Recreational uses including lands/facilities such as parks, open spaces, trails, and recreational facilities are also permitted. Residential development is directed at a maximum density of 10 units per gross hectare and a requirement for a minimum open space component of 40%. The density and open space requirements encourage the clustering of residential development with a strong focus on the open space component in the design of the development and in support of enhancing the areas landscape and open space character. The calculation for the density and open space components is based on the entire land holding. Lands designated as Hazard, Wetlands and Escarpment may be included in the open space component but shall be excluded from the Gross Hectare density calculation. Development policies under the 'Residential/Recreational Area' designation must be accompanied with supporting materials including a landscape analysis to address existing vegetation elements, measures to ensure the visual quality of the area is preserved, and to describe mitigation measures to avoid any adverse visual impacts. Recreational uses including the creation of trails should minimize the amount of clearing of existing vegetation.

The purpose of the 'Hazard Lands' designation is to identify those lands having inherent environmental hazards such as flood, erosion or any other physical condition that may pose risks for the occupant, property damage or social disruption if developed. Development on Hazard Lands are strictly controlled. The Official Plan recognizes that the location of the Hazard Lands designation can be altered in consultation with the Conservation Authority and be updated in the implementing Zoning By-law.

Section C.9 to the Official Plan also requires the completion of an Environmental Impact Study (EIS). The purpose of the study is to describe the sites natural features and ecological functions, identify their significance and describe how they could be affected by development. The EIS shall demonstrate that there will be no negative impacts resulting from the proposed development on these areas.

Part D to the Official Plan provides our General Development Policies. Section D1 identifies that the preferred means of servicing is by full municipal water and sewer services. Section D2 provides policy direction on roads and transportation. Parkbridge-Craigeith is located on both a County Road (Grey Road 19) and a local municipal road (Lakeshore Road East). Traffic Impact Studies may be required to support development applications to ensure that the impacts of the development on the adjacent road network are addressed. Active Transportation and Public Transit considerations are also important components to building healthy and active communities. Section D3 identifies the requirements for archaeological assessments and

consultation with aboriginal communities. Archaeological assessments are required for all new development. Section D4 outlines the requirements for a Plan of Subdivision. Policies direct subdivisions that are appropriate and in the public interest. Section D5 speaks to community design objectives and design policies. It is the desire of Council through the Official Plan to enhance the quality and vibrancy of life of current and future residents of the Town. Development should be based on good design principles and enhance the unique character of the Town. Parkland and Open Space are described in Section D6 to the Plan. Policies describe the high priority of connectivity between parks and open space areas through land dedication and/or trail access. Dedication of new parkland is in accordance with the Planning Act where 5% of the land or a cash-in-lieu payment will fulfill the parkland dedication requirement. Land is preferred where larger regional parks are required. Cash-in-lieu is preferred where funds can be collected and used to purchase larger parkland parcels and shorefront elsewhere in the municipality. Section D7 provides policy direction on housing, requiring the Town to monitor the housing supply in the municipality and maintain a ten-year supply of land. To date, this reporting has not yet been completed. Section D7.3 identifies that new housing shall provide a range of housing types and that a housing mix shall be encouraged.

The Official Plan must be considered in its entirety, and new development approvals must conform to the Town of The Blue Mountains Official Plan.

Planning Staff has reviewed the Official Plan objectives and policies, and offers the following:

Range and Mix of Housing

The Parkbridge-Craigleith development provides a range and mix of housing through a unique form of home ownership. Residents own their home and lease the land from Parkbridge-Craigleith. This ownership model is slowly becoming more common in Ontario, with Parkbridge-Craigleith alone managing 119 total residential and resort communities across Canada. Within the Parkbridge-Craigleith development, a mix of housing types consisting of single detached, loft townhouse, and back to back townhouses are proposed. Parkbridge-Craigleith also incorporates neighbourhood amenities, event programming and property management within their communities

Density, Intensification and Built Form

Maximum permitted density is 10 units per gross hectare. The three combined properties that comprise of the Parkbridge-Craigleith lands have a total area of 27.1 ha and a gross area of 20.9 ha. (all calculations verified through the Town GIS system). The gross area includes all lands designated for development under the Official Plan and excludes all Hazard, Wetland and Escarpment lands. 211 units are proposed, and Planning Staff are satisfied that the proposed density conforms to the direction of the Official Plan. No further intensification can be accommodated on the lands as the development is being built out to its maximum permitted density. Built form is comprised of clustered residential development with generous amounts of open space provided throughout the development.

Parks, Recreation, Trails and Open Space

The Draft Plan and Site Plan has been reviewed internally by Town Staff Departments concluding that a public park is not planned for or required on the Parkbridge-Craigleith lands. Under the Planning Act, and as a condition to Draft Plan Approval, it is recommended that a 5% cash-in-lieu of parkland be paid to the Town to acquire public parkland at an alternative location.

Public Trails have been provided with an east-west trail linkage along the base of the Nipissing Ridge. This trail will connect Grey Road 19 near the Bannerman / Schoolhouse Court development, through Parkbridge-Craigleith, HomeFarm, Eden Oak, and eventually connect to Monterra Road. This trail is intended to be a limestone 2 metre wide trail, with final construction details to be provided through the Site Plan Approval and Technical Review process. A second public trail will be provided in a north-south orientation connecting Grey Road 19 near the entrance to the Parkbridge-Craigleith development to the Georgian Trail. A number of private trails will also be located throughout the development serving the needs of the local Parkbridge-Craigleith residents.

A minimum of 40% open space is required through the Official Plan. Open space can consist of the undeveloped portions of the lands including the Hazard lands associated with the ridge and area watercourses, areas of archaeological significance, trails and ponds / stormwater management areas. Planning Staff are satisfied that a minimum of 13.0 ha or 48% of the development will remain as open space and are directly zoned for hazard and open space uses.

Active Transportation and Transit

As described above, Public Trails are incorporated into the development improving the network of alternative transportation routes in the area. Parkbridge-Craigleith residents, and area residents will benefit from the improved trail connectivity which may lead to less dependence on automobiles for local trips.

It is noted that the existing Blue Mountains – Collingwood transit link passes the site along Grey Road 19 and Lakeshore Road East. Currently the transit system includes stops at Blue Mountain Inn and Lakeshore Road East. It would appear that the Lakeshore Road East stop is within 100 metres of the Parkbridge-Craigleith development site. Through the Site Plan Approval process, the transit stop should be reviewed for access, accessibility and suitability of stop location. Transit enhancements could be considered to provide better connectivity to existing and proposed area trails. It is also noted that an aging population can benefit from having an easily accessible transit stop.

Roads and Transportation, Servicing, and Stormwater Management

Parkbridge-Craigleith has frontage onto Grey Road 19 and Lakeshore Road East. Both are open and maintained public streets. Within the development, all roads are proposed as private. Parkbridge-Craigleith would own and maintain all internal roads. Town Staff requested a Traffic Assessment report to review the need for public streets throughout some or all of the development and for connections to adjacent development lands. The Ministry of Transportation requested that no additional traffic be directed to Lakeshore Road East and then

to area Highway 26 intersections (particularly Lakeshore Road East / Highway 26). The Traffic Assessment reviewed three development options concluding that the ideal road pattern for Parkbridge-Craigleith is that all internal streets remain private and that the originally proposed road connection to Lakeshore Road East be converted to an 'emergency access road' only. The emergency access road would only be used when traffic is unable to access Grey Road 19.

A Traffic Impact Study has also been submitted and reviewed by the Ministry of Transportation and the County of Grey. Planning Staff are satisfied that the proposed road network and results from the traffic studies are appropriate for the development of the site. The County of Grey and Ministry of Transportation have also concurred with the results of these traffic reports and modifications to the Site Plan.

The water system was originally proposed to be looped between Grey Road 19 and Lakeshore Road East. The system would be public with a blanket easement in favour of the Town for access and maintenance. Infrastructure and Public Works has commented that their preference is that the system remain private with individual water connections for the upper lands and lower lands. A bulk meter and backflow preventer would need to be installed. The Town would still require permissions to maintain fire hydrants within the system. The internal sanitary system is proposed and accepted as private. Final details on the preferred servicing scheme will be finalized through the Site Plan Approval process to the satisfaction of the Town.

Stormwater Management was initially reviewed at a functional level for the Parkbridge-Craigleith lands only. Other Stormwater Management reports for MacPherson / Home Farm and Eden Oak / Trailshead were also recently completed. Along with some drainage concerns being raised early in the process, it was determined that a regional stormwater solution was preferred. Parkbridge-Craigleith, along with MacPherson / Home Farm and the work completed by Eden Oak / Trailshead led to a regional study for the area concluding with a number of recommendations to improve the overall stormwater drainage plan for the area. The report has been supported at the functional level, however the technical review along with acceptance by the Ministry of Transportation and Grey Sauble Conservation Authority is outstanding. Planning Staff recommend that a Draft Plan condition be added to address the final stormwater management requirements in accordance with the recommendations of the regional stormwater plan.

Environmental

An Environmental Impact Study has been completed for all three parcels that comprise of the Parkbridge-Craigleith lands. A Butternut Health Assessment was also completed and identified 15 endangered trees on the lands. The Ministry of Natural Resources and Forestry (MNRF) has reviewed the Assessment Report and concurs with the results of the Assessment and the required setbacks from Butternut trees. The Environmental Impact Studies also reviewed Significant Natural Heritage Features and potential Species at Risk. The two studies concluded that the development of the Parkbridge-Craigleith lands will not negatively affect the environmental features on the lands provided that minimum setbacks and vegetation are retained along the watercourses and Butternut trees. As a condition to approval, the

recommendations of the Environmental Impact Studies and MNRF shall be incorporated into the final Site Plan.

Archaeological

A total of nine archaeological reports have been completed for the Parkbridge-Craigleith lands ranging from Stage 1 and 2 up to preliminary Stage 4 studies. It has been universally recognized and accepted that there are significant areas of significant archaeological interest. The completed archaeological reports have been reviewed by First Nations communities and the Ministry of Tourism, Culture and Sport. Archaeological sites, buffer areas, and conditions have been incorporated into the Site Plan to protect the known sites and their adjacent areas, plus recognize that should any new archaeological areas of significance be found that further study/review/site plan modifications will be required. Representatives from the First Nations will also be present during clearing/grubbing and grading activities to further monitor buffering requirements and if any other areas of significance are found. In addition, a Conservation Easement has been requested and supported that will be incorporated into Site Plan and Draft Plan conditions to ensure First Nations access to these sites in perpetuity.

Township of Collingwood Zoning By-law

The subject lands are zoned Deferred Development 'DD' and Hazard 'H'. The 'DD' lands recognize the existing vacant lands only. No development including the construction of one single detached dwelling would be permitted on the lands. The Hazard 'H' lands recognizes the hazards associated with the slopes from the Nipissing Ridge.

The proposed application for Zoning By-law Amendment proposed to rezone the subject lands to permit the Parkbridge-Craigleith development by expanding and better recognizing the Hazard lands associated with the Ridge as well as the watercourses that flow through/adjacent to the lands. The proposed Hazard 'H' boundaries are consistent with the conclusions of the Environmental Impact Study and Updated Environmental Impact Study. All areas to be protected from residential development including the archaeological areas, stormwater management areas, and buffer areas are proposed to be zoned Private Open Space 'OS2' permitting passive outdoor recreational uses and some limited buildings not exceeding 50 square metres in size. The Development lands are proposed to be placed in a Residential 'R6-exception' zone. The exception will identify specific building envelopes within the By-law, and will recognize a maximum number of leasehold community homes, list the permitted dwelling types, and establish site specific requirements for the development of the site.

A Draft Zoning By-law Amendment has been attached to this Staff Report and Planning Staff recommend that should Council support the Parkbridge-Craigleith development, that the attached Zoning By-law be enacted at this time.

Notice of Applications, Public Open Houses and Public Meetings

The Parkbridge-Craigleith applications were received in December 2016. Notice of Application was circulated to Council, agencies and area residents in January 2017.

Two Public Open Houses were held at the Craigleith Community Centre and hosted by Parkbridge-Craigleith. The purpose of the Open Houses was for Parkbridge-Craigleith to meet with area residents, present their project, and answer questions regarding the development. The first open house was held in March 2017 to introduce the project, and the second open house was held in May 2018 to outline the changes to the project based on the original submission and updated studies that were completed. Two public meetings have been held with Committee of the Whole in May 2017 and June 4, 2018.

In response, the Town received 63 written comments plus additional verbal comments at the Public Meetings. Attachment #4 provides a consolidated summary of all comments received. Attachment #5 are all comments received. The majority of comments received were in objection to the project with concerns related to: drainage and stormwater management, traffic, protection of the environment, protection of the area character, density, ownership model and pricing, noise, and others. Please see the attachments for more details.

Based on the foregoing, Planning Staff recommends that the Draft Plan of Subdivision, Draft Plan of Subdivision Conditions and Zoning By-law Amendment be approved at this time. The conditions of approval must be satisfied prior to the Plan being registered, and further technical review and design in accordance with the Draft Plan Conditions must be completed through the future Site Plan Approval and Site Plan Agreement process.

Council also has the option to defer the application. Applications may be deferred if Council requires additional information, further staff review, or other reasons. Should Council wish to defer the applications, reasons for the deferral and direction to Town Staff will be required so that Staff can prepare an updated Staff Report for future consideration. Draft wording has been provided in the recommendation section.

Council also has the option to refuse the applications. Should Council wish to refuse the applications, reasons for the refusal are required including a written explanation of the refusal. If the decision of Council is appealed, the Local Planning Appeal Tribunal (LPAT) must have consideration to the decision of Council. Draft wording has been provided in the recommendation section.

For both the Notice of Passing or the Notice of Refusal, a brief explanation of the effect, if any, that the written and oral submissions made through the Planning process had on the decision of Council.

E. The Blue Mountains Strategic Plan

- Goal #3: Support Healthy Lifestyles
- Objective #1 Promote the Town as a Healthy Community
- 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

F. Environmental Impacts

It has been demonstrated that adverse environmental impacts can be avoided, and that there are opportunities for environmental enhancements to area drainage and stormwater controls.

G. Financial Impact

Nil

H. In consultation with

Public Meeting May 2017
Public Meeting June 2018
Development Application Review Team
Planning Review Committee

I. Attached

1. Draft Plan of Subdivision
2. Draft Plan Conditions
3. Draft Zoning By-law Amendment
4. Planning Staff Consolidated Summary of Comments Received
5. Written Comments Received

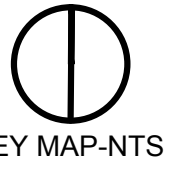
Respectfully submitted,

Shawn Postma
Senior Policy Planner

Michael Benner
Director of Planning and Development Services

For more information, please contact:
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519-599-3131 extension 248

DRAFT PLAN OF SUBDIVISION



DRAWING / MAP:
CRAIGLEITH RIDGE: PARKBRIDGE LIFESTYLE COMMUNITIES INC.
 TOWN OF THE BLUE MOUNTAINS

BLOCKS		
BLOCKS	Ha	Acres
A	1.53	3.78
B	1.05	2.59
C	24.13	59.55
D	0.64	1.58
TOTAL SITE AREA	27.32	67.51

LOT 172 AND PARTS OF LOTS 161 AND 173 - REGISTERED PLAN 529 (FORMERLY TOWNSHIP OF COLLINGWOOD) TOWN OF BLUE MOUNTAINS, COUNTY OF GREY.

- BLOCK A** - LANDS TO BE DEDICATED TO THE TOWN OF BLUE MOUNTAINS FOR A PUBLIC TRAIL
- BLOCK B** - LANDS TO BE DEDICATED TO THE TOWN OF BLUE MOUNTAINS FOR A PUBLIC TRAIL
- BLOCK C** - LANDS TO BE DEVELOPED VIA SITE PLAN (RESIDENTIAL AND OPEN SPACE, SEE SITE PLAN)
- BLOCK D** - LANDS TO BE DEVELOPED VIA SITE PLAN (RESIDENTIAL AND OPEN SPACE, SEE SITE PLAN)

Note: All areas shown area subject to rounding and may not add up to total

INFORMATION REQUIRED UNDER THE PLANNING ACT SEC. 51 (17)		
(a) As shown on plan	(g) As shown on plan	
(b) As shown on plan	(h) Municipal water supply	
(c) As shown on key map	(i) Soil is silty sand and sandy silt	
(d) Land to be used in accordance with land use schedule	(j) As shown on plan	
(e) As shown on plan	(k) Full municipal services	
(f) As shown on plan	(l) As shown on plan	

NO	ISSUANCE	DATE
01	DRAFT FOR SUBMISSION	Dec 13, 2016
02	DRAFT FOR SUBMISSION	May 1, 2018

OWNER'S CERTIFICATION
 Parkbridge Lifestyle Communities Inc. has authorized D.C. Slade Consultants Inc. to prepare and submit this Draft Plan of Subdivision to the County of Grey for approval.

 DATE

SURVEYOR'S CERTIFICATION
 I certify that the boundaries of the lands to be subdivided and their relationship to adjacent lands are accurately and correctly shown.

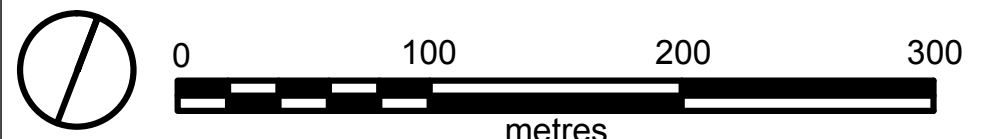
 DATE

CONSULTANT

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 info@planningalliance.com

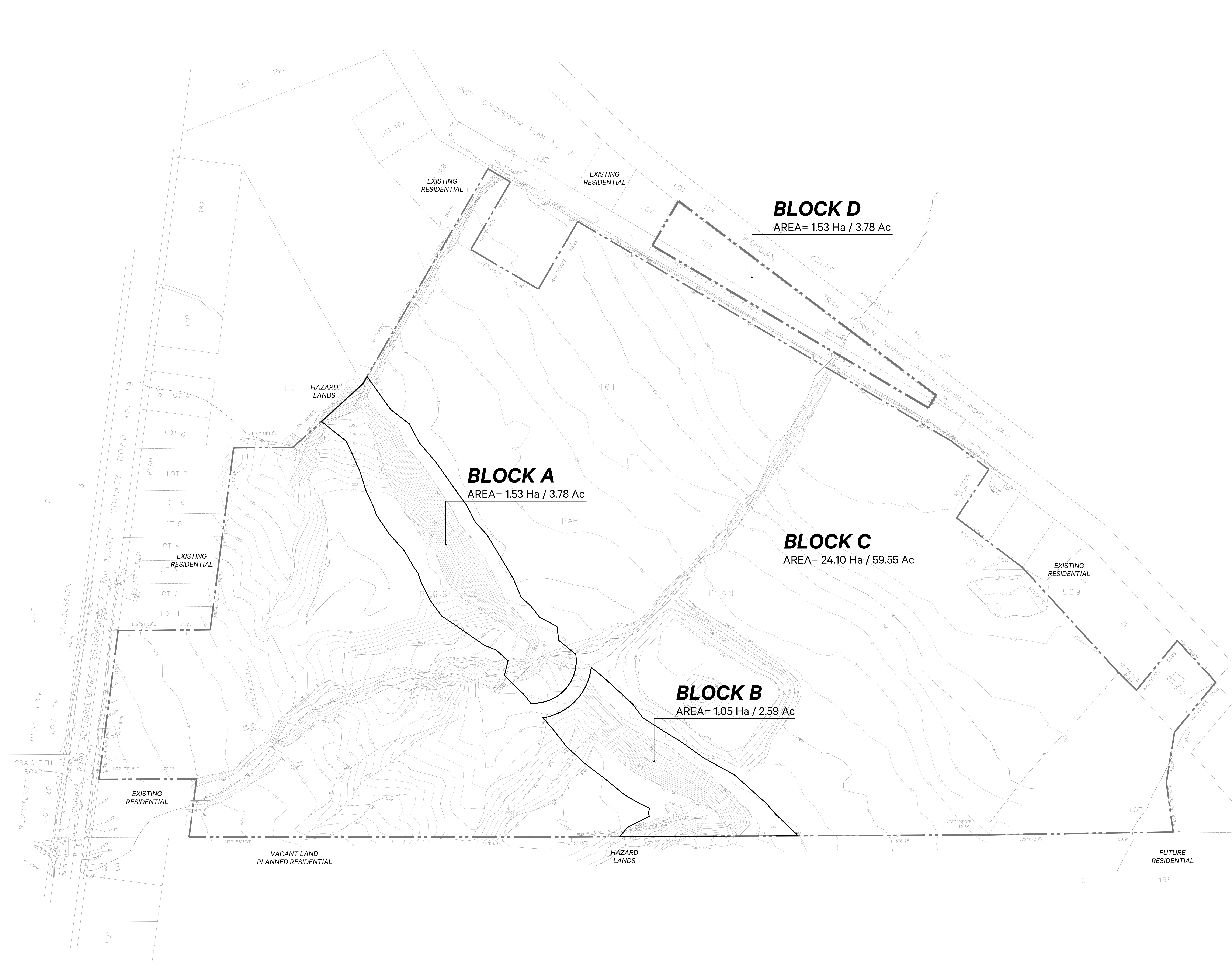
DESIGNER'S CERTIFICATE
 Plan designed and prepared by SvN

 Date May 1, 2018
 Drew Sinclair
 M Arch, OAA, MAA, SAA, MRAIC



Note:
 All measurements are in metres and can be converted to feet by dividing by 0.3048

DATE:	DRAWN BY:	CHECKED BY:	SCALE:	DRAWING NO.:
May 1, 2018	FP	DS	1:1250	D-03



Conditions for Draft Plan of Subdivision 42T-2016-10
Parkbridge-Craigleith (Parkbridge Lifestyle Communities Inc.)

1. That the Final Plan shall conform to Draft Plan of Subdivision File No. 42T-2016-10, as per drawing D-02 prepared by SvN dated December 2016 showing 3 Blocks (A,B,C), Block A and B as open space and a public trail and Block C to provide for a maximum of 211 residential units, private open space uses, storm water management facilities and private streets on Part of Lot 21, Concession 2, being Part Lot 161, 172 and 173, Registered Plan 529, (geographic Township of Collingwood) in the Town of The Blue Mountains, County of Grey.
2. That a suitable Subdivision Agreement be entered into between the Owner and the Town of The Blue Mountains. The agreement shall contain all matters set out as Conditions of Approval as deemed necessary in this Decision and any other matters as deemed appropriate by the Town of The Blue Mountains, including financial, legal, and engineering matters, including the installation of municipal services, landscaping and other requirements of the Town of The Blue Mountains, Grey Sauble Conservation Authority, Niagara Escarpment Commission and the County of Grey including the payment of all financial obligations.
3. That the Subdivision Agreement shall contain provisions related to the owner providing cash-in- lieu of parkland (5%) in accordance with the Planning Act.
4. That prior to final approval by the County a Traffic Impact Study is completed to the satisfaction of the Town of the Blue Mountains, the County of Grey and the Ministry of Transportation and that the requirements of the TIS be included in the Subdivision Agreement.
5. That prior to final approval by the County a Visual Impact Study is completed to the satisfaction of the Niagara Escarpment Commission and that the requirements of the VIS are included in the Subdivision Agreement.
6. That prior to final approval by the County, that appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan and the Town of the Blue Mountains Official Plan and that addresses, *inter alia*, the following:
 - i. An appropriate setback from watercourse 7,9 and 10;
 - ii. An appropriate setback from the base of the Nipissing Ridge;
 - iii. Any hazardous areas identified by the Grey Sauble Conservation Authority;
 - iv. The imposition of a Holding (-h) prefix to lifted upon identified conditions being met;

7. That prior to final approval by the County a Site Servicing Plan is prepared and the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains and the Ministry of the Environment and Climate Change.
8. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority.
9. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.
10. That the Subdivision Agreement include a clause requiring that the Owner provide an easement for an east-west public trail along the Nipissing Ridge and a north-south public trail between Grey Road 19 and the Georgian Trail.
11. That the private streets shall be named to the satisfaction of the Town of The Blue Mountains.
12. That prior to initiation of any site grading or servicing and prior to registration of the Plan, the Owner has prepared a Regional Stormwater Management report by a qualified consultant which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town of The Blue Mountains, Ministry of Transportation and the Grey Sauble Conservation Authority, and that said report be incorporated into the Subdivision Agreement with the Town. The report shall include:
 - i. Plans illustrating how the drainage system will tie into the drainage of surrounding properties;
 - ii. The stormwater management techniques which may be required to control minor and major flows;
 - iii. How external flows will be accommodated and the design capacity of the receiving system;
 - iv. Location and description of all outlets and other facilities which may require permits;
 - v. Proposed methods for controlling or minimizing erosion and siltation onsite and/or in downstream areas during and after construction;
 - vi. The technique to be utilized to ensure that all stormwater overland flow routes shall be restricted within roads or approved outlets only, and;

13. That prior to final approval by the County, the Owner has prepared a detailed soils investigation by a qualified geotechnical engineer to be submitted to the Town of The Blue Mountains.
14. That prior to final approval by the County the Owner shall submit to the Town the following;
 - i. A Phase 1 Environmental Site Assessment;
 - ii. A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 ESA
 - iii. A decommissioning report if contaminated material has been identified and is removed, or alternatively, a copy of the risk assessment together with a copy of the written acknowledgement of its acceptance by the Ministry of the Environment and Climate Change;
 - iv. A copy of a Record of Site Condition and confirmation of the filing of the record of Site Condition in the Environmental Site Registry.
15. That the Subdivision Agreement contains a requirement that a secondary emergency access point be provided beyond the 85th unit.
16. That the Subdivision Agreement contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town including but not limited to the following:
 - i. The appropriate horizontal and vertical alignments of all roads and underground services including their intersection geometrics;
 - ii. That suitable construction traffic routes are identified to the satisfaction of the Town;
 - iii. The street lighting system on all roadways be designed and constructed to the satisfaction of the Town.
17. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Infrastructure and Public Works department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailboxes and that the locations be included on the appropriate servicing plans.
18. That should Community Mailboxes be required, that the Subdivision Agreement contain further clauses requiring that the Owner install an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.

19. That the Subdivision Agreement include the requirement of a Site Plan Agreement prior to building permits being issued.
20. That the Subdivision Agreement include a section for Part Lot Control to permit land lease up to 99 years.
21. That prior to final approval, the Owner prepare a Landscape Analysis, Tree Preservation and Landscape Plan by qualified consultant to the satisfaction of the Town of The Blue Mountains, the Grey Sauble Conservation Authority the Niagara Escarpment Commission and the Ministry of Natural Resources and Forestry. The Landscape Plan shall include amongst other matters special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process and that said plan be incorporated into the Subdivision Agreement with the Town. The Landscape/Tree Preservation Plan will also need to address the protection of the butternuts to the satisfaction of the Ministry of Natural Resources and Forestry (MNRF)
22. That prior to final approval the required Archaeological reports are entered into the registry at the Ministry of Tourism, Culture and Support (MTCS).
23. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey.
24. That prior to final approval, a copy of the fully executed Site Plan Agreement between the Owner and the municipality shall be provided to the County of Grey.
25. Prior to the signing of the final plan by the County of Grey, the Town is to be advised that all Draft Plan conditions have been carried out to the Town's satisfaction.
26. If final approval is not given to this plan within five years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality and the County must be submitted to the Ontario Municipal Board, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
27. That the owner, submit to the Town of The Blue Mountains and County of Grey with a digitized copy of the Final Plan in a format acceptable to the County of Grey.

END

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood Zoning By-law"

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. 83-40;

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;

And Whereas pursuant to the provisions of Section 46 of the Planning Act, R.S.O. 1990, c. P.13, a By-law may be enacted under Section 34 of the Planning Act to permit more than one land lease community home on a parcel of land;

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

1. Map 24 to Schedule 'A' of the Township of Collingwood Zoning By-law 83-40 as amended, is hereby further amended by rezoning the subject lands to the Residential 'R6-286-h' Zone, Private Open Space 'OS2' Zone and Hazard 'H' Zone for those lands lying and being in the Town of The Blue Mountains, comprised of Plan 529 Part Lot 21 Concession 2, being Part Lot 161, 172 and 173 as indicated on Key Map Schedule 'A-1'.
2. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40, as amended, is hereby amended by adding Exception 286 as follows:

"286 Map 24 – Part Lot 20 and 21, Concession 2 (Parkbridge-Craigleith)

These lands shall be used for a maximum of 211 Land Lease Community Homes comprised of a minimum 45 single detached dwellings, and a minimum of 100 horizontally attached townhouse dwellings. A maximum 465 square metre Private Clubhouse, maximum 370 square metre Private Storage Facility and uses, buildings and structures accessory thereto are also permitted.

In addition to the list of permitted uses and required minimum yard setbacks of the Residential R6 Zone; and the minimum parking space requirements of Section 5.14, the following provisions shall apply:

- i. All buildings and structures shall be located within the Building Envelopes identified on Schedule 'A-1';
 - ii. The maximum permitted height shall be 9.5 metres for single detached dwellings, 11.0 metres for townhouse dwellings, 7.5 metres for the Private Clubhouse, 6.5 metres for the Private Storage Facility and 4.5 metres for all other buildings and structures;
 - iii. No building or structure shall be located any closer than 2.0 metres from a private road or any another building or structure;
 - iv. A minimum of 80 visitor parking spaces shall be provided;
3. In accordance with the provisions of 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 the following has been completed:
 - i. Execution of a Subdivision Agreement;

- ii. Registration of a Plan of Subdivision;
- iii. Execution of a Site Plan Agreement

Until such time as the Holding '-h' symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.

- 4. Notwithstanding the requirements of Section 3 above, a maximum of six (6) model home(s) may be constructed prior to the removal of the Holding '-h' Symbol provided that the owner enters into a Model Home Agreement to the satisfaction of the Town of The Blue Mountains.
- 5. 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 ____ day of _____, 2018

John McKean, Mayor

Corrina Giles, Clerk

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

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





Corrina Giles, Clerk



Town of The Blue Mountains

Schedule A-1

By-Law No. 2018- _____

-  Area affected by this amendment
-  Hazard 'H'
-  Private Open Space 'OS2'
-  Residential 'R6-286-h'

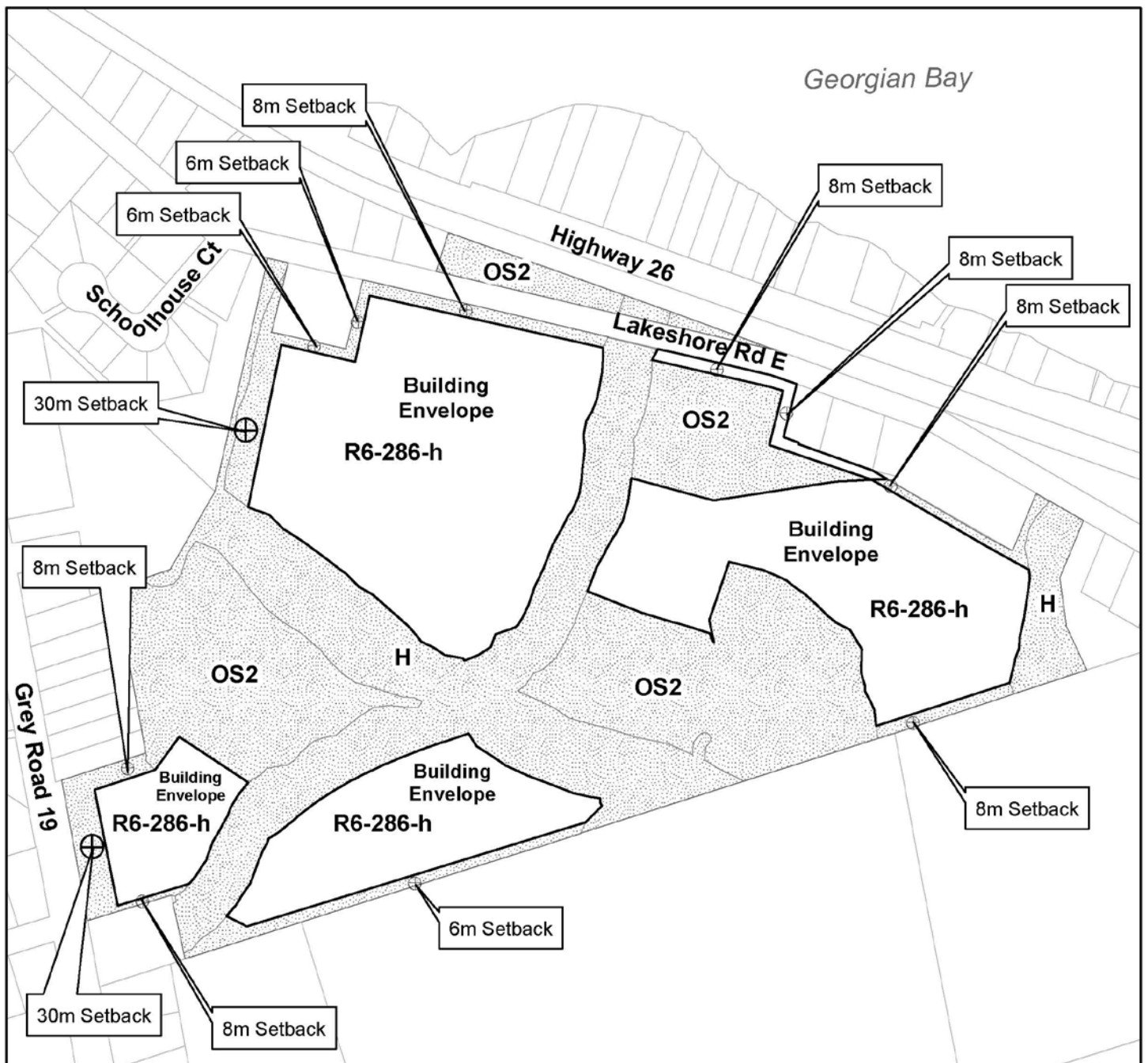




Town of The Blue Mountains

Schedule A-2

By-Law No. 2018- _____



Planning Staff Consolidated Summary of Comments Received

1. Natural Hazard areas associated with watercourses to be Zoned Hazard 'H'
2. Slope Stability studies required for structures that back on to the Nipissing Ridge
3. Stormwater Management Plan be completed
4. Vegetation Management Plan and Natural Heritage Feature Mitigation Plan be prepared
5. Grey Sauble Conservation Authority Permits are required prior to site alterations within regulated areas
6. Physical and visual impacts of development on the Escarpment to be minimized
7. Visual Impact Assessment to be completed to the satisfaction of the Niagara Escarpment Commission
8. Protection of Butternut habitat must be considered
9. Addition review should be completed regarding endangered bat species and their habitat
10. Minimum 30 metre setbacks should be provided from coolwater streams
11. No concerns from Hydro One
12. Ministry of Transportation requires permits within Permit Control Area
13. Ministry of Transportation requires additional time to review/comment on the Site Servicing and Stormwater Management Report
14. Water and drainage concerns including snow melt impacts and increased runoff
15. Quality control of storm runoff is a concern with soil erosion ending up along Georgian Bay shoreline
16. Increased traffic including noise and safety, intersection safety, and impact on character/quality of neighbourhood
17. Traffic Study assumptions appear to underestimate anticipated traffic counts
18. Existing zoning in the area should be maintained, no amendments should be considered if it results in negative impacts
19. Environmental impact regarding water management, habitat loss, light pollution
20. History of adjacent developments proceeding is poor. Clearing/grubbing, preservicing works completed and then projects not proceeding.
21. The pricing/affordability concept of land lease does not appear to be any cheaper than freehold
22. The design of the Parkbridge-Craigeleith lands does not match the area
23. A seniors only community is lacking appropriate services for this population demographic
24. The Nipissing Ridge and watercourses should be preserved as habitat corridors
25. The pace of build out in the Craigeleith area is moving too quickly
26. Municipal servicing should be extended to also provide connections to existing residents
27. Parkbridge-Craigeleith should demonstrate there will be no adverse impact on existing wells and septic systems
28. Appreciation to Parkbridge-Craigeleith for their extensive archaeological work and protection of history
29. Concern on the 'fit' of low-cost housing in the area, and availability of required amenities (grocery, etc)
30. Concern over Gross Density calculations, use of archaeological areas/other areas for increased density

31. Disconnect between traffic study assumptions (1.8 ppl) and # of bedrooms in proposed units (6+ ppl)
32. Short Term Accommodation uses must be controlled
33. Are backyard open fire pits going to be permitted
34. Is on-site parking sufficient for the proposed development
35. Cumulative impacts of multiple development projects moving forward requires more wholesome review. Some existing Environmental Assessments along Highway 26 corridor are not yet completed and should be confirmed prior to new development
36. Quality of development is not inkeeping with the quality of surrounding homes/area
37. Impacts of long term bird population decline and their effects on the ecosystem
38. Integration between Parkbridge-Craigleith and MacPherson/Home Farm requires further consideration
39. Existing transit system is deficient for a seniors community
40. The existing open space and beauty of the area from roads and trails should be maintained
41. Adequate setbacks from areas of archaeological significance must be provided
42. Parkbridge-Craigleith housing should conform to present housing By-laws as other residents have built to
43. The proposed 200+ units are just too many units for the area
44. Are land lease units taxed the same as freehold units, and how are land transfer taxes paid
45. Concerns that the project is moving too quickly and that signage / sales offices are premature
46. The lands should not be clearcut, bulldozed and then developed. Environmental protections are needed
47. Will existing municipal infrastructure be able to handle the increased development in the area
48. The development does not appreciate all of the community concerns that have been submitted
49. There will be a negative effect on area property values
50. Communication regarding this development project should be better and can be improved
51. Enbridge Gas has no objections
52. The proposed closure of the through-road will put traffic from all 211 units onto Grey Road 19. With little nearby amenities it is anticipated that most residents will require to travel by car
53. Historic Saugeen Metis have no objections or opposition
54. Consideration should be given to a direct road access to Highway 26 immediately north of the development
55. Are there warrants for traffic signals at the Grey Road 19 entrance also opposite to the Orchards project
56. Union Gas has no objections but notes that required utility easements may be required by Union Gas
57. In favour of the project as it results in a new housing type at a different price point and will provide a local housing option benefitting local business and industry.
58. In favour of the project as the development moves towards a complete community

Roll: 4242-0000-03-346-00-0000
4242-0000-03-368-02-0000



Notice of Complete Application

Application for Zoning By-law Amendment

TAKE NOTICE that the Town of The Blue Mountains has received a Complete Application for Zoning By-law Amendment in accordance with the Planning Act and the Town of The Blue Mountains Official Plan

Property Location: Part Lot 161 Plan 529 and Part Lot 173 Plan 529 RP 16R6640 Part 2

A Public Meeting to consider these applications has not yet been scheduled.

A Second Notice will be provided indicating a Public Meeting Date when scheduled.

What is being proposed?

Parkbridge-Craigleith proposes a 208 residential unit development consisting of 40 single detached units, and 168 townhouse units.

The development is proposed as a land lease community consisting of private roads, servicing, recreation and open space areas. Parkbridge-Craigleith would retain ownership and management responsibility for the entire development site.

Two blocks are intended to be dedicated to the Town consisting of the Nipissing Ridge as parkland dedication.

Additional applications will be / have been submitted to the County of Grey for Draft Plan of Subdivision, and to the Town for Site Plan Approval and Part-lot Control.

Town and County Staff are now beginning their review of the submitted applications and supporting materials. A second notice for Public Meeting will be provided indicating a Public Meeting Date when it is scheduled.

[

What happens at the future Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendment.

Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at www.thebluemountains.ca

Or come visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:

32 Mill St. Box 310, Thornbury ON, N0H 2P0

Fax: (519) 599-7723

Email: townclerk@thebluemountains.ca

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring a recommendation on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Council on this proposal.

Your rights to appeal a decision:

If a person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Questions? Want more information? Ask the Planner!

Shawn Postma, Senior Policy Planner

Phone: (519) 599-3131 ext 248 or Toll Free (888) 258-6867 Email: spostma@thebluemountains.ca

Key Map

Concept Plan

A Note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.