Public Meeting

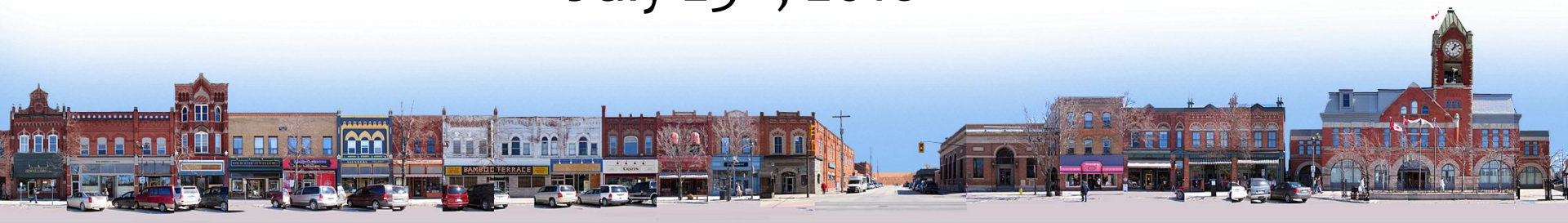
- Introduction by the Chair
- Confirmation of Public Notice
- Municipal Overview of Proposed Zoning By-law Amendment
- Public Comments & Questions
- Council Questions

Please turn off all cell phones now, thank you

Proposed Zoning By-law Amendment

Blackmoor Gates
Town File No. D14618

July 23rd, 2018



Blackmoor Gates
Applicant Information

Applicant:	Straw Hat Restoration Inc.
Agent:	Rebecca Tannahill RPP, MCIP
Date of Submission:	May 11th, 2018
Locations:	774 Hurontario St. 750 Hurontario St. (part) 22 Campbell St. 33 Findlay Dr.
Land Area:	1.7 ha (4.2 ac)

Public Meeting Notice

COLLINGWOOD

NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Town of Collingwood will hold a public meeting on **Monday July 23rd, 2018 at 5:00 p.m.** in the Council Chambers, 97 Hurontario Street, Collingwood, to hear the planning merits and gather public input regarding a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. This submission has is also deemed to be a complete application pursuant to Section 34(10.4) of the *Planning Act*, R.S.O 1990, c. P. 13, as amended.

The proposed Zoning By-law Amendment pertains to parcels of land legally described as Part of Lot 5, Part of Lot O and Part of Block P, Registered Plan 353 and Part of Block A, Registered Plan 334, Town of Collingwood, County of Simcoe. The land is approximately 1.7 ha (4.2 ac) in area and are municipally addressed as 22 Campbell Street, 33 Findlay Drive, 750 Hurontario Street and 774 Hurontario Street and the project name is Blackmoor Gates.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone the land from the Residential Second Density (R2) Zone and from the Residential Second Density Exception Thirteen (R2-13) Zone to a Residential Second Density Exception (R2-E) Zone.

THE EFFECT of the proposed Zoning By-law Amendment is to create an R2-E zone on the land, including site specific provisions, to permit a development of Group or Cluster Dwellings of single detached dwellings (24 units) and semi-detached dwellings (4 units) for a proposed Plan of Condominium. The R2-E zone would also consider the Campbell Street lot line to be the front lot line for the development, reduce the minimum entrance width to 6.0 m, reduce the minimum rear yard setback to 2.0 m and the minimum interior side yard setback to 1.2 m, and increase the combined width for two entrances to 14.0 m.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If you wish to be notified of the decision the Town of Collingwood on the proposed Zoning By-law Amendment you must make a written request to Ms. Sara Almas, Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario, L9Y 3Z5.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Collingwood to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Collingwood before the by-law is passed, the person or public body is not entitled to appeal the decision.

Notice of Public Meeting was published in the Collingwood Connection on June 28th, 2018.

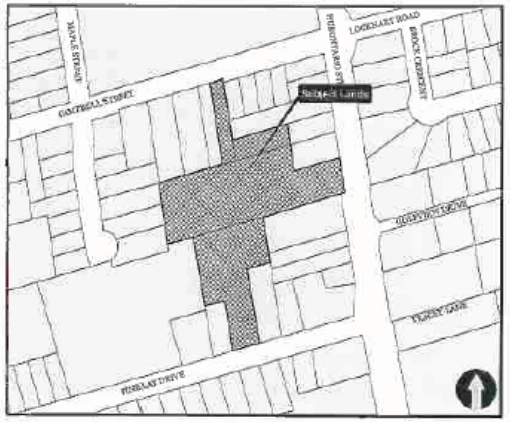
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Collingwood before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, contact Planning Services located on the 3rd floor, Town Library, 55 Ste. Marie Street, Collingwood, from Monday to Friday between the business hours of 8:30 a.m. and 4:30 p.m. or by calling telephone number (705) 445-1290.

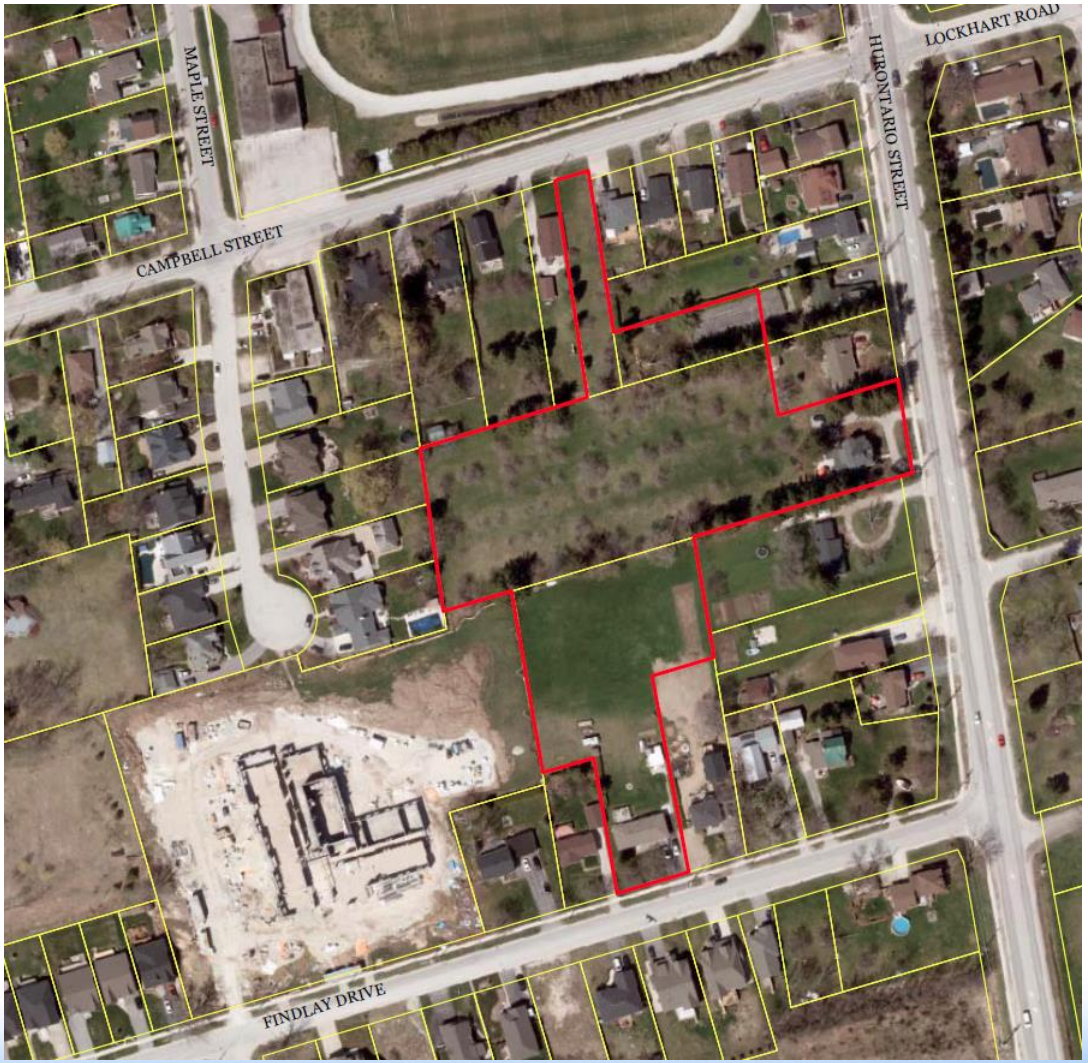
DATED at the Town of Collingwood this 28th day of June, 2018.

Becky Dahl, Deputy Clerk

Town File No. D14618



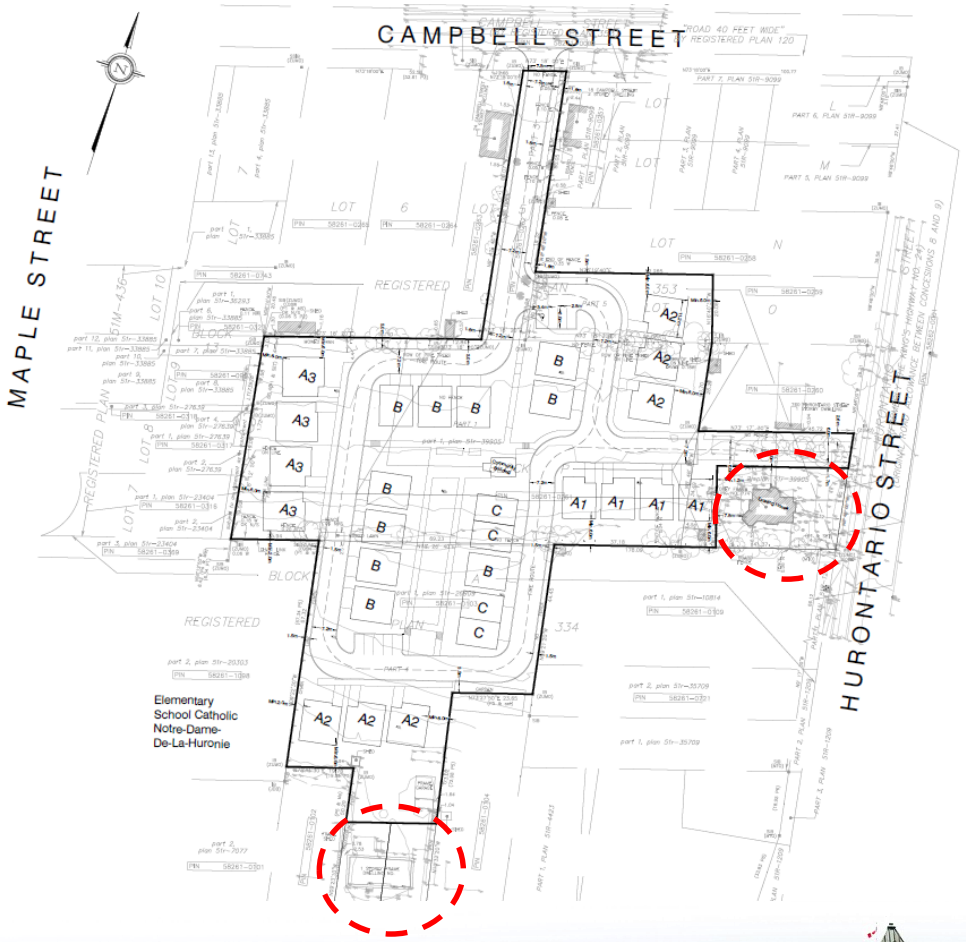
Aerial Photograph 2016



Blackmoor Gates Proposal

Overview

- Plan of Condominium of 28 dwellings (24 single detached and 4 semi-detached).
- Condominium will have a private road accessing onto Hurontario St. and Campbell St.
- The existing dwelling at 774 Hurontario St. is to remain and be severed from the balance of the lands, and the existing dwelling at 33 Findlay Dr. is to be demolished, and developed separately as two (2) severed lots (red dashed circles).



Blackmoor Gates
Supporting Studies & Reports

The lands are subject to a Site Plan Control Agreement application (Town File No. D11918) that is presently under review.

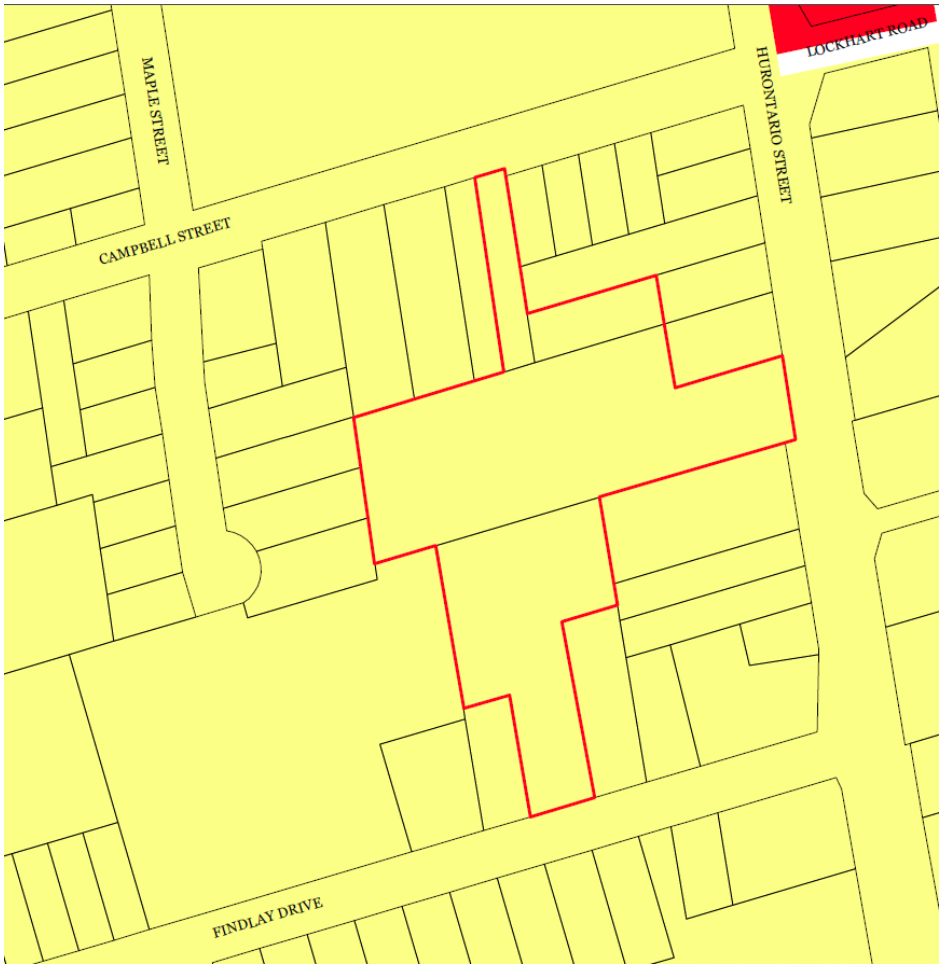
The following supporting studies and reports have been submitted in support of these applications.

- Planning Justification Report,
- Traffic Impact Study,
- Functional Servicing Report,
- Stormwater Management Report,
- Geotechnical Investigation Report, and
- Phase 1 and Phase 2 Environmental Site Assessment.

Blackmoor Gates
Official Plan Designation

Low Density Residential
(Schedule "C" – Official Plan)

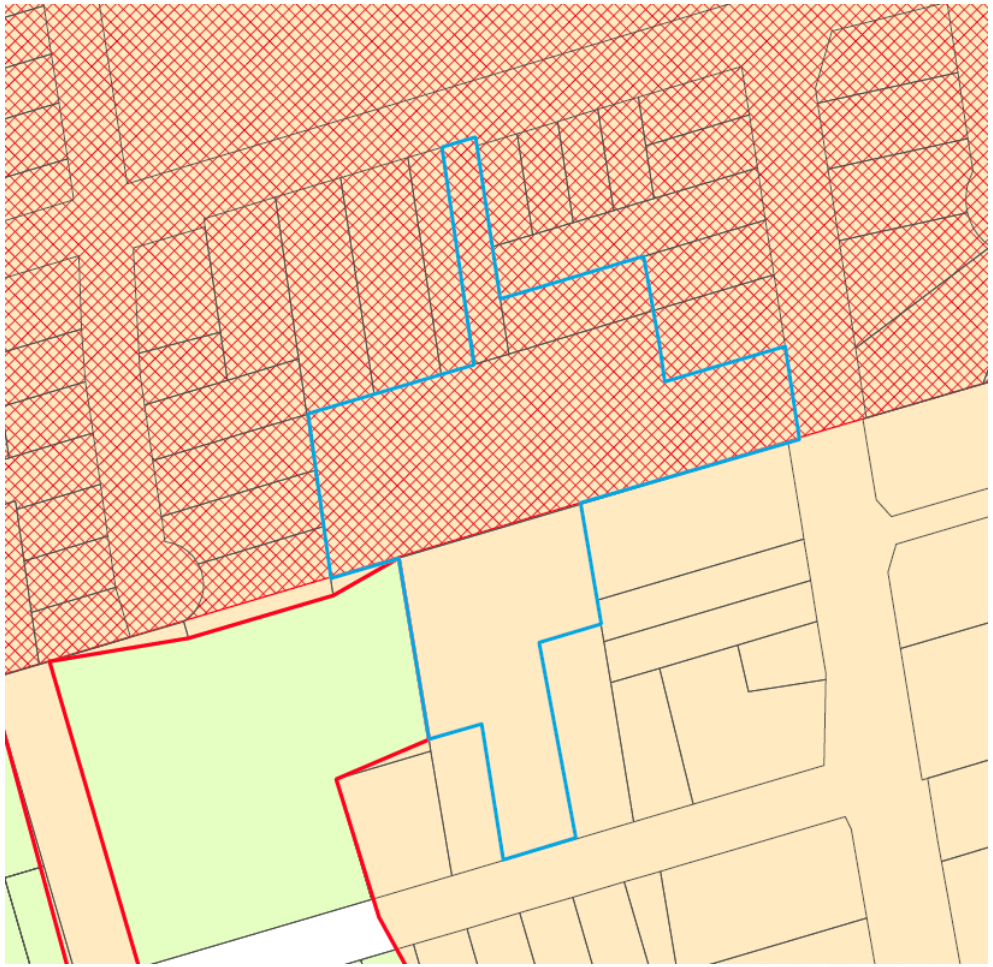
- Permits single detached and semi-detached dwellings.
- Density range is a minimum of 15 units per gross hectare to a maximum of 20 units per gross hectare.
- Based on the gross hectare of the lands 34 units are allowed and 31 units are proposed.



Blackmoor Gates
Official Plan Designation

Collingwood Urban Structure
(Schedule "F" – Official Plan)

- The lands are Inside Built Boundary - Designated/Available Lands. (orange colour)
- The north portion of the lands are also in the Collingwood Intensification Area. (cross hatched)



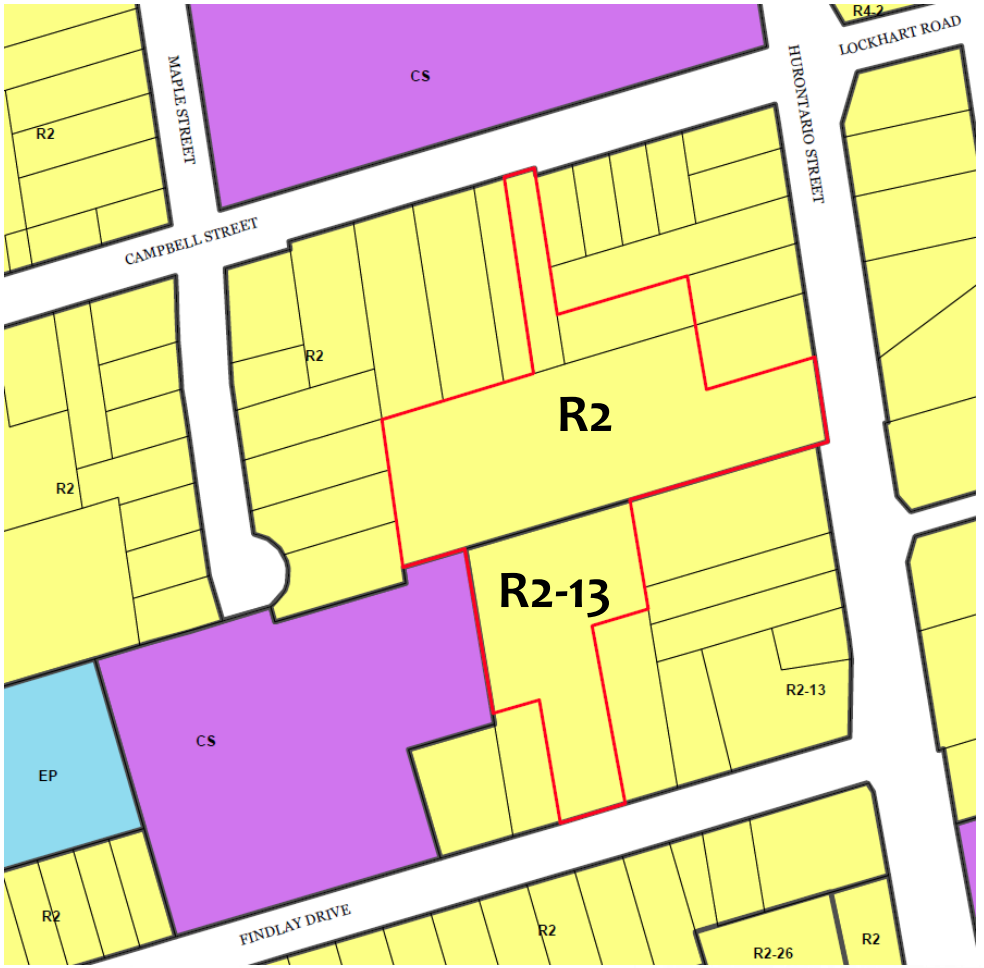
Blackmoor Gates
Current Zoning

Current Zonings:

Residential Second Density (R2)

Residential Second Density Exception Thirteen (R2-13)

- The R2 zone permits single detached and semi-detached dwellings.
- The R2-13 zone allowed existing lots of record to be serviced by private wells and septic systems until these private services fail or expire, at which point connection to the Town's full municipal services are required.

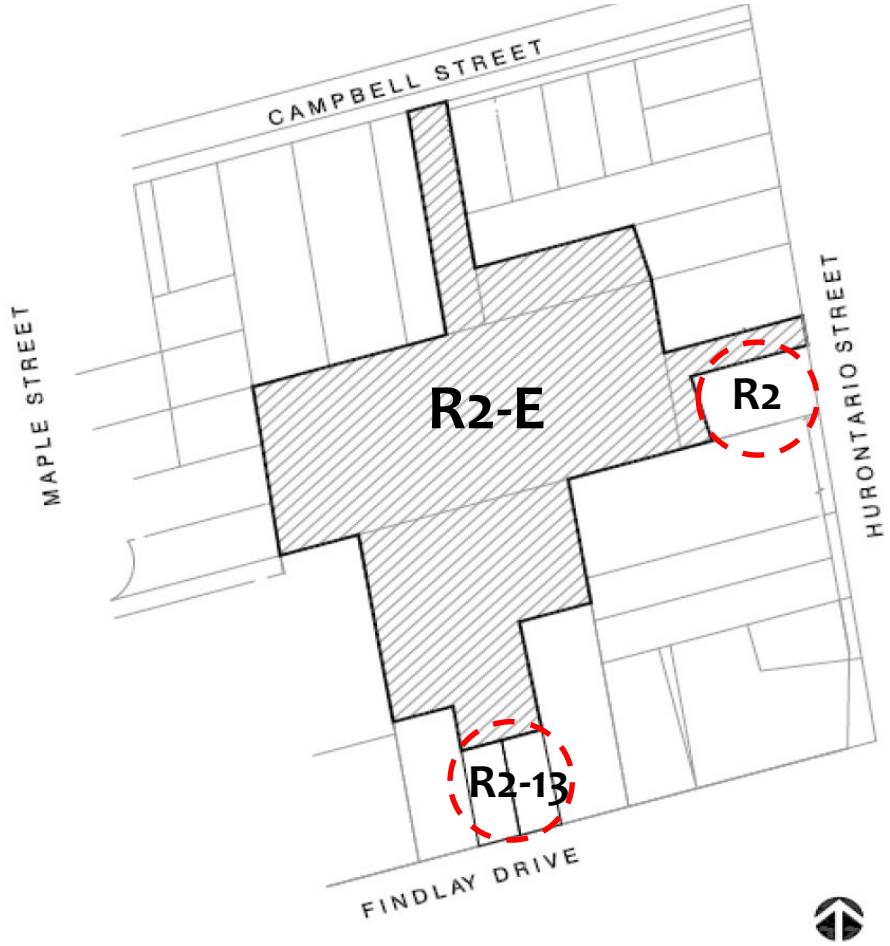


Blackmoor Gates
Proposed Zoning

Proposed Re-Zoning:

- **Rezone from the R2 zone and the R2-13 zone to a new Residential Second Density Exception (R2-E) zone.**

- The existing dwelling at 774 Hurontario St. that will remain and be severed, and existing dwelling at 33 Findlay Dr. that will be demolished and severed into two (2) lots are not being rezoned.



Blackmoor Gates
Proposed Zoning

Residential Second Density Exception (R2-E) Zone

- To permit a development of Group or Cluster Dwellings.
- To consider the Campbell Street lot line to be the front lot line for the purpose for this Group or Cluster Dwellings.
- To reduce the minimum entrance width for this Group or Cluster Dwellings from 7.5 m to 6.0 m.
- To reduce the minimum rear yard setback for this Group or Cluster Dwelling from 7.5 m to 2.0 m.
- To reduce the minimum interior side yard setback for this Group or Cluster Dwelling from 6.0 m to 1.2 m.
- To increase the combined width for two entrances for this Group or Cluster Dwelling from 6.9 m to 14.0 m.

Summarized Comments

Enbridge – Alice Coleman:

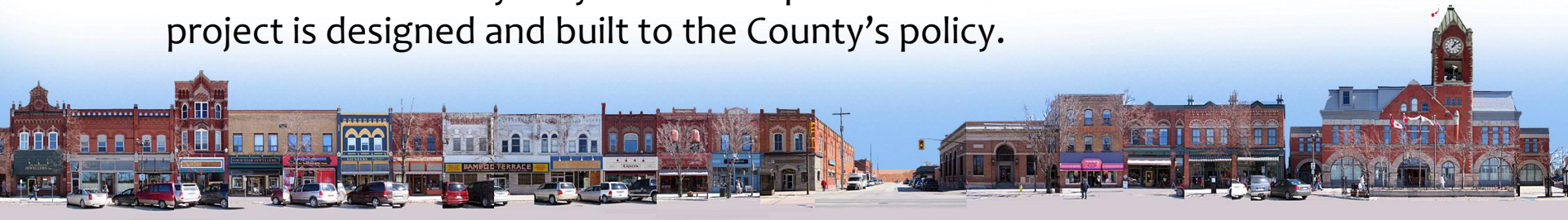
- Enbridge Gas Distribution does not object to the proposed application(s).

Nottawasaga Valley Conservation Authority – Amy Knapp:

- No objection. The property does not contain any natural heritage features and the development is not located with the Authority's regulated area. The NVCA will defer the review of stormwater management to the Town.

County of Simcoe – Tiffany Thompson:

- The subject lands are designated "Settlement" in the County of Simcoe Official Plan. The lands are located within the delineated built boundary and are considered intensification.
- Collingwood is to achieve a 40% intensification target within its built boundary and this development would contribute towards the Town's intensification target.
- The County is not obligated to provide waste collection on private roads. However the County may be able to provide waste collection services if the project is designed and built to the County's policy.



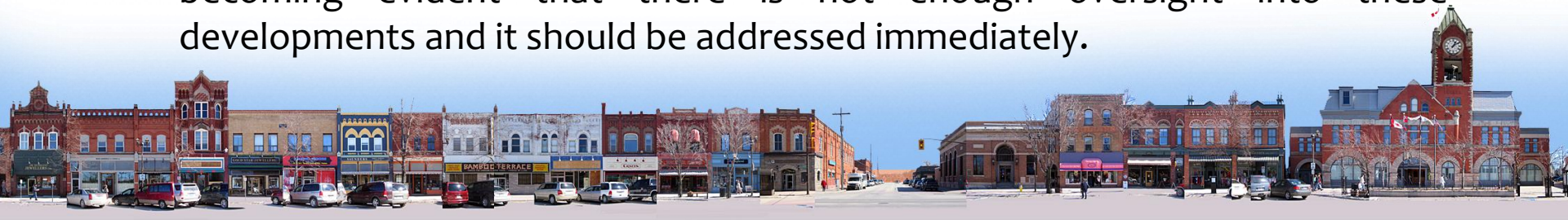
Summarized Comments

Jennifer Nichol – 565 Maple Street:

- She along with her neighbours are against the application. She purchased her home knowing they had an apple orchard behind their home. There is no access to the apple orchard property as it is landlocked and that homes on Campbell Street, Hurontario Street and or Findlay Street would have to be torn down.
- The possibility of a development being built would mean that her backyard would be flooded constantly. As there is ample amounts of vacant land being developed within the Town there is no need to put a development in this area. Also would be adding 30+ homes to an overcrowded Cameron Street Public School district.

Mandy Macrae – 569 Maple Street:

- Her property will be affected and she has grave concerns regarding this development. She advises Council of the problems she had when the new School was built resulting in $175K of house and property damage. It is becoming evident that there is not enough oversight into these developments and it should be addressed immediately.



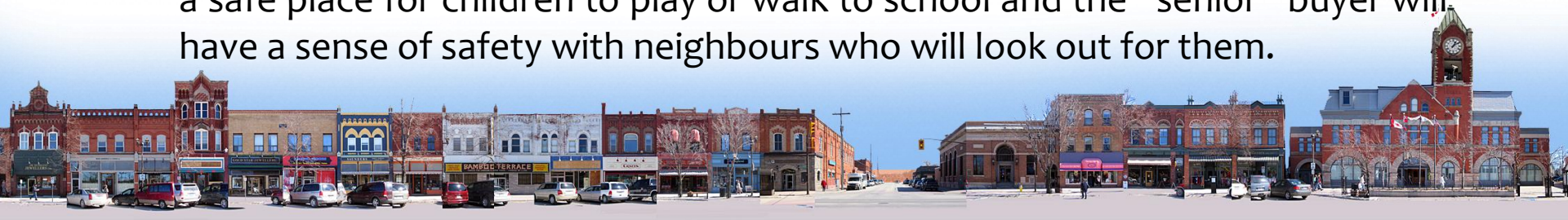
Summarized Comments

Lorne & Susan Kenney:

- They support of the proposed development. It is the kind of infill development needed. The design is innovative and respects the desire for intensification. It makes use of idle land that is surrounded by residential development. It will be a pleasant pocket neighbourhood suited to young families and older people.
- There are schools within walking distance and it is suited to people who do not wish a large lot and find apartment or townhouse living not suitable.
- The land is zoned residential and the old apple trees have ceased to be productive. As the former owners of the century house located at 774 Hurontario Street they are delighted with a plan that preserves it intact.

Joanne Evan:

- She would like express her support of the purposed development. A pocket neighbourhood will promote a community spirit and will lend itself to walking or gathering with friends in the common area. Families will find this a safe place for children to play or walk to school and the "senior" buyer will have a sense of safety with neighbours who will look out for them.



Summarized Comments

David Howden – 568 Maple Street:

- The proposal lacks detail; in particular the proposed new grade to the existing grade of the neighbouring properties, the perimeter fence details and the potential impact from exterior lighting.
- Storm water management is of concern; in particular the proposed grades, the proposed swale on the west lot line and the mitigation of storm water on neighbouring properties during the construction phase.

Shirley Craig – 30 Campbell Street:

- Wants to know if there will be fencing between the road and the property. She has concerns regarding trespassing, garbage, snowplow clearing and snow removal.

Evelyn Sholtz – 37 Findlay Drive:

- She objects to a road being constructed next to her property. No road should come out to Findlay Drive as the noise and traffic would not be accepted.

Summarized Comments

Ron Robinson– 567 Maple Street:

- He is affected by this proposal as their property backs on the development. The drainage from the site during and after construction poses a threat to their property. The proposed density is unacceptably high since as it is inconsistent with the immediate area.

Diane & Robin Nagel:

- They are supportive of this development. They are potential buyers and the development is ideal. They are in their early 70's, happy to be in a home of their own, and want to have main floor living without the grass cutting, garden tending, snow shovelling, etc. The project will foster a sense of neighbourhood and opportunities to develop new friendships.

Monica Gibson:

- She is thrilled to be a potential buyer in this development. Belonging to a small community is exactly what she has hoped for. The concept of a small area of moderately priced homes with a community feeling is very desirable.

Summarized Comments

Willie Macrae on behalf of Mandy Macrae – 569 Maple Street:

- The proposal lacks adequate public street frontage and visibility. The subdivision precludes the logical completion of the rest of the larger block. Public streets should be used with connections to Campbell Street, Hurontario Street, Findlay Drive and the school.
- There should be public parkland on-site. The lot sizes and lot coverage are too high and don't integrate with the existing lot fabric. Driveways and curb cuts should be consolidated to reduce pedestrian/vehicle conflicts.
- They have concerns how the grading will impact Maple Street properties. The application in its current form is premature and does not represent good planning.

Summarized Comments

Ron Ing & Patricia Allen– 34 Findlay Drive:

- Has the applicant submitted the severance application for 33 Findlay Drive? What is the current approximate density in this local area? Has the applicant done any development in the Town? Has there been any discussion to have a roadway for this development onto Findlay Drive?

Beth McGowan:

- She supports the small pocket neighbourhood development as it would be an excellent addition to the Town. Its size is a lovely change compared to the massive developments going on. It will foster a nice sense of community within a tiny pocket and the provincial government is encouraging "infill" wherever possible. The development will take over a defunct orchard creating affordable homes and it is close to local schools adding appeal for future residents.

Summarized Comments

L.E. Reid – 504 Spruce Street:

- Writing in opposition of the proposed Zoning By-law Amendment. Having great difficulty with the proposed vehicle, bicycle and pedestrian access road as it will have significant impact to those living at 18 & 24 Campbell Street.
- The additional traffic will add congestion on Campbell Street and increased vehicle noise (cars, garbage collection, snow removal) and increased light from street lights and vehicles will impact abutting neighbours.
- The proposed development has many attractive attributes but falls short in its ability to provide appropriate access that does not impact the existing neighbourhood.

Kris Menzies, MHBC Planning:

- They represent Eden Oak (McNabb) Inc. Request that if the Town or County determines that Blackmoor Gates does contribute to traffic at the Hurontario Street/Poplar Sideroad intersection that they be made to pay their proportionate share of any upgrades that Eden Oak (McNabb) had to front end.

Summarized Comments

Tobey Ridsdale– 24 Campbell Street:

- Opposed to the proposed zoning amendment to 22 Campbell Street. Proximity of the access and the noise of passing vehicles, light from car headlights, air pollutions and vibrations.
- Stormwater management and drainage, the impacted to existing trees and landscaping and privacy.