



September 25, 2017

Crowe Lake Waterway Association  
c/o Sandy Koivusalo  
P.O. Box 192  
Marmora ON K0K 2M0  
[info@clwa.ca](mailto:info@clwa.ca)

**Via Email and Regular Mail**

Dear Sandy Koivusalo:

**Re: Blairton Terrace  
Proposed Plan of Condominium  
Belmont Ward – Crowe Lake  
Township of Havelock-Belmont-Methuen**

At the Regular Council Meeting held on September 18, 2017, Council received a report from the Township's Planning Consultant regarding the above-noted project which I have enclosed with this letter for your information. Further to the report of the Planning Consultant, Council passed the following resolution:

R-603-17 Moved by Councillor Webb  
Seconded by Councillor Gerow

That the report of the Planning Consultant providing an update on the proposed vacant land Plan of Condominium for property identified as Part Lot 7, Concession 1 (Crowe Lake) be received for information; and

That the Planning Consultant and the Clerk are hereby directed to draft a letter outlining the approval process going forward; and

That the Crowe Lake Waterway Association (CLWA) be informed that the Township has received preliminary information regarding the proposed Blairton Terrace development and that the CLWA will continue to be kept informed as more information becomes available and a full development application submission is received by the Council.

Carried

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With respect to the required public consultation component, Council was advised that a full application submission could be expected by mid to late October.

Once received, the Municipality (and County) is required to deem the application submission complete/incomplete, within 30 days.

Following that determination copies of the application submission are then circulated for peer review and comment.

Dependent on the outcome of those reviews, additional information and/or revisions may be required in the form of supplementary submissions.

Customarily, a statutory public meeting would not be scheduled nor would Council commit to a date for a public meeting until all issues are first addressed.

Also, any required public meeting would be conducted jointly with the County, since the pending submission is expected to include an application for draft approval of a plan of condominium.

The Township looks forward to receiving a submission and will then endeavor to commence processing in a timely and efficient manner.

Council has committed to keeping the Crowe Lake Waterway Association informed throughout this process. This letter is sent to apprise you of the latest developments.

Do not hesitate to contact the Township should you require anything further.

Sincerely,

*Bob Angione*

Bob Angione, M.P.A., B.Admin.  
Municipal Clerk

Encl.

Copy: John Smallwood, Chief Building Official  
Darryl Tighe, Planning Consultant

## TOWNSHIP OF HAVELOCK-BELMONT-METHUEN

To: The Mayor and Members of Council

From: Darryl Tighe, Township Planning Consultant

Meeting Date: September 18, 2017

Subject: **Blairton Terrace-** Proposed Vacant Land Plan of Condominium Part Lot 7, Concession 1 (Crowe Lake).

### **PURPOSE and EFFECT:**

**The purpose of this Report is to update Council on this proposed vacant land plan of condominium development.**

### **RECOMMENDATION:**

- That Council provide any comments and/or direction for the continued processing of the development; and
- That the balance of this report be received.

### **BACKGROUND:**

In the fall of 2016, the Municipality was initially contacted by Fair Trade Works regarding the proposed development of the subject property comprising Part Lot 7, Concession 1 (Belmont Ward) on Crowe Lake.

Following the execution of a Pre-Development Agreement with the Township, the Developer has since proceeded with the requisite technical studies.

In addition, the Developer's consulting planners have also attended two (2) pre-consultation meetings with the Township and County.

Following the first meeting, Township Staff were requested to provide constructive comments regarding the first conceptual layout presented.

In advance of the second pre-consultation meeting (August 28, 2017); the project planners circulated a revised conceptual layout which is attached hereto for Council's review.

Staff are able to confirm that the vast majority of earlier comments provided; have since been incorporated into the latest concept.

### **PROPOSED LAYOUT:**

The planned development as presented is to be in the form of a vacant land plan of condominium comprising a total of forty (40) units/lots; with a minimum lot area of 1 acre.

Access to the proposed units is to be via a condominium road extending from Terrace Road on the east; through to the end of Blairton Tent and Trailer Road on the west.

The proposed roadway width is expected to be in the range of 9-10 metres.

The development is also to feature a communal waterfront which will serve to actually separate the individual units from the shoreline (50+ metres); with the exception of units 32, 33, and 34.

Both the internal roadway and the communal waterfront together with open space areas; would be identified as common elements on the condominium plan.

The internal road would therefore be owned and maintained by the condominium corporation.

As currently proposed, communal docking and a picnic pavilion are to be located in the vicinity of the point and adjacent shoreline in proximity to units 35 and 36.

### **Required Planning Approvals:**

Together with proceeding, required applications include:

- Approval of Draft Plan of Condominium
- Amendment to the Township's Official Plan
- Amendment to the Township's Comprehensive Zoning By-law.

Subject to approval the official plan amendment would serve to extend the 'Shoreline' designation to capture the residential units.

The communal shoreline will be redesignated 'Environmental Protection'; as will identified natural features (eg. wetlands).

An amendment to the zoning by-law will implement the official plan amendment; with the residential units being zoned 'Seasonal Residential (SR)'; which will recognize seasonal occupancy. Notwithstanding, it may be necessary to implement certain unit specific regulations for recognizing the building envelopes of units 32 and 37.

**Comments:**

Staff have been advised that the requisite technical studies are nearing completion; and a full application submission is anticipated by October 20<sup>th</sup>.

At such time as applications are received it is proposed that they be circulated to the CAO and Township department heads for review.

At this juncture and in the absence of a formal submission, Staff are unable to comment on any Township requirements for road upgrades on either Blairton Tent and Trailer Park Road and/or Terrace Road.

Additionally, although on-site water storage for fire-fighting will be required; no such details have yet been provided.

Finally, the Developer has inquired with respect to consultation with First Nations. In order to pursue this item further; it is proposed that Staff discuss with the CAO prior to returning to Council.

All of which is respectfully submitted for Council's information and comment.

Submitted by:



Darryl J. Tighe, M.Sc., RPP,  
Landmark Associates Limited.



Appendix A: Concept Plan



Lot Statistics			Lot Statistics		
Lot/Block	Area (ha)	Frontage (m)	Lot/Block	Area (ha)	Frontage (m)
1	0.54	50.7	21	0.46	38.2
2	0.46	45.0	22	0.49	38.0
3	0.41	47.0	23	0.42	38.2
4	0.41	63.0	24	0.52	56.6
5	0.45	69.0	25	0.45	45.0
6	0.44	78.0	26	0.42	57.5
7	0.40	55.1	27	0.40	61.4
8	0.40	40.0	28	0.44	50.0
9	0.44	40.0	29	0.44	50.0
10	0.42	40.0	30	0.43	42.0
11	0.42	36.1	31	0.41	42.0
12	0.41	35.0	32	0.61	73.6
13	0.43	35.0	33	0.44	37.0
14	0.46	35.0	34	0.47	35.3
15	0.50	35.0	35	0.41	59.6
16	0.48	42.9	36	0.40	48.1
17	0.49	42.8	37	0.44	46.4
18	0.53	53.1	38	0.42	92.4
19	0.46	61.5	39	0.52	57.8
20	0.41	45.0	40	0.45	96.5



Crowe Lake

Communal Shoreline Access

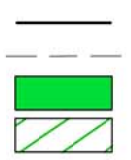
Blairton Tent & Trailer Road

Blairton Road

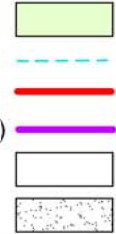
Terrace Road



Property Boundary  
 15m Front Yard Setback  
 Provincially Significant Wetland (PSW)  
 Unevaluated Wetland  
 Topographic Contours  
 (supplied by Greer Galloway and Associates)



Wetland (ORE, 2017)  
 Flood Risk Area  
 Environmental Buffer (ORE)  
 Top of Stable Slope (ORE, 2017)  
 Proposed Parcel Fabric  
 Open/Green Space



PROJECT NO: 16-1663  
 DATE: Aug 23 2017  
 HORIZ. SCALE: 1:4000

**Concept Plan**  
 Blairton Terrace  
 Part of Lot 7 Concession 1  
 Township of Havelock Belmont Methuen