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September 8, 2009

Mr. Stephen Keast, Clerk  
The Town of The Blue Mountains  
26 Bridge St, Box 310  
Thornbury ON  
N0H 2P0

Dear Mr. Keast:

**RE: Official Plan Amendment and Zoning By-law Amendment  
(Terrasan Development Corporation )  
Part of Lot 21 Concession 1,  
Town of the Blue Mountains, formerly Collingwood Township  
File: P7599**

This is further to our letter of November 21, 2008 and a more recent email dated July 12, 2009. The Grey Sauble Conservation Authority has had an opportunity to review the environmental impact study, additional information regarding the flood plain of watercourse one and preliminary hydrogeological information.

#### **Natural Hazards**

Based on the additional information provided, we have a better understanding of the function of the wetlands, shoreline areas, and watercourses as they interrelate with the hydrogeology and surface water on the site. The proposed wetland creation and stormwater concept is acceptable. The flood plain analysis for watercourse one and the proposed re-alignment of the Long Point Road is generally acceptable. However, all the physical alterations in this area will require approval the Grey Sauble Conservation Authority under Ontario Regulation 151/06 and Fisheries and Oceans Canada.

We have also reviewed the Shore Plan Engineering follow up documentation and concur with its conclusions.

#### **Natural Heritage**

It is our opinion, that the wooded areas surrounding the existing wetland provides a beneficial buffer for this significant coastal wetland complex. The EIS indicates that the development may reduce habitat for one or more species at risk. However, the EIS indicates that the majority of the habitat will be retained.

Member of



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#### **Watershed Municipalities**

Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands,  
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains



It is also our opinion that the forested area of the property should be considered as a significant woodland based on the presence of species at risk and the fact that it is part of the significant coastal wetland. However, the EIS does demonstrate that the majority of the woodland (primarily wooded swamp) will be maintained.

The connectivity to forested lands east of the site should be maintained. Provision of an enhanced crossing for movement of reptiles and amphibians (potentially an underpass as suggested in the EIS) should be included in the design of the watercourse 1 crossing. The modification to the crossing for watercourse #1 includes one culvert under the new road and this is an improvement from the previous plan for two crossings. These modifications will require a permit from the GSCA and approval from Fisheries and Oceans Canada.

#### **Official Plan Amendment (OPA) & Zoning By-law Amendments (ZBL)**

The County Official Plan Amendment has been approved to re-delineate the wetland boundary based on consultation with the Ministry of Natural Resources. We provided comments on this amendment in our previous letter and had no objection to the re-delineation of the wetland boundaries in the amendment.

The proposed Town Official Plan Amendment schedule A and B are generally acceptable provided that the a 30 metre setback from water course 1 is included in the proposed Hazard/Open Space designation as outlined on the attached enclosure. There are currently two buildings proposed within the 30 metre setback.

The Zoning Schedule is generally acceptable with a modification again to the area along watercourse #1. The schedule should be modified to include a 30 metre setback from the watercourse within the hazard zone.

#### **Summary of Recommendations**

Provided the noted recommendation for a 30 metre setback from watercourse 1 in the schedules for the OPA and ZBL are incorporated, we have no objection to their approval.

Grey Sauble Conservation Authority conditions of draft plan approval for subdivisions/condominiums would include the following:

- 1) A detailed stormwater management plan, including all site grading to the satisfaction of the Grey Sauble Conservation Authority.
- 2) A detailed design plan for the construction of proposed wetlands and watercourse crossings to the satisfaction of the Grey Sauble Conservation Authority. This plan is to include provisions for wildlife movement from the site to other natural areas in the vicinity.
- 3) A detailed tree retention plan/landscape plan to the satisfaction of the Grey Sauble Conservation Authority.


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page 2

Explanatory notes associated with draft plan conditions should include a note indicating that permits are required from the Grey Sauble Conservation Authority under Ontario Regulation 151/06 for site alterations and construction of buildings within the regulated area.

If any questions should arise, please contact the undersigned.

Yours truly,



Andrew J. Sorensen  
Environmental Planner

Enclosures(2)

cc Michael Martin, Authority Director  
David Finbow, Town of The Blue Mountains  
Niagara Escarpment Commission, Thornbury  
Randy Scherzer, Grey County Planning Department  
Jeff Usher, Terrasan Development Corporation  
Chris Crozier, CF Crozier & Associates Inc.  
Colin Travis, Travis and Associates  
Brenda Robinson, Ministry of Natural Resources

LONG PC

WATERCOURSE 1

EX. TWIN 0.92mx1.49m  
CSPA CULVERTS

EX. 1.52mx3.66m  
CONCRETE BOX CULVERT

The Blue Mountain  
Official Plan  
Amendment

RECOMMENDED  
Change to  
OPEN SPACE/  
HAZARD.  
for Schedules  
A & B



**CROZIER  
& ASSOCIATES**  
ENGINEERS

110 PINE STREET,  
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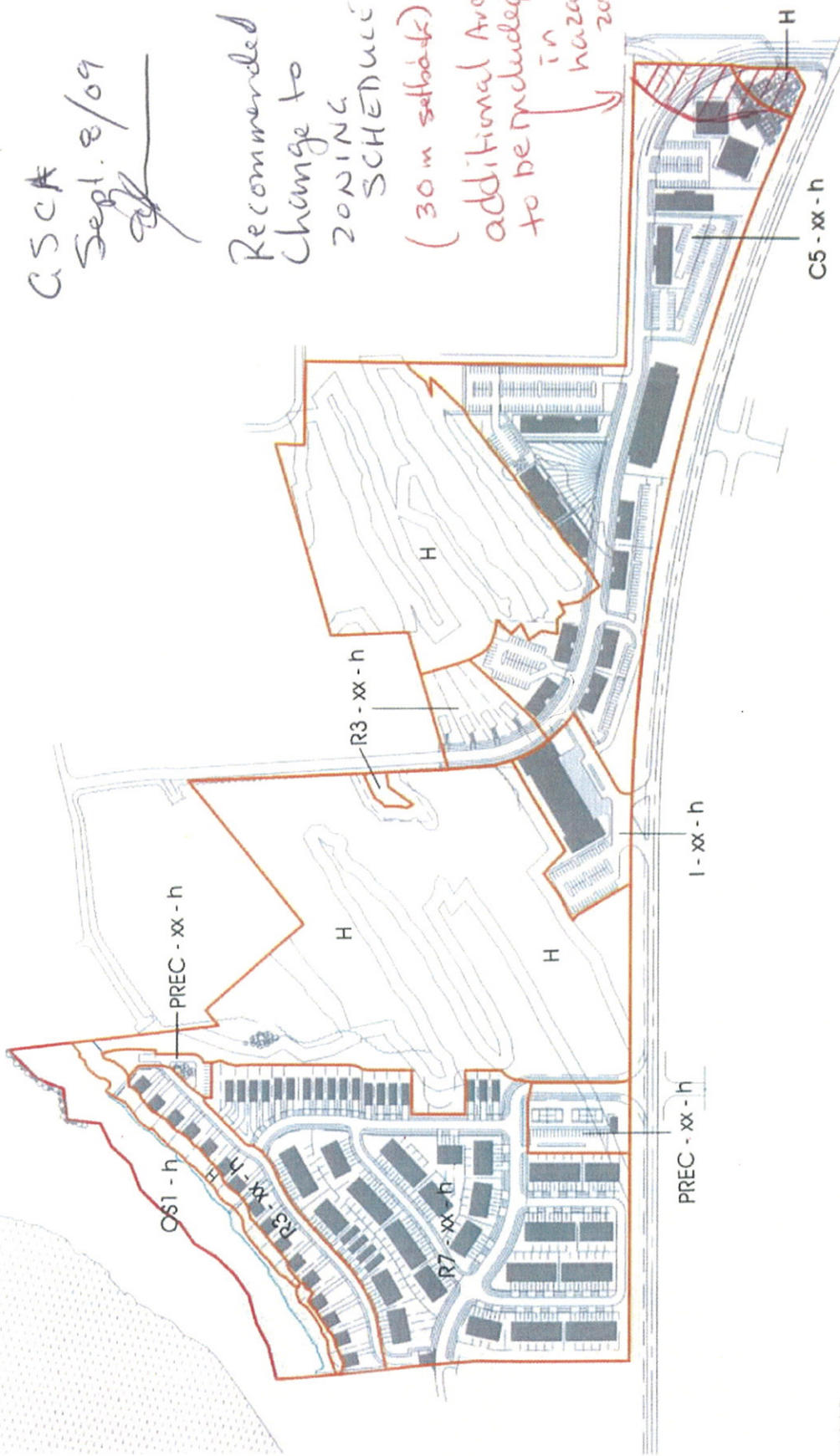
CSCA

Sept. 8/09

Drawn By	L.A.D.	Check By	K.J.F./N.M.	Project No.	<b>305-2815</b>
Scale	1:1500	Date	07/28/2009	Drawing No.	<b>015</b>

TOWN OF THE BLUE MOUNTAINS  
 KEY MAP SCHEDULE A-1  
 By-law No. xx-xx

□ Area affected by this Amendment



Scale = 1:3000

