



Grey County Planning Department
595 9th Avenue East
Owen Sound, ON
N4K 3E3

April 20, 2009

Attn: Randy Scherzer, Senior Planner

Re: Terrasan Development Corporation
Part of Lots 20 and 21, Concession 1, Towns of The Blue Mountains
Proposed OPA

Dear Mr. Scherzer:

Regarding the Provincially Significant Wetland (PSW) boundaries, I can confirm that I am comfortable regarding the delineation of the coastal wetland into the littoral zone of Georgian Bay. SAAR attended with Gartner Lee for this exercise during the summer vegetation growing season. Coastal flora certainly require the continued fluctuating regime of Georgian Bay water levels as a true coastal environment is where much of the seed bank originated from, later deposited here during glacial retreat from the Atlantic region. The proposed infill will require consulting team engineering comments cross referenced to biologist assessment on this point and a review agent joint site inspection is recommended.

We are further in agreement that a small upland wetland unit (near the Alphoru Restaurant) has been degraded over time due to adjacent land uses including accumulated lawn clippings and some garbage. Revision of the PSW wetland boundary should reflect the present day situation.

All of these minor wetland refinements are subject to OMNR review. A change to PSW boundary not prompted by wetland presence or condition is also considered for road servicing intersection needs off of Highway 26.

We viewed the wetlands in this location which are characteristic treed swamp amidst recessional beach ridges running parallel across the terrain out to Georgian Bay. It is our understanding that wetland removal and replacement would have to be reviewed against greater good principles of planning by the mandated agency, the OMNR.



We can provide a reconnaissance biology comment on no apparent rarities at species or habitat level, however, detail on how construction phases for roadwork, stormwater discharge and the bioswales being considered will maintain pre-development hydrolic contribution to these wetland troughs and root zones for existing vegetation.

The discharge of treated stormwater is proposed. On one hand, the PSW receives untreated storm events present day. However, detail on the water chemistry expected should be compared to the tolerance limits of the wetland wildlife to ensure maintenance of the features and functions the PSW originally scored a provincial rank for, and key indicator species such as the Wood frog.

For general shaping of the development footprint, the proposal will require considerable removal of forest cover. It is our suggestion that the EIS would benefit from a functional analysis (i.e. % loss of forest species and any significant wildlife habitat) of content, corridors and cores to ensure best placement of hard structures wherever possible.

Yours truly,

Linda Liisa Söber, H.B.Sc.
Biologist
SAAR Environmental Limited
LLS:ki