

April 27, 2021

Sent Via Email Only
Scott.Taylor@grey.ca

Scott Taylor, Senior Planner
County of Grey
595 - 9th Avenue East
Owen Sound, ON
N4K 3E3

Dear Scott:

**RE: 42T-2018-14 (as revised January 2021) Long Point
Part of Lot 21, Concession 1, Parts 4 & 5, Lot 85, Plan 529, RP16R-2186
Town of The Blue Mountains, Grey County**

NEC staff has reviewed the proposed Draft Plan of Subdivision application as revised January 2021, the updated EIS (February 2021) and Peer review, as well as supporting documentation provided by the consultant and offer the following comments.

The property is designated **Escarpment Recreation Area** by the **Niagara Escarpment Plan** (NEP). Escarpment Recreation Areas are areas of existing or potential recreational development associated with the Escarpment. The property is located below the toe of the Escarpment slope in an area designated in the County Official Plan as a settlement area. The property is not within the Niagara Escarpment Development Control area.

The **New Lots** policies of the Escarpment Recreation Area designation state that subject to Part 2, Development Criteria of the NEP and the requirements of official plans, secondary plans and/or by-laws that are not in conflict with the NEP, new lots may be created for permitted uses. Single dwellings are a permitted use within the Escarpment Recreation Area designation (NEP 2017).

In earlier correspondence concerns were noted related to whether the draft plan was able to satisfy Part 2.2.2 (Natural Hazard), 2.6 (Affect on Water resources), 2.7 (Affect on Natural Heritage features) and 2.13 (Scenic Resources and Landform Conservation) of the NEP.

Part 2.2.2 of the NEP states that development shall not be located on lands prone to natural hazards. It is understood that the GSCA considers the proposal to be consistent with Part 3.1 of the PPS as the hazard risk is minor and can be mitigated in accordance with provincial standards. In this case overcoming any hazard associated with unevaluated wetland requires the importation of fill. The only issue remaining from a hazard perspective is to be assured that the development of the 22 lots does not create

a flooding hazard downstream. A detailed stormwater management report complete with a downstream capacity assessment is required to confirm no new flood issues result.

Part 2.2.2 of the NEP can be satisfied through submission of a report confirming the development will not negatively impact the control of natural hazards downstream.

Development is not permitted in key hydrologic features according to **Part 2.6 Development Affecting Water Resources** of the NEP. Water resources identified within the area of potential impact include Provincially Significant Wetland (PSW) Silver Creek Wetland complex, mapped unevaluated wetland, Watercourse #1 and a municipal drain.

The revised EIS confirms that development is outside of the PSW and that development is not expected to result in meaningful loss or impairment of ecological or hydrological connectivity of the natural heritage system. The Peer review supports this conclusion.

The proposed development complies with Part 2.6 of the NEP.

Development is not permitted in key Natural Heritage features according to **Part 2.7 Development Affecting Natural Heritage**. Significant Woodlands, species at risk, significant wildlife habitat and wetlands are included in the list considered key natural heritage features within the NEP. The NEP provides exceptions for development proposed on existing lots of record but does not extend the same to newly created lots.

The woodland was determined to be not significant or sensitive and Block 25 will protect the Birch/Polar woodland unit and lowland forest that provide the greatest ecological benefit. The EIS confirmed that there are no wetland communities within the subject site and no impact on the adjacent PSW is expected as development is greater than 30 m from the PSW and the municipal drain intervenes. The significant wildlife habitat associated with Black Ash (species of conservation concern) will be protected in the Open Space Block 25. According to the EIS the loss or impairment of ephemeral pools is not expected to equate to meaningful loss of ecological function.

The Peer review found the Species at Risk (SAR) assessment reasonable. Mitigations such as timing windows for tree removal and appropriate tree protection measures recommended in the EIS should be incorporated into any approval.

The revised EIS and Peer review has demonstrated that Part 2.7 of the NEP can be satisfied through the revised draft plan and appropriate mitigation measures.

The objective of **Part 2.13 Scenic Resources and Landform Conservation** is to ensure that development preserves the natural scenery and open landscape character of the Escarpment. The requested Zoning By-law Amendment to increase the height to 2.5 storeys (9.5 m) has not been supported with a scoped VIA. Some screening of the development can be achieved through retention of existing vegetation and landscape planting. A Tree/Vegetation Preservation Plan (TPP) and appropriate planting augmentation in an approved Landscape Plan (LP) are required.

We note development envelopes have been proposed, reserving areas to the rear and front of the lots where there may be opportunity to preserve the vegetation. A Tree/Vegetation Protection Plan should be prepared as a condition of approval. The Grading and Sediment and Erosion Control Plan will need to be designed in conjunction with recommended Tree Preservation Plans.

NEC can support the proposed plan of subdivision with the inclusion of the following conditions:

- A detailed stormwater management report including a downstream capacity assessment that demonstrates no negative impact on downstream properties (suggested Condition #7)
- A Tree/Vegetation Protection Plan to the satisfaction of the NEC (suggested Condition #17)
- A Landscape Plan to the satisfaction of the NEC (suggested Condition #17)
- Subdivision Agreement (suggested Condition #3)

We request notification of the decision in respect to the proposed Plan of Subdivision.

Yours truly,

A black rectangular redaction box covering the signature of Judy Rhodes-Munk.

Judy Rhodes-Munk
Senior Planner

- c Denise McCarl, Town of The Blue Mountains
Justine Lunt, Grey Sauble Conservation Authority
Andrew Pascuzzo, Pascuzzo Planning Inc.

April 19, 2021

GSCA File: P13526

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

Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON, N0H 2P0

Attn: Scott Taylor, County of Grey
scott.taylor@grey.ca

Denise McCarl, Town of The Blue Mountains
planning@thebluemountains.ca

Re: Application for Draft Plan of Subdivision (42T-2018-14) and Zoning By-law Amendment (P2677)
Parts 4 and 5, Lot 85, Plan 529, RP16R-2186
Roll No: 42-42-000-003-137-48 and 42-42-000-003-137-49
Town of The Blue Mountains, formerly Collingwood Township
Applicant: Terra Brook Homes

Staff has reviewed the above-noted application and provide comments as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 151/06. Grey Sauble Conservation Authority (GSCA) has also provided comments as per our Memorandum of Agreement (MOA) with the Town of The Blue Mountains representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. Finally, GSCA has provided advisory comments related to policy applicability and to assist with implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act.

GSCA staff have reviewed the above-noted proposal for a draft plan of subdivision that proposes to create a total of 22 single detached residential units. The subdivision would be accessed from a new cul de sac connecting to Long Point Road, with municipal servicing. The proposed zoning by-law amendment is to rezone the lands from the Development (D) zone to the Residential (R1-3) zone to facilitate the development the residential units, with an exception requested to allow for the units to be up to 2.5 storeys high.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs,
Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

GSCA has previously provided comments on draft plans of subdivision for the subject lands. These comments are dated June 24th 2019, these comments indicated that further review was necessary to confirm the extent of the development potential on the lots. In this regard, a peer review was completed for the Environmental Impact Study (EIS), and consequently updates were made to the overall draft plan of subdivision.

Documents Reviewed

Staff have reviewed the following documents submitted with this application:

- Cover Letter for Long Point EIS- Revised Report, prepared by Neil Morris, dated February 12, 2021;
- Drawing 892-17-DP8+ with ELC Mapping Overlay, prepared by Pascuzzo Planning Inc., dated January 2021;
- Drawing 892-17-DP8, prepared by Pascuzzo Planning Inc., dated January 2021;
- Drawing 892-17-DP8+, prepared by Pascuzzo Planning Inc., dated January 2021;
- Environmental Impact Study- Long Point Road, prepared by Neil Morris, dated February 10, 2021;
- Long Point Update Letter, prepared by Pascuzzo Planning Inc., dated February 22, 2021;
- Functional Servicing and Preliminary Stormwater Management Report, prepared by Crozier Consulting Engineers, dated February 2021.

Site Characteristics

Existing mapping indicates that the subject property is:

- Regulated under Ontario Regulation 151/06;
- Designated as Recreation Resort Area on Schedule A of the County of Grey Official Plan;
- Designated as Residential Recreational Area as per the Town of The Blue Mountains Official Plan;
- Zoned as Development as per the Town of The Blue Mountains Comprehensive Zoning By-law #2018-65;
- Located within an area that is not subject to the policies contained in the Source Protection Plan;

Delegated Responsibility and Statutory Comments

- 1. GSCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement. Only the relevant policies are noted in this report.**

The natural hazards identified on the property include unevaluated wetland areas identified on the subject lands and a channelized municipal drain along the western property boundary.

- *3.1.1 Development shall generally be directed to areas outside of:*
 - a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
 - b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) hazardous sites.*

GSCA Comment: The unevaluated wetland units on the property are considered hazardous sites. This is related to these areas being flood susceptible, being seasonally covered by shallow water with the presence of organic soils and a groundwater table close to the surface. The municipal drain and its associated hazardous lands are outside of the area proposed for development

- *3.1.5 Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:*
 - a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;*
 - b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or*
 - c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.*

GSCA Comment: The proposed use of the subject lands is the creation of lots to support 22 single residential developments. As per this policy, the use would appear to be permissible.

- *3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:*
 - a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
 - b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
 - c) new hazards are not created and existing hazards are not aggravated; and*
 - d) no adverse environmental impacts will result.*

GSCA Comment: Floodproofing standards, protection works standards and access standards would not be applicable to these subject lands, as the hazard is associated with unevaluated wetland units that would likely require infilling to allow for development to occur. As a result of this

infill, it would be anticipated that there would be no floodproofing required, no protection works required and no impact on safe access for the development. The unevaluated wetland units when filled will be contributing to the overall increase in runoff from the proposed development. Through the implementation of an appropriate stormwater management plan, any increase in runoff is not anticipated to create any new flooding hazards. This will need to be confirmed through a more detailed stormwater management report. The Environmental Impact Study (EIS) concluded that the loss or impairment of the ephemeral pools on the subject lands is not expected to equate to a meaningful loss of ecological function in the local natural heritage system and that the ephemeral pools were not determined, through direct monitoring, to provide important ecological function.

In conclusion, it is the opinion of GSCA that general consistency with the Section 3.1 policies of the PPS has been demonstrated. As per our offices previous comments, a detailed downstream capacity assessment should be conducted as part of the stormwater management plan moving forward, to ensure that the increase in uncontrolled flows from the property as a result of the development, will not result in any adverse impacts to downstream properties.

- 2. GSCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 151/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

A portion of the subject site is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. The regulated area is associated with the Provincially Significant Silver Creek Wetland Complex. Portions of the development are proposed to occur within the regulated area, and a permit will be required for the site alteration and development within the affected areas.

The regulated areas are generally indicated on the attached map.

Advisory Comments

- 3. GSCA has reviewed the application through our responsibilities as a service provider to the Town of The Blue Mountains in that we provide comment on natural heritage features under Section 2.1 of the Provincial Policy Statement and on water under Section 2.2 of the Provincial Policy Statement through a MOA.**

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

GSCA Comment: The natural heritage features identified on the subject lands include significant woodlands as identified in the County of Grey and the Town of the Blue Mountains Official Plans, potential for significant wildlife habitat, potential for threatened or endangered species, the adjacent lands to fish habitat and the adjacent lands to a Provincially Significant Wetland (PSW).

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

GSCA Comment: The conclusion reached through the most recent submission of the EIS, was that development of the Long Point Road property, as proposed through this application, would not be expected to result in any meaningful loss or impairment of ecological or hydrological connectivity, or the overall integrity of the Natural Heritage System.

2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) significant coastal wetlands.*

GSCA Comment: The subject lands are adjacent to the Provincially Significant Silver Creek Wetland Complex. No development is proposed to occur within the provincially significant wetland.

2.1.5 Development and site alteration shall not be permitted in:

- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*

- d) significant wildlife habitat;*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

¹*Ecoregions 5E, 6E and 7E are shown on Figure 1 in the Provincial Policy Statement, 2014*

GSCA Comment: Development is proposed to occur within the Significant Woodland features as identified through the County of Grey Official Plan. Based on our offices site inspections and the conclusions reached through the EIS, it was determined that the majority of the significant woodlands on the site were not significant or sensitive in terms of their ecological characteristics or function. We note that the current development has adhered to the recommendations made through the EIS to minimize loss of tree cover within the property. Block 25 has been set aside to retain the Birch/Poplar woodland unit and the west end of the property as well as the lowland forest. In this regard, the protection of the lowland forest area also allows for the protection of significant wildlife habitat associated with Black Ash, a species of conservation concern.

As per the mitigation measures outlined in the EIS, a Tree Protection Plan will be required moving forward with this development proposal.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

GSCA Comment: No development is proposed to occur within fish habitat.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

GSCA Comment: The EIS confirmed that Eastern Wood-Peewee was found to be present within the Birch/Poplar forest cover at the west end of the property. This forest unit is proposed to be largely protected through the current draft plan of subdivision.

The EIS confirm a sighting of a western chorus frog on the subject lands within the upland habitat on the eastern end of the property. However, the EIS concluded that the appropriate habitat is not present within or immediately adjacent to the subject lands, and there was no evidence of breeding presence of the species within the subject lands during the monitoring conducted for the EIS.

The EIS outlined that neither Blanding's Turtle nor Eastern Milksnake were observed on the property. Although these species have been observed towards the intersection of Long Point Road and Highway 26 in the past. The EIS concluded that no nesting or over-wintering habitat was present on or in proximity to the subject lands. Should either of these species be encountered on the property, we recommend that MECP be contacted to ensure development and site alteration proceed in accordance with provincial requirements.

The EIS had an unconfirmed sighting of Little Brown Myotis, engaged in aerial foraging to the west of the subject property. However, the EIS concluded that there was no evidence of maternal roosting, and that the forest present on the property generally lacks the characteristics that would be conducive to the presence of hibernacula or maternal colonies.

The overall conclusion reached in the EIS was that there was no evidence of meaningful presence of threatened or endangered species or their habitat within or in close proximity to the subject lands. The EIS recommended mitigation measures to address these species, we recommend that these measures are adhered to. Again, should any of these species be observed onsite, we recommend that the Ministry of Environment Conservation and Parks be contacted immediately prior to continuation of work on the site to ensure the works are being completed in accordance with provincial requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

GSCA Comment: The conclusion reached through the EIS was that there would be no negative impacts on the adjacent significant natural heritage features as a result of development within their adjacent lands on the subject property.

Overall, our office is generally in agreement with the methods and conclusions reached through the revised EIS for the subject lands. The revised EIS is further supported through the peer review process, and so long as the mitigation measures as outlined through the EIS continue to be incorporated into the development plans for the subject properties, we are of the opinion that consistency with the Section 2.1 policies of the PPS has been demonstrated.

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;*
- d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*
- h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

GSCA Comment: The property is noted as providing some groundwater recharge functions. In a review of the subsurface characterization report it was confirmed that the overburden in the area is of insufficient thickness to have provided a viable, secure source of groundwater for domestic use. Furthermore, the EIS concluded that there may be some very small loss of groundwater recharge function through this development, but that the implications of these effects are not anticipated to interfere with the groundwater recharge to the extent that there would be measurable adverse impacts on the aquifer or any use thereof. As per our previous comments and the mitigation measures recommended through the EIS, the grading and stormwater management plan should take into consideration feasible measures to avoid alteration to the water table dynamics, particularly related to the Lowland forest area located within proposed Block 25. Our office also recommends that, where possible, water be allowed to continue to infiltrate on-site. Appropriate sediment and erosion control measures will be required to ensure the risk of contaminate loads during site alteration and construction are minimized.

In reviewing the preliminary stormwater management plan, we have received no further details regarding the downstream capacity assessment, and confirmation that the municipal drain is sized appropriately to receive increased flows from this proposed development. Please refer to our previous comments, as they are still relevant to this current submission. Confirmation that there will be no adverse impacts downstream of the subject lands will be required in order for our office to be supportive that flows can be released un-controlled from the property post-development, and if this cannot be demonstrated to our office's satisfaction, it will be our recommendation that alternative stormwater management strategies will have to be designed to ensure that post-development flows do not exceed pre-development flows from the property. This re-design will have to be contained within the space that has been recommended for the 22 lots, as any significant changes to the stormwater design would not likely be supported by our office if they encroach further into Block 25.

At this stage of the planning process, GSCA is generally accepting of the preliminary stormwater report, however further details are necessary at the subsequent approval stages to demonstrate overall consistency with the Section 2.2 policies of the PPS.

4. GSCA has reviewed the application in terms of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the *Clean Water Act, 2006*. The Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.

The subject property is not located within an area that is subject to the local Source Protection Plan.

Summary

Given the above comments, it is the opinion of the GSCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 151/06 does apply to the subject site. A permit from GSCA will be required prior to any development or site alteration taking place;
3. GSCA is of the opinion that consistency with Section 2.1 has been demonstrated. Further details will be required at subsequent approval stages in order to demonstrate consistency with Section 2.2 of the PPS;
4. The subject site is not located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

Recommendation

GSCA generally has no objection to the draft plan of subdivision as it is currently proposed. However, it is GSCA's recommendation that Block 25 be zoned Open Space with the H1 holding provision to continue to account for the adjacent lands to the PSW. We would have no objection to the zoning of the remaining lands to R1-3 with an exception to allow for increased height.

Additionally, we offer the following preliminary draft plan conditions for your consideration:

1. That the final stormwater management plan be prepared and implemented through the Subdivision Agreement to the satisfaction of the GSCA. Taking into consideration the comments within this letter.
 - a. A detailed downstream capacity assessment should be included in the Detailed Design for the stormwater management controls moving into the next phase of the development to ensure that the Regulatory storm can be safely conveyed to Georgian Bay with no adverse impacts to any downstream properties.
 - b. Consideration should be given to ensuring that pre-development groundwater recharge conditions are maintained as much as possible within the scope of the proposed development, particularly as it relates to the lowland forest community identified as FOD7.

2. Should the downstream capacity assessment confirm that uncontrolled flows would not have an adverse impact to downstream properties. A condition should be included that the municipal drain be sized appropriately to accommodate post-development flows prior to any work proceeding within the subject lands.
3. A vegetation management and Tree Protection Plan is to be prepared for the development and implemented through the Subdivision Agreement to the satisfaction of the GSCA.
4. A zoning by-law amendment should be passed to recognize the tree retention areas to the satisfaction of the GSCA.
5. Further, the Subdivision Agreement is to include a clause indicated that portions of the lands are subject to Ontario Regulation 151/06 administered by the Grey Sauble Conservation Authority and a permit is required from the GSCA prior to site alteration or development in the affected areas.

Please inform this office of any decision made by the County of Grey and The Town of The Blue Mountains with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,



Justine Lunt
Environmental Planner, Environmental Planning & Regulations Department

Encl: Regulation Map

c.c. Andrea Matrosovs, GSCA Director, Town of The Blue Mountains
Planning Department, Town of The Blue Mountains

GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)



-  Watercourses (Approx.)
-  Natural Hazard Area (Approx.)
-  O.Reg. 151/06 (Approx.)
-  ON Parcels (Approx.)
-  Subject Property (Approx.)

N

Scale = 1:1500
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Regulation Map
Long Point Road DP8
Parts 4 and 5, Lot 85, Plan 529, RP16R-2186
AR: 42-42-000-003-137-48 and 42-42-000-003-137-49
Town of The Blue Mountains
Planfile: P13526

April 19, 2021

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within this map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model (Version 1 & 2 & 1:10000 scale mapping).

By accepting this map you agree not to rely on the map or its contents without the exclusive written permission of Grey Sauble Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

Produced by GSC with Data supplied under Licence by Members of Ontario Geospatial Data Exchange.

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This mapping contains portions of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2015 at 20cm resolution. They are the property of Grey Sauble Conservation © 2019.



From: [Leyten, Martin \(MTO\)](#)
To: [Denise McCarl](#)
Cc: [Scott Taylor](#); [Moyes, Joanne \(MTO\)](#)
Subject: RE: Notice - Public Meeting - Long Point Road
Date: May 12, 2021 9:55:22 AM
Attachments: [image001.png](#)
[image005.png](#)
[image002.png](#)
[image003.png](#)
[image008.png](#)

Hi Denise,

The Ministry of Transportation (MTO) has completed a review of the proposal for the proposed subject development. The proposal has been considered in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Guidelines and all related policies. The following outlines our comments.

Highway 26 at this location is classified as a 2B Arterial Highway in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

The subject property is located within MTO's Permit Control Area (PCA), and as such, MTO Building and Land-use permit will required before any demolition, grading, construction or alteration to the site commences.

Site Drainage

The grading plan indicates the site will drain away from the away Highway 26 property, therefore there is no impact to MTO.

Site Servicing

-
It is proposed that the development be serviced by an existing watermain located on Longpoint road and that sanity services be placed and connected into an existing manhole on Highway 26.

An MTO encroachment permit and legal agreement with the municipality will be required for the installation of the sanitary infrastructure within MTO Right-of-Way. Further details and a formal review will be required.

If you have any questions or concerns please feel free to contact me directly.

Thanks

Martin

From: Denise McCarl <dmccarl@thebluemountains.ca>
Sent: May 4, 2021 11:02 AM
To: Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Cc: Scott Taylor <Scott.Taylor@grey.ca>

Subject: RE: Notice - Public Meeting - Long Point Road

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Morning Martin,

Just checking in about comments on the proposed Long Point Road subdivision and if you have finished your review. Our Development Engineering team noted there may be comments from MTO related to the servicing of the lands since there is a plan to bring a low pressure pipe from the south side of Hwy 26, which may affect how you conduct your review.

Thanks for you assistance!

Kind Regards,



Denise McCarl, MSc MCIP RPP
Planner
Planning and Development Services
519-599-3131 extension 262

IMPORTANT INFORMATION

To be proactive and to encourage physical distancing during the Provincial Stay-at-Home Order, the Town of The Blue Mountains has closed all municipal facilities with the exception of the landfill. Town staff will continue to be available to assist residents over the phone and by email during regular business hours. Online services can also be accessed 24/7 by visiting: www.thebluemountains.ca/online-services.cfm

To contact a staff member, please call 519-599-3131 or email the appropriate department as listed on the staff directory of the Town website: www.thebluemountains.ca/staff-directory.cfm

For additional information regarding the Provincial Shutdown, please visit the Province of Ontario website at: <https://covid-19.ontario.ca> or the Grey Bruce Health Unit website at www.publichealthgreybruce.on.ca.

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Denise McCarl

Sent: April 20, 2021 10:59 AM

To: Karen Long <klong@thebluemountains.ca>; Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Cc: Trevor Houghton <thoughton@thebluemountains.ca>

Subject: RE: Notice - Public Meeting - Long Point Road

Good Morning Martin,

Thanks for following up on this. I am not sure if matters have changed, but previously Zsolt Katzirz had provided comments in 2019 when the application was in earlier review.

Let us know if MTO comments have changed and we will update our information.

Kind Regards,



Denise McCarl, MSc MCIP RPP
Planner

Planning and Development Services
519-599-3131 extension 262

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As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Sent: Tuesday, April 20, 2021 10:40 AM

To: Karen Long <klong@thebluemountains.ca>

Subject: RE: Notice - Public Meeting - Long Point Road

Hi Karen,

I realize MTO has missed the deadline for comments, however comments will be forthcoming.

Thanks

Martin

From: Karen Long <klong@thebluemountains.ca>

Sent: March 30, 2021 12:17 PM

Subject: Notice - Public Meeting - Long Point Road

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

Please find attached hereto the Notice with respect to the Public Meeting for Long Point Road scheduled for Monday, April 19, 2021 at 5:00 pm. Please note that the meeting will be held virtually using Microsoft Teams.

Thank you.



Karen Long

Administrative Assistant for Planning Services

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury,
ON N0H 2P0

Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723

Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

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www.thebluemountains.ca/staff-directory.cfm

To help limit traffic into Town Hall, residents are reminded that online and telephone

services continue to be available. Details regarding online services can be found on the Town website by visiting: www.thebluemountains.ca/online-services.cfm

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

Date: November 26, 2018
RP16R-2186

Reference File: Parts 4 & 5, Lot 85, Plan 529,

Lori Carscadden
Administrative Assistant
Planning Services Dept
32 Mill Street – PO Box 310
Thornbury, ON N0H 2P0
519-599-3131 X263
1-888-258-6867
lcarscadden@thebluemountains.ca
planning@thebluemountains.ca

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the development through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the development.
3. **The development will be served by 2 CMBs located in front of Block 25**



4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,



Willy R Behrens

Canada Post | Postes Canada

Delivery Planning Office

Delivery Service Officer / Agent de Service de Livraison

P.O Box 8037 Ottawa T CSC

Ottawa, Ontario K1G 3H6

📞 647.321.0143 | 🖨️ willy.behrens@canadapost.ca



Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.

- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)

From: [Chris Hachey](#)
To: [Taylor.Scott](#); [Planning Info](#)
Subject: Request for Comments - Blue Mountains (Long Point Road) - Proposed Subdivision Application & Zoning By-law Amendment
Date: November-23-18 11:27:08 AM

Your File: 42T-2018-14
P2677

Our File: Blue Mountains Municipality

Mr. Taylor & Ms. Whaley,

The Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department has reviewed the Notice of Complete Application for the Proposed Subdivision Development known as Long Point Road, Town of the Blue Mountains, Grey County. HSM has reviewed the relevant documents including the Environmental Impact Study and the Stage 1 & 2 Archaeological Assessment Reports. Upon review of the noted reports, HSM has no objection or opposition to the proposed Subdivision Application and Zoning By-law Amendment as related to this proposed development.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

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From: Denise McCarl
To: Scott Taylor@grey.ca
Cc: Karen Long
Subject: RE: Grey - near Brophy's Lane and Long Point Road, The Blue Mountains - Subdivision - 42T-2018-14
Date: April 13, 2021 10:57:00 AM
Attachments: image004.png
image005.png
image006.png

FYI

From: Dolly Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com

Sent: Monday, April 12, 2021 9:26 AM

To: Karen Long <klong@thebluemountains.ca>

Subject: Grey - near Brophy's Lane and Long Point Road, The Blue Mountains - Subdivision - 42T-2018-14

Hello,

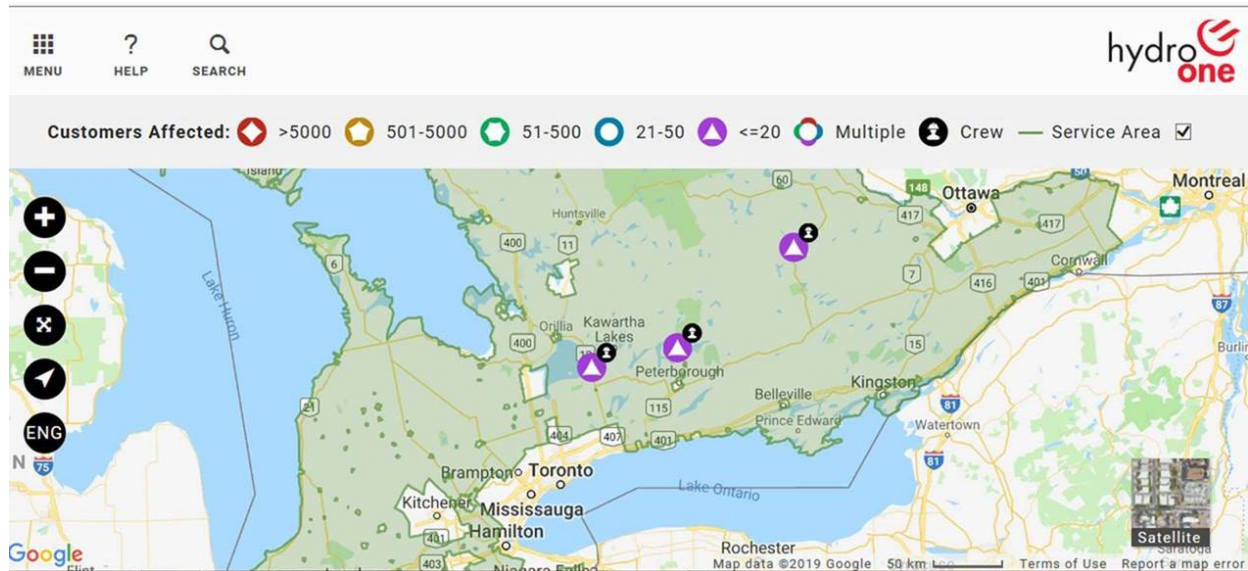
We are in receipt of Application 42T-2018-14 dated March 30, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map.



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: Karen Long <klong@thebluemountains.ca>

Sent: Tuesday, March 30, 2021 12:17 PM

Subject: Notice - Public Meeting - Long Point Road

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Good afternoon,

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Thank you

Karen Long



Administrative Assistant for Planning Services
Town of The Blue Mountains, 32 Mill Street, P O Box 310, Thornbury, ON N0H 2P0
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As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats

Denise Whaley

From: Trevor Houghton <thoughton@collingwood.ca>
Sent: November 29, 2018 4:29 PM
To: Lori Carscadden
Cc: Nancy Farrer; Sara Almas; Becky Dahl
Subject: RE: proposed Subdivision - Long Point Road

Hi Lori;

We have discussed this proposal at a staff level and have no comments or concerns.

We trust that the Town (or the County) will circulate the Notice of Public Meeting to adjacent Collingwood residents (on the east side of Long Point Road) when the time comes.

Trevor

Trevor Houghton, MCIP, RPP
Senior Planner

Town of Collingwood
55 Ste. Marie Street, P.O. Box 157
Collingwood, ON L9Y 3Z5
T. 705-445-1290 Ext. 3270
F. 705-445-1463
www.collingwood.ca

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Please consider the environment before printing this e-mail.

From: Lori Carscadden [mailto:lcarscadden@thebluemountains.ca]
Sent: Tuesday, November 20, 2018 9:01 AM
To: Lori Carscadden
Subject: proposed Subdivision - Long Point Road

Good morning – Attached is a "Notice of Complete Application" provided jointly by the County of Grey and Town of The Blue Mountains.

Please review and provide any comments/concerns to either Mr. Taylor or Ms. Whaley, as noted on the Notice.

A Public Meeting will be scheduled at a later date.

Thanking you in advance,

Enjoy the day!

Lori

Lori Carscadden
Administrative Assistant
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From: [ONTUGLLandsINO](#)
To: [Lori Carscadden](#)
Subject: RE: [External] proposed Subdivision - Long Point Road
Date: November-20-18 9:20:13 AM
Attachments: [image001.png](#)

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Union Gas Limited's ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.

Should you require any further information, please contact the undersigned.

[Kelly Buchanan](#)

Analyst Lands Services
Lands Department

Union Gas Limited | An Enbridge Company
50 Keil Dr N, Chatham, ON N7M 5M1

[uniongas.com](#) | [Canada's Top 100 Employer](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

-

From: Lori Carscadden [mailto:lcarscadden@thebluemountains.ca]
Sent: November-20-18 9:01 AM
To: Lori Carscadden
Subject: [External] proposed Subdivision - Long Point Road

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Thanking you in advance,
Enjoy the day!
Lori

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lcarscadden@thebluemountains.ca
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