



Town Clerk, Corrina Giles

March 13, 2018

Town of The Blue Mountains

32 Mill St. Box 310

Thornbury, ON N0H 2P0

RE: Skyline Blue Mountains – Monterra Ph 2

Dear Madame Clerk.

After reviewing this application and attending the Public meeting February 21, 2018 we wish to pass on the following concern;

There is no doubt a lot of flooding is occurring in this area of the Municipality. Appreciate that this applicant has done a Stormwater Management Report but it is only for the subject lands. There is a growing flooding problem in the overall area as development occurs. A regional stormwater management study should be done for the Craigleith area. This would assess the stormwater issues for the whole area and develop strategies to seek solutions. It could set targets and a guideline framework for individual landowners to follow when putting forward development applications to intensify their land.

The Blue Mountain Watershed Trust has concerns with flooding because it creates erosion that effects water quality. Townline Creek passes through the subject property and vegetated buffers need to be maintained to reduce erosion impacts.

Yours Truly,

Peter Tollefsen, George Powell, Blanka Guyatt. Blue Mountain Watershed Trust.

CC; Randy Scherzer, Director of Planning County of Grey

Travis Sandberg, Planner I, Town of The Blue Mountains.

Krystin Rennie, Georgian Planning Solutions



Transportation Services

595 9th Avenue East, Owen Sound, ON N4K 3E3
519-376-7337 / 1-800-567-GREY / Fax: 519-376-0967

February 21, 2018

Via Email

Michael Cullip
C.C. Tatham & Associates Ltd.
115 Sanford Fleming Drive, Suite 200
Collingwood, ON L9Y 5A6
[REDACTED]

**Re: Monterra Phase 2 – Town of The Blue Mountains
Entrance Permit Procedure – Requested Exemptions**

Dear Michael:

This is in response to your letter dated January 12, 2018.

New Road Access to Grey Road 19

You are requesting exemption to Section 5.2.10 of the Entrance Permit Procedure for a new road access to Grey Road 19. We believe this should read a new road access to Grey Road 21. The County will grant an exemption to Section 5.2.10 of the Entrance Permit Procedure for a new road access to Grey Road 21.

Access to Lot 2

Based on your comments, the distance to the proposed Grey Road 21 intersection from the driveway of lot 2 is anticipated to be 55 to 60 metres. The County is not recommending an exemption to Section 2.8.1.1 of the Entrance Permit Procedure if the resulting separation should be less than 55 metres.

Please contact our office if you have any questions.

Yours truly,

[REDACTED]
Pat Hoy
Director of Transportation Services
[REDACTED]

www.grey.ca

cc. Krystin Rennie, Georgian Planning Solutions ([REDACTED])
Randy Scherzer, Director of Planning, County of Grey ([REDACTED])

Grey County: Colour It Your Way

From: Scherzer, Randy
To: [Travis Sandberg](#); [Krystin Rennie](#)
Subject: FW: Grey County- Collingwood Con.1Pt Lt18 RP 16R-8591 part 1 - 42T-89009
Date: February-04-18 1:50:13 PM

FYI – Hydro One comments – re: Monterra Phase 2 – 42T-89009

From: [REDACTED]
Sent: Thursday, February 01, 2018 12:37 PM
To: Group: Planning Dept Emails
Subject: Grey County- Collingwood Con.1Pt Lt18 RP 16R-8591 part 1 - 42T-89009

Hello,

We are in receipt of your Plan of Subdivision application, 42T-89009 dated January 29, 2018. 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' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel:



Email:



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From: Andrew Sorensen
To: [Corrina Giles](#)
Cc: [Denise Whaley](#); [Lori Carscadden](#); [John McGee](#); [Derrick Canete](#); [Krystin Rennie](#)
Subject: Monterra Phase 2 - Skyline Blue Mountain --GSCA- Preliminary Comments- Public Meeting February 21, 2018
Date: February-17-18 1:22:35 PM

Dear Ms. Giles;

We are currently reviewing this file and hope to provide more comprehensive comments in May.
We did attend a consultation meeting at your office on Feb. 8, 2018.

We have a number concerns related to the watercourse and flooding of the site and are currently reviewing the proposed stormwater management report.

As this proposal dates back to the late 1980's, a number of natural heritage policies have changed since that time. We recommend that a scoped site environmental impact study be completed for the site to assess significant wildlife habitat, woodlands, species at risk, and fish habitat. We would like to complete a site inspections of the property in May once snow is gone and the growing season has started.

We note that the property is currently regulated under Ontario Regulation 151/06 and a permit will be required from our office prior to site alterations.

We recommend that approval of the red line revision be deferred until these issues have been considered and reviewed.

If any questions should arise, please contact the undersigned.

Best Regards,

Andrew J. Sorensen
Environmental Planning Co-ordinator
Grey Sauble Conservation Authority
#237897 Inglis Falls Road, RR#4, Owen Sound, ON N4K 5N6
Phone: 519-376-3076 [REDACTED] Fax: 519-371-0437
www.greysauble.on.ca [REDACTED]

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From: Lands and Resources Consultation Coordinator [REDACTED]
Sent: Monday, January 29, 2018 2:32 PM
To: Scherzer, Randy [REDACTED]; Town Clerk <townclerk@thebluemountains.ca>
Subject: Request for Comments - Blue Mountains (Skyline Blue Mountain - Fonterra Ph 2) Revision to Draft Plan of Subdivision and Zoning By-law Amendment

Your File: Skyline Blue Mountain – Monterra Ph 2
Our File: Blue Mountains Municipality

Good Afternoon Mr. Scherzer and Ms. Giles,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line [REDACTED]
Fax [REDACTED]
Email [REDACTED]



County of Simcoe
Planning Department
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Main Line (705) 726-9300
Toll Free (866) 893-9300
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simcoe.ca



February 16, 2018

**** VIA EMAIL ****

Randy Scherzer
Director of Planning & Development
County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Subject: Skyline Blue Mountain – Monterra Ph. 2 (Subdivision File 42T-89009)
Major Redline Revision and Zoning By-law Amendment Applications
Collingwood Con. 1 Pt Lt 18, RP 16R-8591, Town of Blue Mountains, County of Grey

Dear Mr. Scherzer,

Thank you for circulating the Notice of Complete Application and Public Meeting for the above-noted applications to the County of Simcoe. County Planning staff have reviewed the applications and would like to offer the following comments.

The subject lands are located within the 500 metre Assessment Area of the closed County of Simcoe Waste Disposal Site #33 (Collingwood Incinerator) as shown on Schedule 5.6.1 to the County of Simcoe Official Plan. Correspondence with County of Grey Planning staff has confirmed that the current draft plan conditions for the Skyline Blue Mountain – Phase 2 subdivision do not require a D-4 Study to be completed prior to final approval and registration. Further, it has been confirmed that no D-4 Study was completed in support of the current draft plan approval. The Simcoe County Official Plan (SCOP) states that where development is proposed within the D-4 Assessment Area of a County owned waste disposal site, a D-4 study will be required and peer reviewed, and any conditions including monitoring and mitigation will be subject to the approval of the County (see SCOP policy 4.9.15). As such County of Simcoe staff request the following conditions be added to the amended conditions of draft plan approval:

1. That prior to final approval of the draft plan or any phase(s) thereof, the Owner/Developer shall submit a D-4 Study prepared in accordance with Ministry of Environment & Climate Change Guideline D-4 – *Land Use On or Near Landfills and Dumps* (“D-4 Study”) to the satisfaction of the County of Simcoe.
2. That prior to final approval of the draft plan or any phase(s) thereof, the Subdivision Agreement shall contain wording acceptable to the County of Simcoe to ensure that any recommendations made in the D-4 Study prepared by the Owner/Developer’s consultant, and further by the County’s peer review consultant, be implemented to the satisfaction of the County of Simcoe. The Owner/Developer shall provide the County of Simcoe with a copy of the draft Subdivision Agreement for review and comment.



County of Simcoe
Planning Department
1110 Highway 26,
Midhurst, Ontario L9X 1N6

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simcoe.ca



3. The Applicant shall enter into a Development Agreement with the County of Simcoe for the purpose of addressing the recommendations of the D-4 Study. The Development Agreement shall be registered on title to the subject lands.
4. That prior to final approval of the draft plan or any phase(s) thereof, the Approval Authority is to be advised in writing by the County of Simcoe Solid Waste Management Department how Conditions 1 through 3 have been satisfied.

The sequence or numbering of the conditions above may be revised or modified as required.

Furthermore, it is our understanding that the proposed Street B is to be accessed from Grey County Road 21/Simcoe County Road 34, as per the Notice received. Upon review of the proposed street layout, County of Simcoe Transportation & Engineering staff offer the following comments:

- The County of Simcoe's Entrance By-Law No. 5544 states that if a subdivision or individual lot fronts on both a County Road and a Local Road, the Entrance will be from the Local Road, where feasible. The County of Grey's entrance requirements are similar.
- The County of Simcoe's Entrance By-Law No. 5544 requires that entrances to subdivisions onto County Roads be a minimum of 100 metres from an intersection. The County of Grey's entrance requirements are similar. If the Street B entrance (intersection) is permitted from the County Road, the entrance should be at least 100 metres from the intersection of Simcoe County Road 34/Grey Road 21 and Grand Cypress Lane.

The sketch provided with the Notice of Application and Public Meeting also indicates that Open Space blocks and residential lots may back onto Simcoe County Road 34/Grey Road 21. Simcoe County Setback By-Law No. 5604 requires that structures be sufficiently set back, typically a minimum of 10 metres, from the limit of the County Road right-of-way to accommodate future road widenings. As the County Road adjacent to the subject lands is a shared road between the County of Simcoe and the County of Grey, we request the following be added to the amended conditions of draft plan approval:

- That prior to final approval of the draft plan or any phase(s) thereof, the Town of Blue Mountains shall confirm in writing to the Approval Authority and the County of Simcoe, that the subject lands have been rezoned to require buildings, structures and stormwater management infrastructure associated with subdivision to be setback from the limit of the Simcoe County Road 34/Grey Road 21 right-of-way as per the Simcoe County Setback By-Law No. 5604 and to the satisfaction of the County of Simcoe. A copy of the draft zoning amendment shall be provided to the County of Simcoe for review and comment prior to approval consideration by Council.

Finally, to mitigate potential impacts of stormwater on Simcoe County Road 34/Grey Road 21 we request the following be added to the amended draft plan conditions:

- That prior to final approval of the draft plan or any phase(s) thereof, the Owner/Developer shall prepare a stormwater management report to the satisfaction of the County of Simcoe Transportation and Engineering Department.



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Please provide a copy of the Notice of Decision.

Should you have any question or comments regarding the above, please feel free to contact the undersigned at tomasz.wierzba@simcoe.ca or (705) 726-9300, Ext. 1937.

Sincerely,

The Corporation of the County of Simcoe



Planner II

cc: Corrina Giles, Clerk – Town of Blue Mountains
Nathan Westendorp, Manager of Development Planning – County of Simcoe
Paul Murphy, Engineering Technician II – County of Simcoe
Elizabeth Verghis, Technical Compliance Supervisor – County Of Simcoe