



Environmental

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Building Sciences

Construction Quality
Verification

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Locations

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July 23, 2021

The Georgian Bay Club

c/o

Dunn Capital Corporation

100 Pretty River Parkway South, Unit 106

Collingwood, ON L9Y 5A4

Attn: Ken Hale

Vice President

**Re: Environmental Impact Study Requirement, Site Plan Amendment for
Clubhouse Expansion at The Georgian Bay Club, 516689 7 Line,
Clarksburg, Ontario
Cambium Reference No.: 13519-001**

Dear Ken Hale,

Cambium Inc. (Cambium) is pleased to provide Dunn Capital Corporation (the Client) with the following Opinion Letter in support of the Site Plan Amendment application for the proposed expansion of the clubhouse at The Georgian Bay Club. The subject building is located at 516689 7 Line, in the village of Clarksburg, Town of The Blue Mountains, Ontario (the Site). We understand that Town has requested an Environmental Impact Study (EIS) in support of the development application.

The following provisions in the Town of The Blue Mountains Official Plan were considered as part of our review of the proposed development:

Section C9.2 states that the purpose of the EIS is to:

“a) collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s); and, b) make an informed decision as to whether or not a proposed use will have a negative impact on the critical natural features and ecological functions of the Town.”

Section C9.4 states:

“A reduction in the scope and/or content of the EIS may be authorized by the Town, where the impacts of a development application are expected to be limited in area and/or scope, or where a Comprehensive Environmental Impact Study or Subwatershed Master Plan has previously been prepared.”



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The proposed development involves an expansion of the existing clubhouse, as shown in the attached Site Plan. The new structure will be located entirely in an existing landscaped area of the Site with manicured lawn and a putting green. We understand that the proposed expansion area is actively used by guests and is routinely maintained by Club staff as part of routine golf course operations.

Based on our review of provincial natural heritage mapping and recent orthoimagery for the Site, there are no natural features of significance in the proposed expansion area. No aquatic habitat is present. Forested valleylands associated with a small, unnamed tributary of Georgian Bay are located to the southeast of the expansion area; however, there is an existing asphalt service road located along the forest dripline, between the southern portion of the expansion area and the valley top of bank.

Based on the current Site Plan, the perimeter of the proposed construction area, which encompasses both the new structure and sufficient space for construction access, will be set back at least 15 m from the dripline of the forest edge, north of the existing service road. The proposed construction area will also be located entirely outside of the Grey Sauble Conservation Authority's regulated lands, associated with the above noted features. The proposed development does not require woody vegetation removals, nor will it require extensive grading or earthworks. The Grading Plan for the development, prepared by Tatham Engineering (submitted under separate cover), details the erosion and sediment control measures and practices to be implemented on the Site during the construction phase.

Given the current site conditions and existing land uses, and provided that the ESC measures and practices in the Grading Plan are fully implemented, Cambium is of the opinion that the proposed development will not result in negative impacts to the critical natural features and ecological functions of the Town. Furthermore, we feel that this letter should be considered sufficient to address the requirements of Sections C9.2 and C9.4 of the Town of The Blue Mountains Official Plan, as they relate to the subject Site Plan Amendment application.



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We trust that this letter meets your needs at this time. If you have any questions or would like to discuss the contents of this letter, please feel free to contact the undersigned at (705) 719-0700. We appreciate the opportunity to provide services for this project.

Best regards,

Cambium Inc.

Jeremy Prahl, B.Sc., EP, Can-CISEC
Project Manager / Senior Biologist

JPP/djl

Encl. *GBC Clubhouse Expansion Site Plan*

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