



Environmental

Geotechnical

Building Sciences

Construction Quality
Verification

Telephone

(866) 217.7900
(705) 742.7900

Facsimile

(705) 742.7907

Website

cambium-inc.com

Mailing Address

P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations

Peterborough
Kingston
Barrie
Oshawa

Laboratory

Peterborough



October 11, 2023

Dunn Capital Corporation
40 Huron Street, Suite 300
Collingwood, ON L9Y 4R3

Attn: Travis Sandberg
Manager – Land Development and Planning

**Re: Municipal Review Comments – Environmental Impact Study at
516681 7th Line, Town of the Blue Mountains, ON
Cambium Reference: 14562-001**

Dear Mr. Sandberg,

As you are aware, Town of the Blue Mountains and Grey County Planning staff provided preliminary comments on the Environmental Impact Study (EIS) prepared by Cambium Inc. (Cambium) in support of a Zoning By-law Amendment and Draft Plan of Subdivision application at 516681 7th Line in the Town of the Blue Mountains, Ontario (the Site). Comments relating to the EIS in the letter dated August 25, 2023, were as follows:

2. Environmental Impact Study:

An environmental impact study for peer review was requested in the pre-consultation notes. Official Plan Policy Requirements for an Environmental Impact Study are set out in section C9. The Environmental impact study includes the recommendation:

The Stormwater Management Plan prepared for the site should specifically address potential stormwater impacts to water quality and quantity of the surrounding features, erosion potential and a feature-based water balance study (if required).

To confirm the conclusions of the EIS the following material is required:

a) FSR and SWM Report scope

The preliminary stormwater management report does not reference the requirement set out in the EIS. Please provide a response addressing the related matters set out above.

b) Water Balance Study

No feature-based water balance study has been undertaken as stated in the EIS. Please provide a response addressing the related matters set out above.

This information should come from qualified professional(s) addressing the interrelationships between engineering and environmental issues on the subject and surrounding lands.



Environmental

Geotechnical

Building Sciences

Construction Quality
Verification

Telephone

(866) 217.7900

(705) 742.7900

Facsimile

(705) 742.7907

Website

cambium-inc.com

Mailing Address

P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations

Peterborough
Kingston
Barrie
Oshawa

Laboratory

Peterborough



October 11, 2023

With respect to Cambium's recommendation to prepare a feature-based surface water balance (Items 2a and 2b, above), Tatham Engineering (Tatham; the civil design engineer) has prepared a letter summarizing the stormwater management strategy and defining the surface water catchment areas applicable to the Site (see enclosed).

For clarity, the intent of the EIS recommendation is to ensure that the volume of overland drainage currently conveyed to local, sensitive hydrologic receivers (i.e., wetlands and watercourses) will not be substantially altered in the proposed post-development condition. Such changes in surface water inputs can alter the form and/or negatively impact the ecological function of these receivers.

Tatham has confirmed that surface water generated on the Site will be conveyed to an existing stormwater management facility which was previously designed/sized to accommodate surface flows from the subject Site.

Furthermore, Tatham has confirmed that the that local surface water catchment areas will not be altered as a result of the proposed development.

Based on our review of the additional materials prepared by Tatham with respect to the stormwater management strategy for the Site, Cambium is of the opinion that a feature-based surface water balance is no longer required. As such, the subject recommendation should be deemed to be appropriately addressed.

If you have any questions related to the above, please feel free to contact the undersigned at (705) 719-0700.

Best regards,

Cambium Inc.

Jeremy Prael, B.Sc., EP, CISEC

Senior Ecologist / Group Manager – Natural Sciences

JPP

Encl. Letter – Response to SWM Comments, Tatham Engineering (September 27, 2023)

Copies: Randy Simpson, Director, Manager - Land Development, Tatham Engineering

Andrew Schoof, Engineering Intern, Tatham Engineering

\\cambiumincstorage.file.core.windows.net\projects\14500 to 14599\14562-001 Dunn Capital Corporation - EIS - The Enclave at GBC, Blue Mountains\Correspondence\Letters\2023-10-11 LTR EIS SWM Comments GBC Enclave.docx



October 11, 2023

CAMBIUM QUALIFICATIONS AND LIMITATIONS

Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work or reports.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

Reliance

Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

Environmental

Geotechnical

Building Sciences

Construction Quality
Verification

Telephone

(866) 217.7900

(705) 742.7900

Facsimile

(705) 742.7907

Website

cambium-inc.com

Mailing Address

P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations

Peterborough
Kingston
Barrie
Oshawa

Laboratory

Peterborough



File 122017

September 27, 2023

Travis Sandberg
Manager - Land Development and Planning
Dunn Capital Corporation
40 Huron Street, Suite 300
Collingwood, Ontario L9Y 4R3
tsandberg@dunncap.ca

Re: GBC Residential Enclave, Town of The Blue Mountains
Response to SWM Comments

Dear Travis:

This letter has been prepared in response to Town and County comments dated August 25, 2023, specifically comment 2.a) which states:

2. Environmental Impact Study:

An environmental impact study for peer review was requested in the pre-consultation notes. Official Plan Policy Requirements for an Environmental Impact Study are set out in section C9. The Environmental impact study includes the recommendation: *The Stormwater Management Plan prepared for the site should specifically address potential stormwater impacts to water quality and quantity of the surrounding features, erosion potential and a feature-based water balance study (if required)*. To confirm the conclusions of the EIS the following material is required:

a) FSR and SWM Report scope

The preliminary stormwater management report does not reference the requirement set out in the EIS. Please provide a response addressing the related matters set out above.

The following summary confirms that the proposed stormwater management system for the GBC Residential Enclave development will not impact the downstream receivers from the site.

STORMWATER MANAGEMENT DESIGN FOR THE GBC RESIDENTIAL ENCLAVE

The primary objective of the stormwater management design was to demonstrate that the proposed Georgian Bay Club (GBC) Residential Enclave complies with the previously established stormwater management (SWM) design criteria and land uses/densities established and accepted in the following SWM reports that encompass the proposed site:

- *Servicing & Stormwater Management Implementation Report - The Private Residences at the Georgian Bay Club*, by Crozier Consulting Engineers (May 2015); and
- *Stormwater Management for Georgian Bay Club*, by R.J. Burnside and Associates (March 2002).

The above noted reports provided a summary of the catchment boundaries and overall SWM design for the Georgian Bay Club development area, which includes the proposed GBC Residential Enclave site.

Proposed GBC Residential Enclave

The previously accepted Burnside and Crozier reports for the development area identify the subject site to be within Catchments 33303 and 33307 of Watershed 33. The site will be serviced by internal gravity storm sewers which will be sized to convey the 10-year storm runoff to the existing 600 mm diameter storm sewer stub which flows through the existing Private Residences development north of the GBC Residential Enclave (consistent with the existing flow route for the site). Larger storm events will continue to be conveyed overland via the existing Private Residences major overland flow route (which was designed to accept overland flow from the GBC Residential Enclave for storms greater than the 10-year storm), ultimately flowing to the existing SWM Pond 2. The pond is sized to receive flows from the subject site (assuming a maximum 15% imperviousness from Catchments 33303 and 33307). The combined percent impervious for these catchments, including the proposed GBC Residential Enclave was conservatively calculated to be 14.9%. Therefore, the pond is adequately sized to receive stormwater from the GBC Residential Enclave site. Additionally, the existing storm sewer design (from the Crozier report) assumed a runoff coefficient of 0.50 for the GBC Residential Enclave when sizing the storm sewer stub to service the proposed development. The runoff coefficient for the proposed site was conservatively calculated to be 0.39. This is much less than the runoff coefficient used to design the receiving sewer. Therefore, the existing storm sewer stub is adequately sized to service the proposed development (refer to the *Preliminary Functional Servicing Report*, prepared by Tatham Engineering Limited (July 2023) for additional details).

Summary

The stormwater runoff from the GBC Residential Enclave currently drains to SWM Pond 2. The development of the GBC Residential Enclave was previously considered as part of the downstream Private Residences development and SWM Pond 2 design. The SWM design and proposed drainage characteristics for the GBC Residential Enclave comply with the previously accepted SWM criteria and design. Therefore, the downstream storm system is expected to function as designed and approved.



We trust this letter is satisfactory in addressing the Town and County's comment.

Yours truly,

Tatham Engineering Limited



Andrew Schoof, B.A.Sc., M.A.Sc.
Engineering Intern
AS/RS:rlh



Randy Simpson, B.A.Sc., P.Eng.
Director, Manager - Land Development

