

Adam Farr

From: Travis Sandberg <tsandberg@dunncap.ca>
Sent: Friday, September 1, 2023 3:56 PM
To: Michael Cook; Jeremy Prah
Cc: Stephanie Lacey-Avon; Natalie Mechalko; Adam Farr; Shawn Postma
Subject: RE: 516681 7th Line - Site Inspection - The Town of the Blue Mountains (Cambium File No. 14562-001)
Attachments: ET123020-1 Landscape Analysis_2023.09.01.pdf

Good Afternoon Michael,

Thank you for your time in reviewing the submitted EIS and attending the subject site. Please see responses to your comments below in **red**.

Travis Sandberg
Manager – Land Development and Planning

Dunn Capital Corporation
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From: Michael Cook <Michael.Cook@grey.ca>
Sent: Wednesday, August 30, 2023 4:49 PM
To: Jeremy Prah <Jeremy.Prah@cambium-inc.com>
Cc: Stephanie Lacey-Avon <Stephanie.Lacey-Avon@grey.ca>; Natalie Mechalko <Natalie.Mechalko@grey.ca>; Adam Farr <afarr@thebluemountains.ca>
Subject: RE: 516681 7th Line - Site Inspection - The Town of the Blue Mountains (Cambium File No. 14562-001)

Hi Jeremy,

Thank you for meeting myself and Natalie on site. As discussed, I have reviewed the submitted EIS, and have a few items that need to be amended:

- 1) The tree retention/protection plan needs further discussion and design from what is currently proposed. Although not submitted as a part of your application, I believe yourself and the engineer should work together on this. Basically, we are trying to retain as many trees as possible. If this is an impossibility, tree compensation/planting at a 2:1 ratio will be requested. This will require remediation/planting plans, with a suitable planting area in the general vicinity of the site. Please note, the Butternut trees should be included on the tree retention/remediation plan and it should also be site specific, mainly within the lot in question.

Comment: I have been having similar discussions with the Town regarding the Tree Preservation Plan ("TPP"). The short answer is that the full extent of feasibility for tree retention on the lots is not yet known. This will be determined during technical design once we have a detailed understanding of site grading needs. As such, a TPP will be included in the first detailed engineering submission following draft plan approval. This is not an uncommon approach for draft plan designs/applications. In this regard, your comments regarding the preparation of a tree preservation plan would be a reasonable and agreeable condition of draft plan approval, as would your comment regarding tree compensation/planting, as may be supported by County policy. As a general note, please be advised that a formal Landscape Analysis has been prepared by Envision Tatham for the lands which provides recommendations for mitigation, landscaping, etc., which will be formally submitted to the Town and County early next week but is attached hereto for your information.

- 2) A water balance study may be a requirement but should be reviewed as a part of the stormwater management system design proposal. It would be helpful to have a draft stormwater management design submitted prior to the EIS being conducted.

Comment: Per the submitted Functional Servicing Report, the proposed development is intended to connect to existing stormwater infrastructure located on Club Drive. The existing SWM system was designed and constructed with consideration for the development of the subject lands, and ultimately directs stormwater to stormwater management pond 2 located within the golf course. A formal response from Tatham and Cambium regarding this comment will be provided to address this matter.

Feel free to share the email with whomever may need it. Once the EIS has been amended, I will review it again and comment upon its acceptability.

Please note, the Municipality, other County Staff, and the Conservation Authority may have additional policy and regulation approvals they are still pondering. I suggest you contact them to address their requirements.

If you have any questions or concerns regarding the above, please feel free to contact me directly.

Kind regards,

Michael Cook
Planning Ecologist
Phone: +1 519-376-2205



From: Michael Cook
Sent: Wednesday, August 30, 2023 12:03 PM
To: Jeremy Prah Jeremy.Prah@cambium-inc.com
Subject: Re: 516681 7th Line - Site Inspection - The Town of the Blue Mountains (Cambium File No. 14562-001)

Okay

Michael Cook
Planning Ecologist
1+ 519-348-4828



From: Jeremy Prah Jeremy.Prah@cambium-inc.com

Sent: Wednesday, August 30, 2023 11:45 AM

To: Michael Cook Michael.Cook@grey.ca

Subject: Re: 516681 7th Line - Site Inspection - The Town of the Blue Mountains (Cambium File No. 14562-001)

[EXTERNAL EMAIL]

Hi Michael,

I'm running a few minutes behind, but I should be there around 1215.

Thanks,
Jeremy

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Jeremy Prah, B.Sc., EP, CAN-CISEC

Group Manager - Natural Sciences

Cambium - Barrie

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From: Michael Cook Michael.Cook@grey.ca

Sent: Wednesday, August 23, 2023 3:48:28 PM

To: Jeremy Prah Jeremy.Prah@cambium-inc.com

Cc: Natalie Mechalko Natalie.Mechalko@grey.ca; Travis Sandberg tsandberg@dunncap.ca; File file@cambium-inc.com

Subject: RE: 516681 7th Line - Site Inspection - The Town of the Blue Mountains (Cambium File No. 14562-001)

Thanks Jeremy,

Those responses seem appropriate.

A site visit is needed on my end so I can confirm the findings of the EIS. I usually do these alone, but most of the time the landowner and EIS Consultant, etc. wishes to join. It is not mandatory, but it is a requirement I ground truth the site, and the presence of natural heritage features, etc. A post-development site inspection is

needed as well, to confirm the recommendations/requirements from the EIS report, etc., have been implemented (pre-and-post inspections). Again, these can be completed solo by myself to reduce workload, cost, etc., if needed.

I do not work for the Town, but I am sure they can help you out if you give them a call. I was hired as a planning Ecologist for Grey County last week. The County's process for natural heritage review is currently being developed.

Let me know if you have any other questions; If not, I look forward to meeting you at the inspection.

Thank you,

Michael Cook
Planning Ecologist



From: Jeremy Prah Jeremy.Prah@cambium-inc.com

Sent: Wednesday, August 23, 2023 3:17 PM

To: Michael Cook <Michael.Cook@grey.ca>

Cc: Natalie Mechalko <Natalie.Mechalko@grey.ca>; Travis Sandberg <tsandberg@dunncap.ca>; File <file@cambium-inc.com>

Subject: RE: 516681 7th Line - Site Inspection - The Town of the Blue Mountains (Cambium File No. 14562-001)

[EXTERNAL EMAIL]

Hi Michael,

Thanks for your email. I spoke with Travis Sandberg from Dunn Capital this afternoon (cc'd here) about the subject application. Travis provided me with the attached letter submitted to Adam Farr on August 16th, which addresses Item 1 and 2 below among other topics (see letter items 6 and 7, respectively). If you have any further questions following review, please let me know.

I am available to attend the site meeting next week and look forward to meeting you in person. We would just like to confirm that this site visit is being requested as part of a comprehensive technical review of the EIS and whether you anticipate a second site visit would be required. Some clarity on the Town's process would be appreciated.

Thanks,
Jeremy



Jeremy Prah, B.Sc., EP, CAN-CISEC
Group Manager - Natural Sciences

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From: Michael Cook <Michael.Cook@grey.ca>
Sent: Wednesday, August 23, 2023 10:13 AM
To: Jeremy Prah <Jeremy.Prah@cambium-inc.com>
Cc: Natalie Mechalko <Natalie.Mechalko@grey.ca>
Subject: 516681 7th Line - Site Inspection - The Town of the Blue Mountains

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Hi Jeremy,

I have reviewed the final EIS submitted for the proposed GBC Enclave development at 516681 7th Line within The Town of the Blue Mountains. I will have to conduct a site inspection before I can confirm the acceptability of the report. Also, a few initial questions:

1. Section 7.0 subsection 5. seems to state that a water-balance study is required to appropriately confirm that there will be no impacts to the natural heritage features on-site, mainly the significant woodlands and Butternut trees. These impacts are mainly based on stormwater, water quality and quantity, and erosion concerns. Do you think a water-balance study is necessary to confirm there will be no impacts to natural heritage features, or could this be addressed through an appropriate and extensive stormwater management plan with low-impact development approaches as a requirement?
2. Did you develop or have input into the proposed tree preservation plan (attached)? If so, I have additional questions regarding this document.

I am currently available Wednesday, August 30 at 12pm to visit the site. Let me know if this works for you, if you cannot attend, I can do the inspection solo. Please note, I do not have the landowner's contact information.

If you have any questions or concerns regarding the above, please feel free to contact me directly.

Best regards,

Michael Cook
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