

MEMO

DATE	June 24, 2026	PROJECT NO.	3077-7785
RE	Grey Road 19 Workforce Housing		

TO	Chris Walmsley
FROM	George Cooper, P. Eng.
CC	Terry Geddes, Krystin Rennie

C.F. Crozier and Associates has been retained by 2483302 Ontario Inc. to provide engineering services during the planning approvals process in support of the proposed workforce housing project located on Grey Road 19 in the Town of The Blue Mountains. The purpose of this memorandum is to summarize the engineering studies completed to date by Tatham Engineering and identify potential next steps based on comments received from the relevant Review Agencies through the pre-consultation process.

To date, the following engineering studies have been completed by Tatham Engineering and submitted to the Town and Nottawasaga Valley Conservation Authority (NVCA) for pre-consultation:

- Natural Hazards Brief
- Preliminary Stormwater Management Report
- Functional Servicing Report
- Transportation Impact Study
- Parking Study
- Hydrogeological Assessment

Natural Hazards Brief**Summary**

A Natural Hazard Assessment was completed to identify the existing flood and erosion hazard limits associated with the tributary of Silver Creek which crosses the subject lands.

Next Steps

The Site Plan for the Subject Lands should be updated to reflect the flood and erosion hazard limits. Based on comments from the NVCA, minor floodplain regularization may be considered to accommodate essential road and lot geometry adjustments. A supporting cut/fill analysis and full proposed condition analysis would be required to support an encroachment into the flood hazard. Further discussion is required with both the Town and NVCA if regularization is to be considered on the subject site.

The material in this memo reflects best judgment in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. C.F. Crozier & Associates Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Preliminary Stormwater Management Report

Summary

The Preliminary Stormwater Management Report determined the existing drainage patterns across the subject lands and identified the tributary of Silver Creek as the stormwater outlet. The report indicates that the stormwater management strategy for the proposed development would include collection of runoff via internal storm sewers. Both quality and quantity control will be required prior to releasing stormwater to the proposed outlet on site. The report proposes the use of underground storage tanks as the preferred option for storing stormwater on site and utilizing a control structure to discharge at pre-development flow rates. A treatment train featuring a vegetated drainage strip and oil-grit separator (OGS) is proposed upstream of the underground storage tanks, which will provide the necessary quality controls for the runoff.

The report notes that the findings of the Hydrogeological Assessment indicate that the site is not suitable for infiltration, due to the native sandy clayey silt deposits found through the investigation. However, the report suggests the use of open-bottomed storage chambers to provide supplementary infiltration and retention benefits.

Next Steps

The proposed stormwater management strategy for the site will be further refined through future planning applications and detailed design, subject to review by the Town and NVCA. It is our opinion that no further analysis is warranted to support the proposed re-zoning of the subject lands.

Functional Servicing Report

Summary

The Functional Servicing Report was completed to assess the feasibility of servicing the proposed development via connections to existing municipal watermain and sanitary sewers.

The report notes that water for the subject site will be provided via a connection to the existing 350mm diameter watermain along the site's frontage on Grey Road 19. The report makes reference to the 2019 Master Plan prepared by the Town, and the 2024 Year End Report for the Thornbury Water Treatment Plant to approximate the available capacity within the Town's water system. The conclusions of the report indicate that there is adequate capacity to service the water demands (domestic and fire) calculated for the proposed development.

The report notes that the closest sanitary sewer currently terminates on Grey Road 21, north of Grey Road 19 and adjacent to the Mountain House development. The report also makes reference to three (3) proposed extensions:

1. Grey Road 21 (Southern extension of existing sanitary sewer)
2. Grey Road 19 (Western extension of proposed sanitary sewer from Grey Road 21)
3. Longpoint Road (New trunk sewer connection from Grey Road 21 directly to the Craighleith Wastewater Treatment Plant via Longpoint Road)

The extensions noted above are part of ongoing Town/County projects and are at various stages of design. Tatham calculated the sewage design flows for the subject site and estimated design flows for future development lands to the south, based on an estimated development area and a maximum density of 15 units per hectare. The report included a capacity assessment of existing/proposed sanitary sewers on Grey Road 19 and 21 and concluded that there was sufficient capacity to convey sewage flows from the subject site and other development lands to the south.

Next Steps

The proposed servicing strategy for the site will be further refined through future planning applications and detailed design, subject to review by the Town. Further coordination is recommended with the Town and County to confirm timing of the planned sanitary sewer extensions. Available capacity within the existing municipal infrastructure should also be verified with the Town-wide water and wastewater models. However, it is our opinion that the Functional Servicing Report prepared by Tatham is adequate to support a re-zoning of the subject site. Confirmation of available capacity will be required prior to the execution of a Development Agreement with the Town, and phasing of development may be considered depending on existing capacity and timing of proposed upgrades.

Transportation Impact Study

Summary

The report assessed the impacts of the full-build out of the proposed development on the existing road network. The results of the assessment indicated that the road network operates acceptably under existing conditions (2025). The report noted that the planned improvements to the Grey Road 19, which include widening Grey Road 19 to four lanes and adding a roundabout at the intersection with Crosswind Boulevard were anticipated to begin in 2026. The conclusion of the report stated that with the planned improvements to Grey Road 19 complete, the studied intersections were found to have good operations through the 2042 horizon year.

Next Steps

Further coordination is recommended with the Town and County to confirm timing of the planned improvements to the Grey Road 19 corridor. Should the planned improvements be delayed, an addendum to the Transportation Impact Study (TIS) is recommended at the Site Plan Approval stage to confirm impacts of an initial phase of the proposed development on the existing road network. It is our opinion that no further assessment is required to support re-zoning of the property.

Parking Study

Summary

The Parking Study completed by Tatham reviewed the proposed parking supply for the proposed development and compared it to survey data from proxy sites, ITE empirical parking demand data and parking supply standards in other municipalities. The report concluded that the parking supply proposed for the subject site was considered reasonable.

Next Steps

Comments were provided by Town staff on the Parking Study during the pre-consultation process. Further discussion with the Town may be required to confirm if additional justification is required to support the proposed parking supply.

Hydrogeological Assessment

Summary

The Hydrogeological Assessment was completed in 2023 and included the installation of monitoring wells in the north-western half of the subject lands. The report included groundwater elevations found across the site and results of the chemical analysis from samples. The report also provided estimates for daily dewatering during construction. Conclusions from the report noted that the native soils are not suitable for infiltration through Low Impact Development (LIDs).

Next Steps

As noted above, monitoring wells were not installed on the south-eastern half of the subject site. Given that the proposed development is intended to be phased, with the south-eastern half of the site being developed in later phases, it may be acceptable to defer further assessment to the Site Plan Approval stage. Further discussion with Town staff is recommended to confirm acceptance of current limits of the Hydrogeological Assessment for the purpose of re-zoning the subject site.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned. Thank you.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.



George Cooper, P. Eng.
Project Manager