

APRIL 16, 2021

PROJECT NO: 0876-5337

**SENT VIA: EMAIL
SPOSTMA@THEBLUEMOUNTAINS.CA**

Town of The Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

**Attention: Mr. Shawn Postma
Senior Policy Planner**

**RE: BLUE VISTA SUBDIVISION, TOWN OF THE BLUE MOUNTAINS
REVISED DRAFT PLAN (EAST LANDS ONLY)
NATURAL HERITAGE CONCLUSIONS**

Dear Mr. Postma,

As a result of recent dialogues between Crozier Consulting Engineers (Crozier), Azimuth Environmental Consulting, NVCA and NRSI, considerations of habitat offsetting and the requirement for a compensation plan require us to update our correspondence from February.

In support of the revised Draft Plan of Subdivision for Blue Vista, Crozier is again writing to confirm that the proposed changes to the road, lot and block layouts as shown on the proposed Draft Plan prepared by Lloyd and Purcell dated February 26, 2021 do not affect the conclusions made in the Environmental Impact Statement (EIS) (Crozier 2020) prepared by our office.

As a part of the original subdivision submission package, Crozier prepared the EIS that addressed all of the natural heritage related parts for the whole of the subject lands and the conclusions in relation to the east side lands are consistent with our responses made to the agency comments provided for the natural heritage issues raised. All issues/concerns therefore related to the natural heritage features located east and north of the Environmental Protection area noted on the plan, we believe have been resolved. The Crozier EIS report has not been updated to reflect the most recent Draft Plan layout.

We note that the revised Draft Plan layout (east lands only) included on the portion of the subject lands located east of the Environmental Protection area remains much the same as the original submission. Also, it should be noted that the revised Draft Plan provides for a road connection across the Environmental Protection area through to the Second Nature Subdivision which abuts the west property boundary. This road alignment indicated on the revised Draft Plan represents a shift of the alignment north from the original alignment in order to avoid ELC unit #4 (MASM1-1 shown on Figure 3, Crozier EIS, 2020) which was noted as an area of concern by the County peer reviewer (NRSI) and the NVCA. It has been determined that although the road alignment has been shifted, the grading and infrastructure within the considerations of habitat offsetting and the requirement for a compensation plan require us to update our correspondence from February. It is our opinion that the described changes made to the original Draft Plan now represented on the revised Draft Plan, together with the compensation

plan being provided, will not change the findings and/or conclusions of the Crozier EIS report and the development can be supported from a natural heritage perspective. The proposed Draft Plan now only represents a total of 94 units located east of the Environmental Protection area with a through road west to connect with the existing Second Nature Subdivision which abuts the west property boundary of the subject lands. This leaves a potential for an additional 86 units for the future development phases located west of the revised Environmental Protection area.

We trust the above outline is sufficient to allow for the review of the revised Draft Plan. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.



Michael J. Hensel, OALA, CSLA
Senior Development Consultant

c.c. Sal Chaaya, Royalton Home
Samer Chaaya, Royalton Homes
Susan Williston, Royalton Homes
Colin Travis, Travis & Associates Inc.
Jim Broadfoot, Azimuth Environmental Consulting Inc.
Randy Scherzer, Grey County
Scott Taylor, Grey County

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