

12 February 2021

Denise Whaley, MSc MCIP RPP
Planner, Town of The Blue Mountains
Planning and Development Services
PO Box 310 - 32 Mill Street,
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By E-mail

Denise,

Re: Long Point Road - Environmental Impact Study (EIS) - Revised Report

Background and Purpose

This letter is in regard to an update of the Environmental Impact Study (EIS) that has completed for the Part Lot 85, Registered Plan 529, on Long Point Road in the Town of the Blue Mountains (TOBM), Ontario.

The EIS was originally initiated on behalf of then owners Tony Lesiak and Isabelle Lehmann, and an EIS report¹ was submitted to the TOBM and the Grey Sauble Conservation Authority (GSCA) for review in September 2018. After review, certain concerns were raised by the TOBM and GSCA. These concerns were eventually discussed by the various stakeholders at a meeting on 10 July 2019 at the Town of the Blue Mountains offices. Following that meeting, the County of Grey requested a Peer Review of that EIS report to gain additional perspective on the key issues. A Peer Review was completed by Natural Resource Solutions Inc. (NRSI)², and the EIS report was subsequently revised to address the various comments and suggestions provided by NRSI and other comments made during the meeting in July 2019. The revised EIS report³ was submitted in January 2020 for follow-up review. A letter⁴ was received later in January from NRSI indicating that the revised EIS satisfactorily addressed the comments provided in the Peer Review.

¹ Environmental Impact Study- Long Point Road. Report Prepared for Tony Lesiak and Isabelle Lehmann. Report prepared by Neil Morris, Consulting Ecologist. 25 September 2018. Report Reference # 17-08.2.

² Katharina Richter, Senior Biologist, Natural Resource Solutions Inc. (NRSI). 19 September 2019. Letter to Scott Taylor, Senior Planner, Grey County. Subject: Long Point Road Environmental Impact Study Peer Review. NRSI File # 2317.

³ Environmental Impact Study- Long Point Road. Report Prepared for Tony Lesiak and Isabelle Lehmann. Report prepared by Neil Morris, Consulting Ecologist. 09 January 2018. Report Reference # 17-08.3

⁴Katharina Richter, Senior Biologist, Natural Resource Solutions Inc. (NRSI). 24 January 2020. Letter to Scott Taylor, Senior Planner, Grey County. Subject: Long Point Road Environmental Impact Study Peer Review. NRSI File # 2317.

Reference: Long Point Road - EIS Revision

Following completion of the Peer Review process, authorities still cited concerns regarding the presence of Black Ash (a species of conservation concern) within a portion of the property and the potential impacts of proposed development on this species and its habitat. Specifically, the site plan at the time called for construction of an access road terminating in a cull-de-sac that encroached into the specific forest community type where Black Ash are found.

The Long Point property is now under new ownership, and the site plan has been revised by the new owners (Terra Brook Homes). Key changes in the current site plan⁵ include adjustment to lot alignment and the reconfiguration of the access road and cul-de-sac. As a result of these changes, the forest community where the Back Ash are found is no longer subject to encroachment. The EIS Report for the Long Point Property has now been revised to reflect this major change. The current EIS Report⁶ now concludes that "the proposed development at the Long Point Property meets policy requirements and there is no expectation of any negative impacts on several specific features of interest or the Natural Heritage System (NHS) that they comprise".

If you have any questions or concerns regarding the revised EIS Report, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Neil Morris, Consulting Ecologist
2480 Olde Baseline Rd.
Caledon, Ontario
L7C 0J3

cc: Corey DiCarlo, Terra Brook Homes
Andrew Pascuzzo, Pascuzzo Planning Inc.

⁵ Pascuzzo Planning Inc. Draft Plan of Subdivision - Long Point Road. DWG:892-17-DP8+. January 2021.

⁶ Environmental Impact Study- Long Point Road. Report Prepared for Terra Brook Homes. Report prepared by Neil Morris, Consulting Ecologist. 10 February 2021. Report Reference # 17-08.4