

Memorandum

Ages Consultants Limited

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Cambridge, Ontario
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(519) 658-6085
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To: David Slade, DCS Consultants Inc.

Date: September 15, 2003

From: Derek J. Coleman, PhD.

Re: Ecological Overview, Alta Phase II Development
Lots 23 and 24, Concession 4
Town of the Blue Mountains

This memo is to give you an overview report of the ecological character and any environmental issues that might arise from the proposed extension to the Alta development in the Town of the Blue Mountains. It is based on a review of the background documents and a 2 hour visit to the property on September 11, 2003.

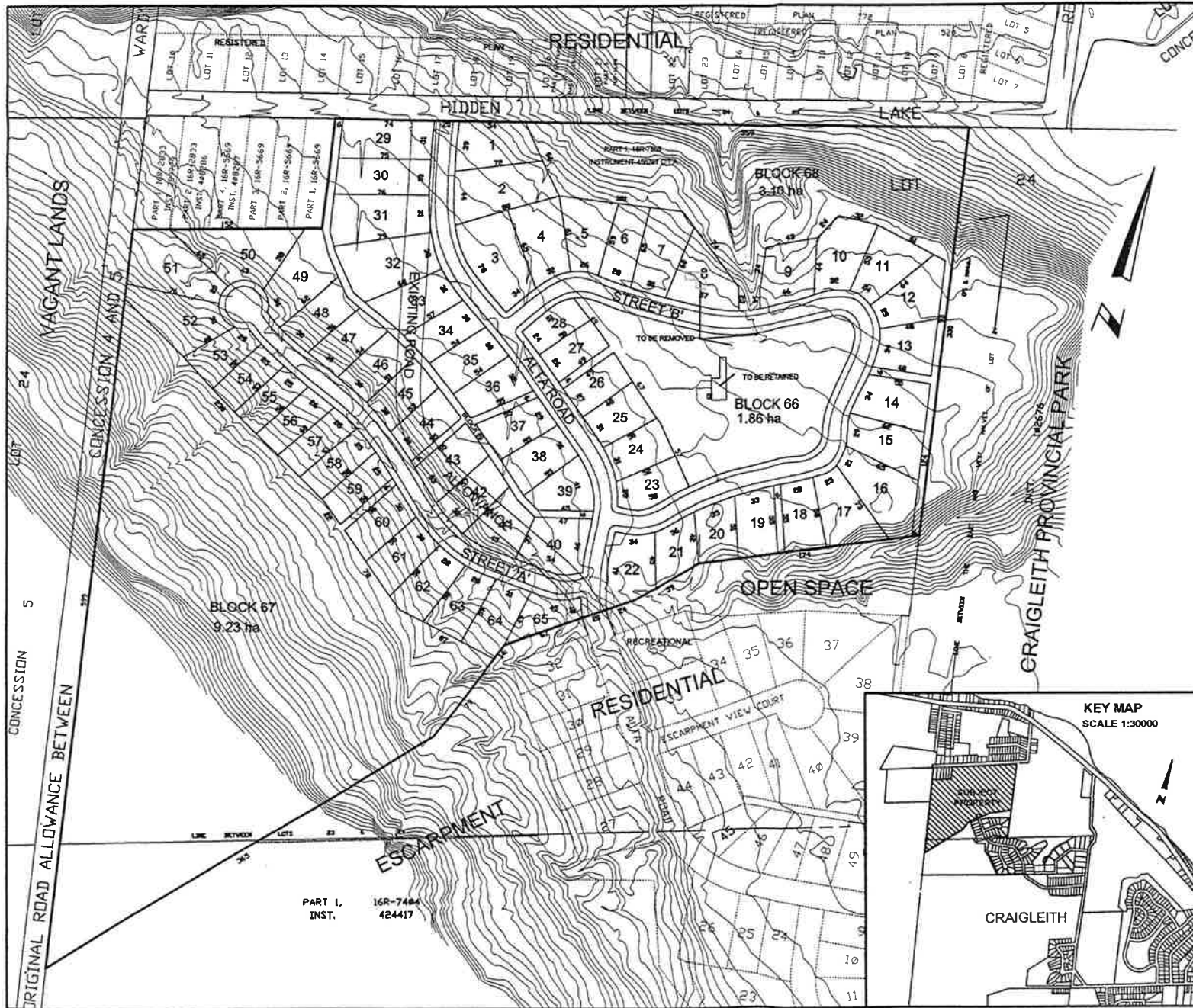
Background

Attached to this memo are two reductions of the proposed subdivision plan overlaid on a topographic base and showing the proposed secondary plan for the lands (Escarpment, Recreational Residential and Hazard Lands). The 30 hectare property sits on the bench above the Nipissing Ridge and below the brow of the Niagara Escarpment. A small ravine lies on the south side of the parcel, but it was included within the first phase of the Alta lands. The lands were formerly a farm property, resulting in the clearing of the fields that are to be developed. In recent years, due to the cessation of farming on the lands, they have begun to revert to natural communities.

I have reviewed the available background on the area of this site – this includes data from the Natural Heritage Information Centre (MNR), County Official Plan and Town Official Plan. There are no known identified significant ecological features in the vicinity:

- Life or Earth Science ANSI's
- Deer yards
- Cold water streams
- Rare plants or fauna
- Wetlands

The current designations on the lands are for rural uses and hazard lands. They are proposed for residential uses with a hazard land designation on the front slope (Nipissing Ridge) and Escarpment at the rear.



DRAFT PLAN OF SUBDIVISION
 OF PART OF LOTS 23 & 24
 CONCESSION 4
 TOWN OF THE BLUE MOUNTAINS
 (FORMER TOWNSHIP OF COLLINGWOOD)
 COUNTY OF GREY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- (A) AS SHOWN ON DRAFT PLAN,
- (B) AS SHOWN ON KEY PLAN,
- (C) AS SHOWN ON DRAFT AND KEY PLANS,
- (D) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE,
- (E) AS SHOWN ON DRAFT PLAN,
- (F) AS SHOWN ON DRAFT PLAN,
- (G) AS SHOWN ON DRAFT AND KEY PLANS,
- (H) PIPED WATER TO BE MADE AVAILABLE,
- (I) SOIL IS SALTY CLAY,
- (J) AS SHOWN ON DRAFT PLAN,
- (K) PIPED WATER AND SANITARY SEWERS TO BE MADE AVAILABLE,
- (L) NONE

SCHEDULE OF LAND USE

	LOTS/BLOCKS	AREA (ha)
LOW DENSITY RECREATIONAL RESIDENTIAL	LOTS 23 & 24	12.42
RECREATIONAL	BLOCK 68	1.86
ESCAPMENT AND WALKWAYS	BLOCK 67	9.23
OPEN SPACE AND WALKWAYS	BLOCKS 66 & 68	3.43
ROADWAYS		3.66
TOTAL AREA		34.62

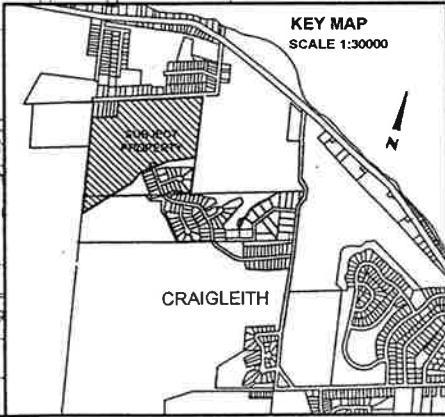
SCALE 1 : 3000

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S AUTHORIZATION
 I AUTHORIZE D.C. SLADE CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL
 LORNE SHEPP _____ DATE _____

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.
 PAUL R. THOMSEN O.L.S. _____ DATE _____

DCS - D.C. Slade Consultants INC.
 Planning & Development
 243 HURONTARIO STREET, COLLINGWOOD, ON
 705.444.1830

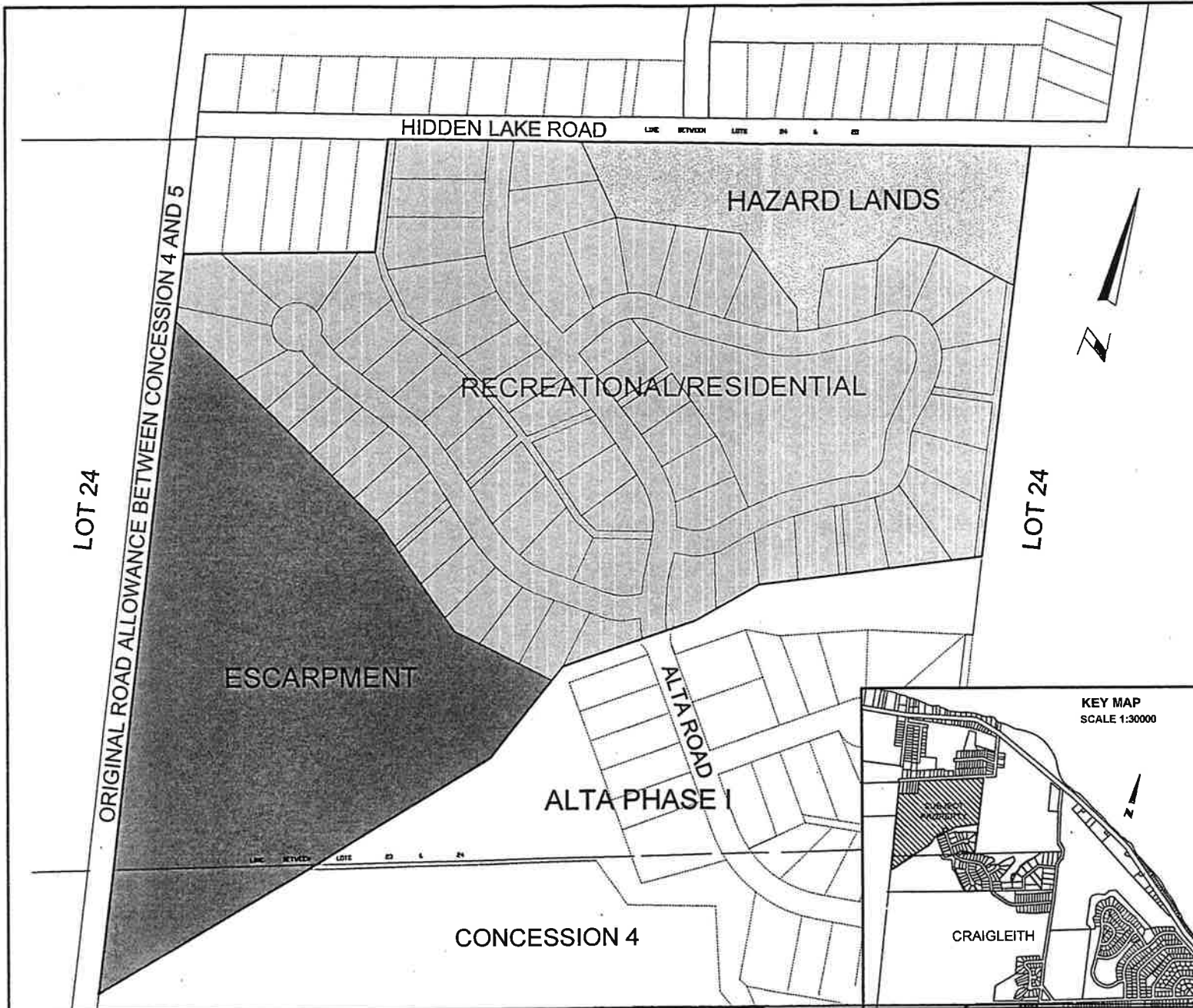


ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSION 4 AND 5
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PART I.
 INST. 16R-7484
 424417

**PROPOSED SECONDARY
PLAN AMENDMENT
SCHEDULE A-1**

ALTA PHASE II



LEGEND		
	9.2 ha. 22.7 ac.	ESCARPMENT
	17.8 ha. 43.9 ac.	RECREATIONAL/RESIDENTIAL
	2.9 ha. 7.3 ac.	HAZARD LANDS
	29.8 ha. 73.7 ac.	TOTAL AREA

SCALE	1 : 3000
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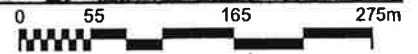
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DCS - D.C. Slade Consultants INC.
Planning & Development
243 HURONTARIO STREET, COLLINGWOOD, ON
705.444.1830



Source:

--- Subject Property



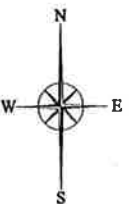
Vegetation Communities

Cultural (CU)

- CUM1-1 Dry-Fresh Old Field Meadow
- CUT1-8 White Ash Cultural Thicket
- CUP3-2 White Pine Plantation

Forest (FO)

- FOD5-2 Dry-Fresh Sugar Maple-White Birch-Poplar Mixed Forest
- FOM4-2 Dry-Fresh White Cedar Mixed Forest



PROJECT NAME: ALTA PHASE II			
CLIENT NAME: TOWN OF THE BLUE MOUNTAINS			
REVISION NO	REVISION DATE	DESCRIPTION	REVISED BY

DATE INITIATED: **SEPTEMBER, 2003** FILENAME: **62677230_SA_01.cdr** FIGURE NO. **1.0**

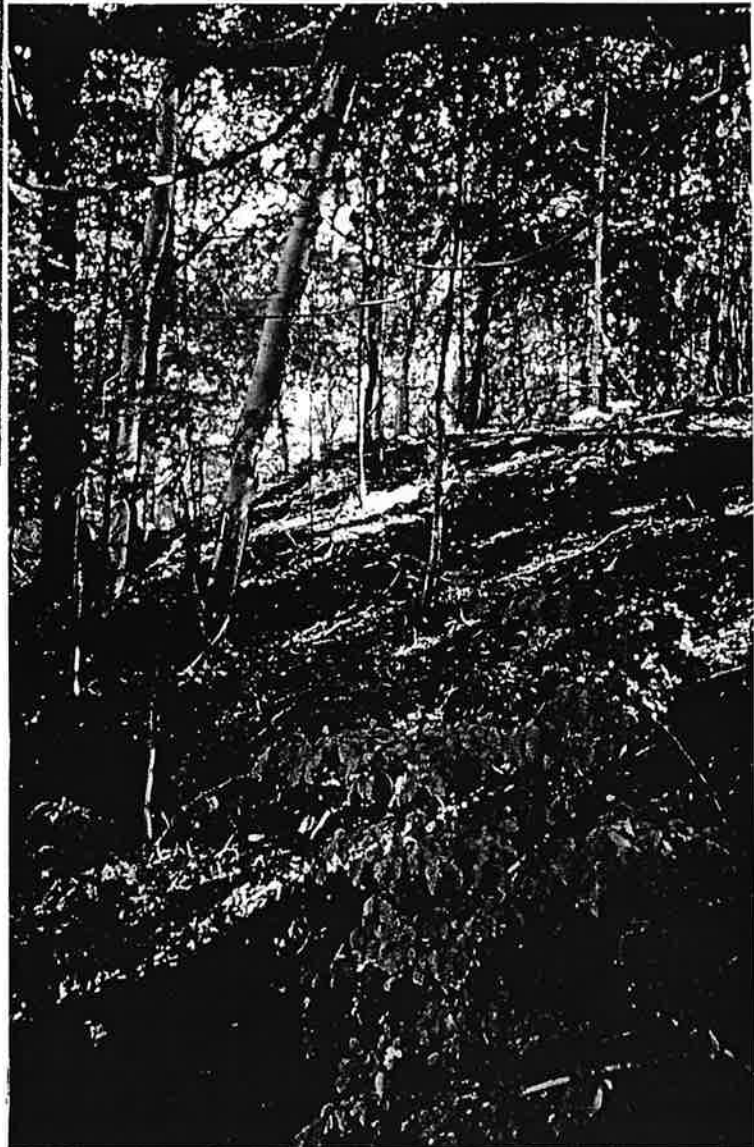
ELC COMMUNITIES

REV NO	SHEET NO	DRAWN BY:	CHECKED BY:	APPROVED:	SCALE:	PROJECT NO:
0	1 OF 1	CEW	DC	DC	AS SHOWN	62677230





**Photograph #1:
Successional Communities with
Escarpment at Rear**



**Photograph #2:
Maple-Birch Community on
Nipissing Ridge**

Site Environment

As indicated, the site was visited on September 11, 2003 with a view to flagging if there might be any significant issues related to the development proposal.

Physical Features: the site walk confirmed that the physical environment was as described in the it is a bench above the Nipissing Ridge that slopes up to the south with the Escarpment behind the property. Soils were all well drained and appeared to be a stony till or gravel. The small ravine was dry and it appeared that its function was to convey spring runoff or major storms from the lands.

Ecological Features: a vegetation community map was prepared based on an aerial photo and is presented as the accompanying Figure 1. There are five vegetation communities indicated. The undisturbed communities on the site are on the slope of the Nipissing ridge and on the steeper slopes at the rear. The space in between these slopes was cleared and farmed. The most recently farmed area is a cultural meadow community dominated by typical old field plant species Canada Goldenrod, Canada thistle, Queen Anne's Lace, Mullein Ragweed, etc with some shrubs (Hawthorn, Wild Rose, Sumac, Red Osier Dogwood) and trees (Trembling Aspen, Apple, White Elm) establishing. Behind (south) of this community is a more established cultural thicket that is dominated by White Ash with White Elm and Hawthorn. In the rear, a White Pine plantation that is mixed with the Ash and Elm is found. The character of these communities is illustrated on the attached photographs.

Wild life observed (seen or signs) were all common – White-tailed Deer, Raccoon, Goldfinch, robin.

Conclusions

Based on the review of the background information and the site visit, the site does not likely contain the any significant ecological features save for the woodlands on the slope at the rear and of the Nipissing Ridge. In both cases, these woodlands are not proposed for development. The Draft Plan can proceed without any significant ecological losses.


DJC