

NOVEMBER 19, 2019

PROJECT NO: 1117-4153

SENT VIA: EMAIL

County of Grey
595 9th Ave East
Owen Sound, ON, N4K 3E3

Attention: Scott Taylor, Senior Planner

**RE: PEAKS MEADOWS BLOCK 46 DEVELOPMENT
SUPPORT OF DRAFT PLAN ALTERATION FROM 12 TO 16 SINGLE DETACHED UNITS
TOWN OF THE BLUE MOUNTAINS, GREY COUNTY**

Dear Scott,

CF Crozier and Associates (CFCA) has been retained by Peppermill Construction Ltd. (Owner) for the next phase of the Peaks Meadows development south of Dorothy Drive, east of Camperdown Road in the Town of The Blue Mountains, Ontario. This area, designated Block 46 of Plan 16M-20, is currently zoned as R2-44-h7 (Residential Type 2) and approved for the development of up to 65 townhome units.

In June of 2016, our office prepared a Functional Servicing Report (FSR) for Block 46 based on a revised Draft Plan proposing 12 single detached lots on Block 46. The current Draft Plan (August 2018) proposes an increase to 16 lots across Block 46, and this letter has been prepared to confirm that the proposed Draft Plan is still feasible from an engineering and natural heritage perspective despite the four (4) lot increase.

As mentioned in the June 2016 Block 46 FSR, the initial engineering design to service the entirety of the Peaks Meadows Subdivision was previously completed by CFCA, and works were constructed in 2008. At the time of servicing design, it was anticipated that Block 46 would include 65 units. Therefore, the capacity of the existing sanitary network is more than sufficient to service 16 lots. Similarly, the water servicing requirements for Block 46 have reduced along with the 49 unit decrease. The fire flow requirements remain consistent from the 12 unit Draft Plan, as the required flow was calculated referencing a building separation meeting minimum setbacks per Town Standards, as outlined in the 2016 Block 46 FSR. Finally, the storm sewer network of the Peaks Meadows Subdivision was not designed to incorporate foundation drain service connections to each lot, and therefore a lot increase will not impact the anticipated flows contributed by Block 46. To be conservative, the runoff coefficients for Block 46 catchments have been carried through from the originally proposed development of medium density townhomes.

Hensel Design Group Inc. (HDG) was retained by Peppermill Construction Ltd. to prepare an Environmental Impact Statement (EIS) for the subject lands. In June 2019, the staff of HDG joined Crozier & Associates and the responsibility for responding to comments relating to the EIS has now been transferred to Crozier & Associates. Following a review of the proposed Draft Plan (August 2018), it has been concluded that the increase of 4 lots does not alter of the findings of the EIS (HDG, August 2017) since the overall development area has not changed.

In conclusion, our office is in support of increasing the single detached unit count in Block 46 from 12 to 16. The servicing in place meets or exceeds the capacity required to service 16 lots. In addition, there will be no impacts to the ecological features and functions of the subject and adjacent lands. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

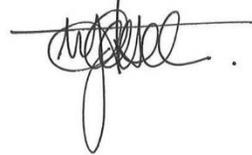
Sincerely,

C.F. CROZIER & ASSOCIATES INC.



Kevin Morris, P. Eng
Founding Partner
KM/be

C.F. CROZIER & ASSOCIATES INC.



Mike Hensel, OALA, CSLA
Senior Development Consultant

c.c. Barry Stern, The Muzzo Group of Companies
Keith MacKinnon, KLM Planning Partners Inc.

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