



AWS Environmental Consulting Inc.
(Operating as Aquatic and Wildlife Services)

**242090 Concession Rd. 3 Keppel,
R.R. # 1, Shallow Lake, Ontario, Canada, N0H 2K0**

Office: 519-372-2303, Email: aws@gbtel.ca

Web site: www.awsenvironmental.ca

December 22, 2020

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

Att: Stephanie Lacey-Avon, Intermediate Planner

Re: EIS Policy Addendum
Hilton Head Heights Development Plan
408 Ridge Road-Meaford Golf Course
Municipality of Meaford

Dear Mrs. Lacy-Avon

As per your letter of October 15, 2020 to Mr. Ivan Alderdice (applicant), I am providing this letter as a Policy supplement/addendum to the original 2011 EIS and 2018 EIS Update to address your request for a review of new planning policies in context to the proposed Phase 2 Development Plan.

Attached to this Addendum Letter are the following:

- Figure 1: Showing the EIS field coverage area in 2011 and 2018 for the Study and Site Lands, which were all assessed in the field for Natural Heritage features and ecological functions.
 - Shown is the Phase 1 Development Land.
 - Shown are the Phase 2 Development lands and the Phase 2 Servicing Lands-Optional Areas. Note: In 2011, location(s) of the servicing requirements was not fully known, as such the EIS study area is broader than that originally proposed and larger than that now proposed in the 2020 Site Plan Phase 2 Development & Servicing Areas.
 - Also shown is the Pending, 2021 EIS Study Area encompassing the new proposed Phase 3 lands and their immediate adjacent lands where development impacts could occur i.e. slightly larger land coverage area than the Site Plan design for Phase 3.
- Figure 2: 2019 Grey County Official Plan- Schedule 1 mapping of Land Use Designations for the Study Area
- Figure 3: 2019 Grey County Official Plan-Append B mapping of Environmental Constraints for the Study Area
- Figure 4: 2014 Municipality of Meaford Official Plan-Land Use designations & Zoning

- Figure 5: 2020 Provincial mapping of data set records for ‘Species of Conservation Concern’.
- Figure 6: 2020 provincial data set records for ‘Species of Conservation Concern’ within a 5 km radius to the Study Area.

A policy review of the 2020 Provincial Policy Statement (PPS) Natural Heritage 2.1, and the 2019 County of Grey Official Plan (CGOP) Policy 7 Natural Grey, and were policies apply the 2014 Municipality of Meaford Official Plan (MMOP) is provided below, based on the original 2011 EIS finding, 2018 EIS Update finding and current literature, mapping and historical updated records.

1. Habitat of Endangered and Threatened Species

- PPS 2.1.7 states: *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- CGOP 7.10.2 in part states: *No development or site alteration will be permitted within the habitat of Threatened/Endangered species adjacent lands, except in accordance with provincial and federal requirements...*
- MMOP B3.1.3 has similar wording to the County OP for this feature and its adjacent lands.
 - In relation to the 2020 records listing (Figure 6) the 2011 and the 2018 Update addressed Bobolink and Massassauga with no findings or suitable habitat.
 - The 2020 listing now contains Loggerhead Shrike (Endangered) & Eastern Meadowlark (Threatened). The 2011 and 2018 EIS undertakings did not identify either of these species within the Study Area. No suitable habitat to provincial description occurs for Loggerhead Shrike or Eastern Meadowlark within the Study Area.
 - Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the Endangered Species Act, 2007 and associated Planning Policies listed above.

2. Significant Wetlands

- PPS 2.1.4 states: *Development and site alteration shall not be permitted in (a) significant wetlands in Ecoregion 5E, 6E and 7E; and (b) significant coastal wetlands.*
- CGOP 7.3.1 in part states: *No development or site alteration is permitted within the Provincially Significant Wetlands and Significant Coastal Wetlands land use type (shown on Schedule A)...*
- MMOP B3.1.5.1 in part has similar wording to PSW’s and their adjacent lands and ‘Other Wetlands’.
 - Figure 2 shows that no Provincially Significant Wetlands occur within the Study Area (development land or 120m adjacent lands). The 2019 County mapping is the same findings as that of the 2011 and 2018 EIS reports.

- Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the associated Planning Policies listed above for Significant Wetlands.

3. Significant Woodlands

- PPS 2.1.5 (b) in part states: *Development and site alteration shall not be permitted in significant woodlands in Ecoregion 6E and 7E... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.*
- CGOP 7.4.1 in part states: *No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions.*
- MMOP C8.2 in part states: *No development or site alteration is permitted within Significant Woodlands and the associated adjacent lands unless it has been demonstrated through an environmental impact study that there will be no negative impacts on their ecological functions.*
 - Figure 3 shows that no Significant Woodland occurs within the Phase 2 area of the Study Land but is identified within the north woodland (Phase 1, adjacent lands). The 2019 County mapping is the same findings as that of the 2011 and 2018 EIS reports.
 - Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the associated Planning Policies listed above for Significant Woodlands.

4. Significant Valleylands

- PPS 2.1.5 (c) in part states: *Development and site alteration shall not be permitted in significant valleylands in Ecoregion 6E and 7E... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.*
- CGOP 7.7.1 in part states: *No development or site alteration may occur within Significant Valleylands or their adjacent lands unless it has been demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions.*
- MMOP B3.1.3 has similar wording to the County OP for this feature and its adjacent lands.
 - Significant Valleylands were not assessed when the 2011 EIS report was completed however, under that review it demonstrated that based on criteria, no Significant Valleyland Feature occurs within the Study Area.
 - The County of Grey undertook a natural heritage study in which valleyland significance was assessed. Figure 3 shows that no Significant Valleyland feature occurs in the Study Area.

- Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the associated Planning Policies listed above for Significant Valleylands.

5. Significant Wildlife Habitat

- PPS 2.1.5 (d) states: *Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.*
- CGOP 7.10.1 in part states: *Development and site alteration is not permitted within Significant Wildlife Habitat... and their adjacent lands, unless it has been demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological function*
- MMOP B3.1.3 has similar wording to the County OP for this feature and its adjacent lands.
 - Through the intensive survey works of 2011 and 2018 it was demonstrated and concluded that the identified Significant Wildlife Habitat has been protected through mitigative measures and no negative impacts from site development is anticipated on the feature or it's identified ecological functions within the Study Area.
 - In review of the 2020 Fig 6 records: Scarlet Beebalm, Eastern Ribbon Snake, Azure Bluet, Eastern Wood-pewee nor Hart's tongue Fern were recorded on-site during the 2011 and 2018 findings.
 - Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the associated Planning Policies listed above for Significant Wildlife Habitat.

6. Significant Areas of Natural and Scientific Interest

- PPS 2.1.5 (e) states: *Development and site alteration shall not be permitted in significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.*
- CGOP 7.6.1 in part states: *No development or site alteration may occur within Areas of Natural and Scientific Interest or their adjacent lands unless it has been demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological function*
- MMOP B3.1.3 has similar wording to the County OP for this feature and its adjacent lands.
 - Figure 2 shows that no ANSI features occur within the Study Area (development land or 120m adjacent lands). The 2019 County mapping is the same findings as that of the 2011 and 2018 EIS reports.
 - Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the associated Planning Policies listed above for Significant Areas of Natural and Scientific Interest.

7. Coastal Wetlands

- PPS 2.1.5 (f) states: *Development and site alteration shall not be permitted in coastal wetlands in Ecoregion 5E, 6E and 7E that are not subject to policy 2.1.4 (b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.*
 - Addressed above under CGOP 7.3.1.1 and MMOP B3.1.5.1
 - Figure 2 shows that no Coastal Wetlands occur within the Study Area (development land or 120m adjacent lands). The 2019 County mapping is the same findings as that of the 2011 and 2018 EIS reports.
 - Therefore it can be concluded the proposed Phase 2 development will still be in-compliance with the associated Planning Policies listed above for Significant Wetlands.

8. Fish Habitat

- PPS 2.1.7 states: *Development and site alteration shall not be permitted in fish habitat, except in accordance with provincial and federal requirements.*
- CGOP 7.9.1 in part states: *Development and site alteration are not permitted in Fish Habitat except in accordance with relevant provincial and federal requirements.*
- MMOP C2 in part states: *...In this regard, no development or site alteration shall be permitted within 30 meters of the banks of a stream, river, lake or Georgian Bay. Where an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined by the Grey Sauble Conservation Authority, these setbacks may be reduced.*
 - Development setbacks were recommended within the original 2011 EIS Report, with no development within the watercourse features or Fish Habitat.
 - Policies have not changed and the Phase 2 proposal is in compliance with previous EIS recommendations.

9. Adjacent Lands

- PPS 2.1.8 states: *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological functions of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- CGOP 7.3.2 in part states: *No development or site alteration may occur within the adjacent lands of Provincially Significant Wetlands and Significant Coastal Wetlands land use type unless it has been demonstrated through an environmental impact study that there will be no negative impacts on the natural features or their ecological functions.*
- Similar policy wording and intent for 'adjacent lands' are also listed under 7.7.2 for Fish Habitat.

- Current planning policies are consistent with the policies in place during the 2011 original EIS reporting and 2018 updating.
- As such, no additional mitigation measures in relation to current policies for 'adjacent lands' to the Natural Heritage features or their identified ecological functions is deemed required.

Through this 2020 Policy Addendum, natural heritage/environmental planning policies of the current Provincial Policy Statement, County Official Plan and Municipal Official Plan have been reviewed in conjunction with associated recommended EIS mitigation measures, with no recommended changes or additions to that already provided in earlier reports.

Respectfully Submitted



John Morton, President
AWS Environmental Consulting Inc.

Att: Figure 1 to 6

cc: Ivan Alderdice, Applicant (by email only)
Ron Davidson, Land Use Planning Consultant (by email only)
Rob Armstrong, Municipality of Meaford (by email only)
Travis Burnside, COBIDE Engineering (by email only)



Figure 1 : 2020 EIS Policy Update for Phase 2 Development & Servicing Lands



Legend

- Parcels - Current
- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road
- Grey County Boundary

EIS Study & Site Lands assessed in 2011 Technical Report and 2018 Update for Phase 1 and Phase 2 and Servicing Area for Phase 2 lands

Pending 2021 EIS Study Land for future Phase 3 Lands

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed December 4, 2020 THIS MAP IS NOT TO BE USED FOR NAVIGATION



197 Meters

98

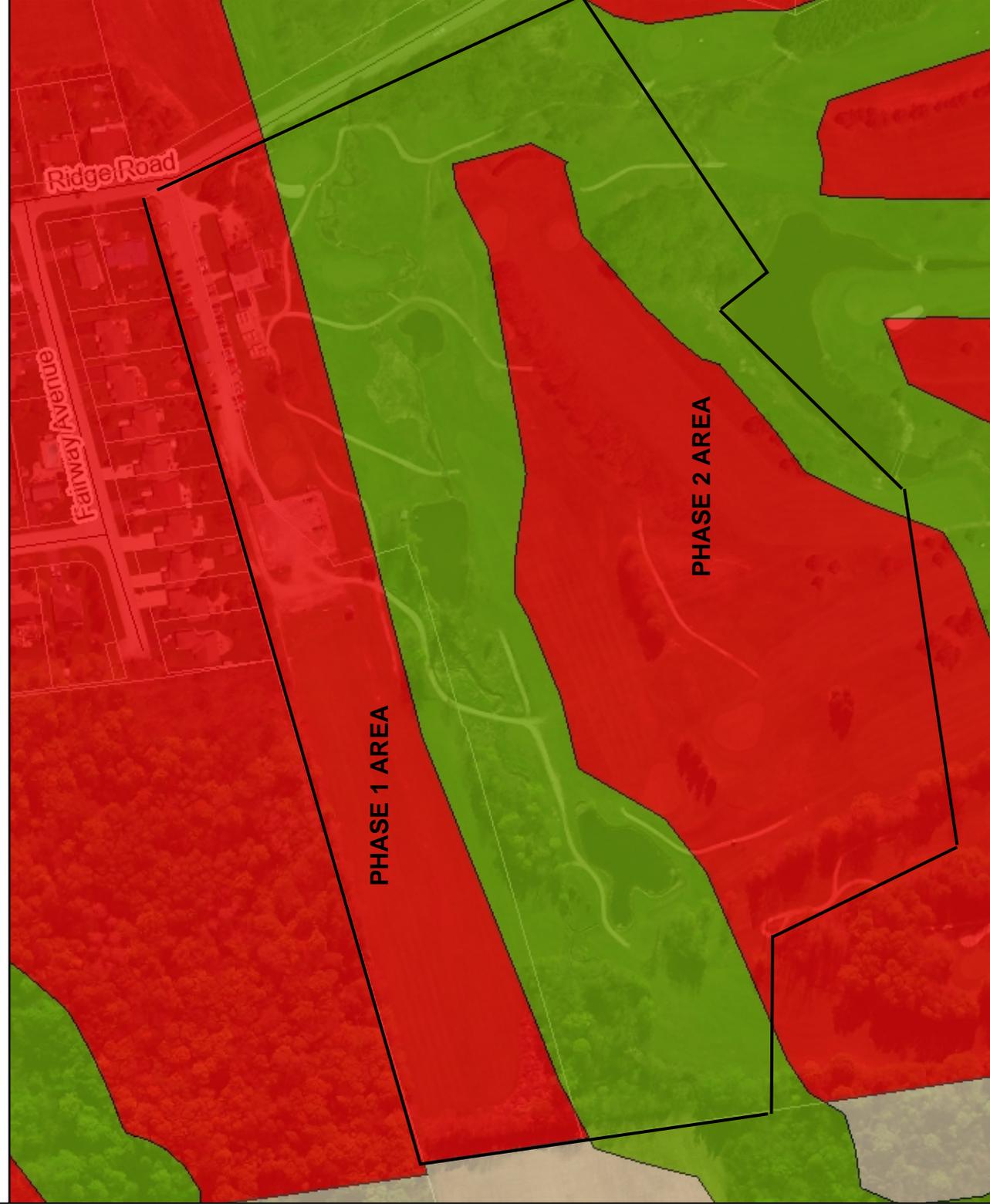
0

197

© County of Grey



Figure 2: Grey County Official Plan Land Use



Legend

- Land Use**
- Primary Settlement Area
 - Secondary Settlement Area
 - Agricultural
 - Escarpment Recreation Area
 - Hazard Lands
 - Inland Lakes & Shoreline
 - Niagara Escarpment Plan Area
 - Rural
 - Space Extensive Industrial and Commercial
 - Sunset Strip Area
 - Industrial Business Park
 - Special Agriculture
 - Provincially Significant Wetlands
 - Recreation Resort Area
- Parcels - Current**
- Large Scale Roads**
- Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
- Grey County Boundary**

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

197 Meters





Figure 3: Grey County Official Plan - Environmental Constraints



Legend

- ANSI
- ANSI, Earth Life Science
- ANSI, Earth Science
- ANSI, Life Science
- Other Wetlands
- Significant Valleylands
- Significant Woodlands
- Parcels - Current
- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road
- Grey County Boundary

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

197 Meters

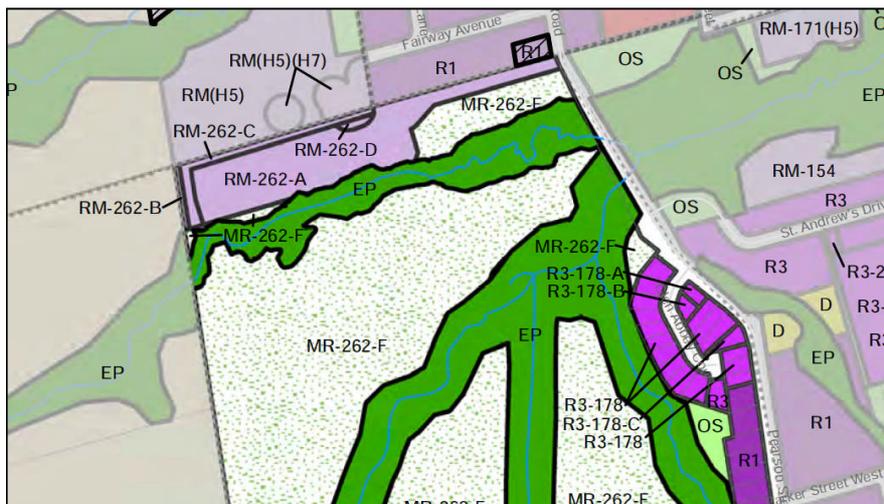


Figure 4: Excerpt from the Municipality of Meaford, Planning

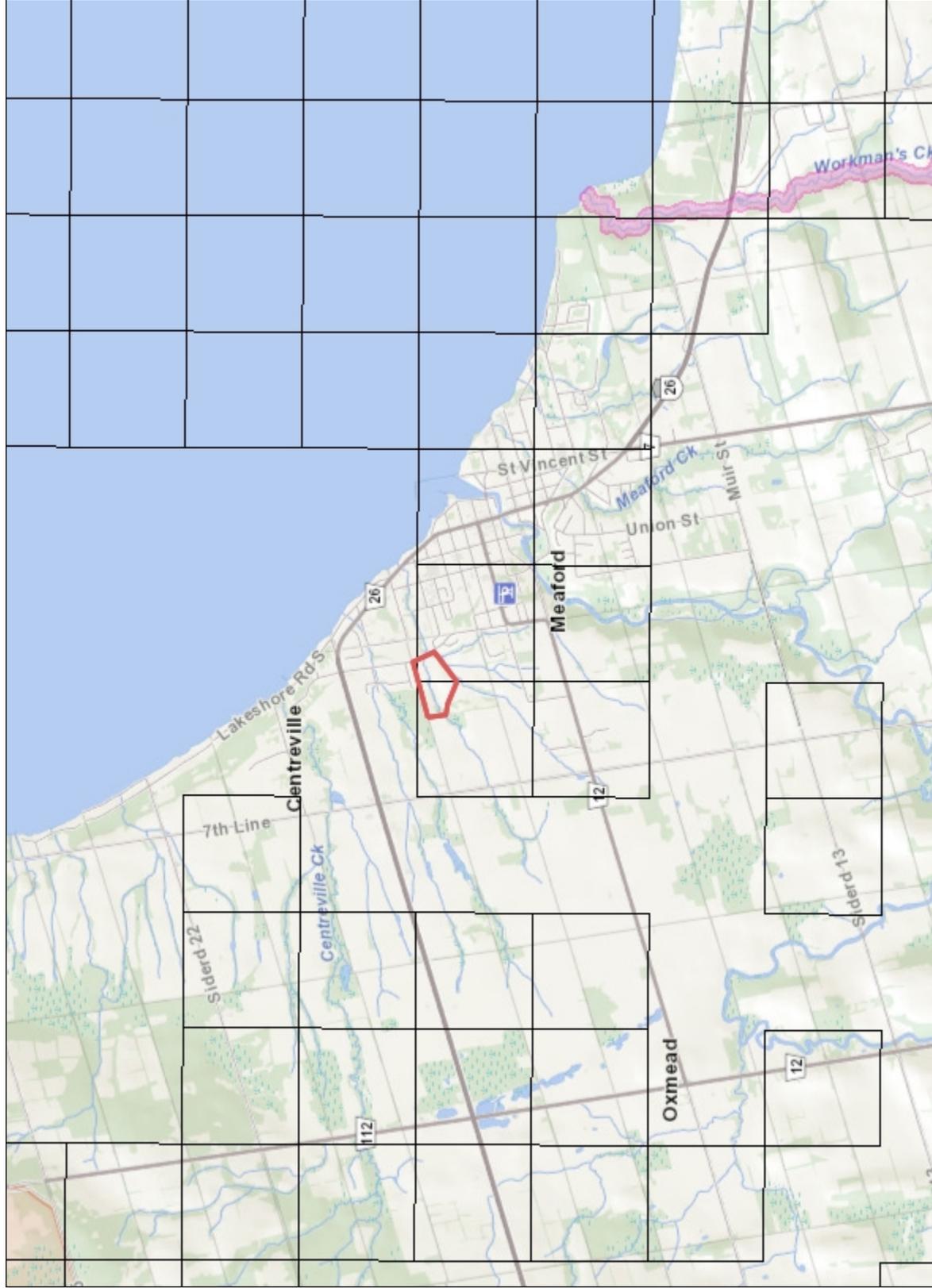
Official Plan Schedule A-1, Land Use



Schedule 'B' Map 6 Zoning



Phase 2 area lands zoning: MR-262-F and EP



Legend

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecoregion
- Wetland
- Provincially Significant Wetland/Evaluated
- Non-Provincially Significant Wetland/Evaluated
- Un-evaluated Wetland
- Area of Natural Heritage & Scientific Interest (ANSI)
- Provincially Significant Life Science ANSI
- Provincially Significant Earth Science ANSI
- Greenbelt Plan
- Boundary
- Greenbelt External Connections
- Land Use Designations
- Protected Countryside
- Greenbelt Towns and Villages
- Greenbelt Hamlets
- Urban River Valley
- Greenbelt: Specialty Crop Area
- Greenbelt: Specially Crop Area
- Niagara Escarpment Plan (NEP)
- Boundary
- Parks and Open Space System
- Land Use Designations
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Urban Area
- Minor Urban Centre
- Oak Ridges Moraine Conservation Plan (ORM)
- Boundary
- Land Use Designations
- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
- Palgrave Estates
- Residential Community
- Settlement Area

2.6
0 1.31 2.6 Kilometers

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

© Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2020] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.

This map may not display all features listed in the legend because the feature layer was not turned on at the time the map was made; the features do not exist in the geographic range; or features have not been mapped. Absence of a feature in the map does not mean they do not exist in this area.

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
© Queen's Printer for Ontario, 2020



