



C.C.Tatham & Associates Ltd.
Consulting Engineers

SECOND NATURE DEVELOPMENT – PHASE 2

Town of the Blue Mountains

Functional Servicing Brief

prepared by:

C.C. Tatham & Associates Ltd.
115 Sandford Fleming Drive, Suite 200
Collingwood, ON L9Y 5A6
Tel: (705) 444-2565 Fax: (705) 444-2327
info@cctatham.com

prepared for

Skyline Blue Mountain Development Inc.

May, 2017

CCTA File 114166

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1 Introduction

In support of the proposed redline Draft Plan revisions to the Phase 2 Second Nature Development lands we have prepared this brief to summarize the proposed servicing for the development. Phase 1 of the Subdivision Development is currently under construction and the previously approved Draft Plan for Phase 2 is being red-lined. The Second Nature Development property is currently zoned residential and designated for residential use in the Official Plan and is a draft plan approved subdivision which included 141 single family lots, two blocks of townhouses and several small amenity areas. The Phase 2 lands also include open space/hazard blocks, parkland and stormwater management facilities. The proposed redline revisions will adjust the development layout to make it more suitable for the desired needs of the developer and the densities in the Official Plan. The overall concept for the servicing remains unchanged and the resultant unit count is only slightly increased from the previous approved Draft Plan with a total single family lot count of 179 single family lots with the same two blocks for townhouses. The old and new draft plans are shown as overlays on the attached drawing.

Servicing for the area was originally considered during the preparation of the Master Development Agreement for the area (known as the Westbrook Community). Overall plans were prepared for sanitary sewers, watermains, trails and easement concepts. This overall plan was updated in the Functional Servicing Report completed for the Phase 1 development in 2016 and was submitted and approved by the Town.

The proposed Servicing Plan will remain identical to that approved in the Master Development Agreement and as previously approved as part of the overall original Draft Plan of Subdivision and the recent Phase 1 development. The subject property has a servicing strategy and reports that were developed as far back as the mid 1990's and were recently updated in 2007 and 2016. The following section summarizes the proposed servicing scheme.

1.1 Proposed Servicing Overview

The Second Nature Development will be constructed with fully urbanized road cross-sections complete with curbs, sidewalks, streetlights and boulevards. The main road through the site is to be via the extension of Jojo Weider Blvd. which will connect through to Crosswinds Blvd. from the Windfall Development. The development will be serviced with the storm and sanitary sewers and watermains. Sanitary servicing for the development site is via a gravity sewer to the existing Historic Snowbridge outfall trunk that flows through the golf course to the existing Monterra Estates development and continues north via an existing 600 mm dia. trunk sanitary sewer to the Town sewage treatment plant. The connection to the existing Historic Snowbridge trunk outfall is being made as part of the Phase 1 development. The downstream system has been sized with adequate flow consideration for this development property. The connection to the trunk sewer will be made with the required servicing for the Phase 1 development. The internal sanitary sewers for Phase 2 will be 200 mm dia. and will

generally follow the local streets draining from southwest to northeast. The increase in unit numbers are accommodated within the existing and proposed sewer system.

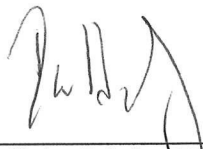
For water servicing there is an existing 250 mm dia. on Grey Road 19 that connects to the booster station on Osler Bluff Road and the elevated tanks on Hostel Road. This watermain system is also fed in a loop through the Historic Snowbridge development via a 200 mm dia. watermain stub. As part of Phase 1 of this development connections will be made to the 350 mm dia. trunk main on Grey Road 19 which will be looped through the Phase 1 development to the existing 200 mm dia. line in the Historic Snowbridge development. This looped system will be the connection point for this proposed development.

The lot line adjustments and number of service connections made for the redline revisions do not impact the sanitary servicing or water servicing solutions proposed for these developments.

A stormwater management plan was approved as part of the overall Second Nature Development's proposal in 2007. This plan was to construct one stormwater management facility for Phase 2 in the northeast corner of the development that will completely contain and control the flows from the Phase 2 development lands. The facility is located in the lowest area of the site adjacent to the receiving tributary. It will be designed as an amenity feature to the neighbourhood. Detailed sizing of this facility was approved in 2007 and it meets all objectives as it relates to stormwater quality and quantity. The small increase in lot numbers does not alter the stormwater management plan. The design details of the facility will be provided as part of the final design of the Phase 2 development.

2 Conclusions

In conclusion, the red-line revisions to Phase 2 do not change or adversely impact the servicing proposed for the development. Phase 2 of the Second Nature Development can be implemented as per the previously approved servicing strategy for the development.

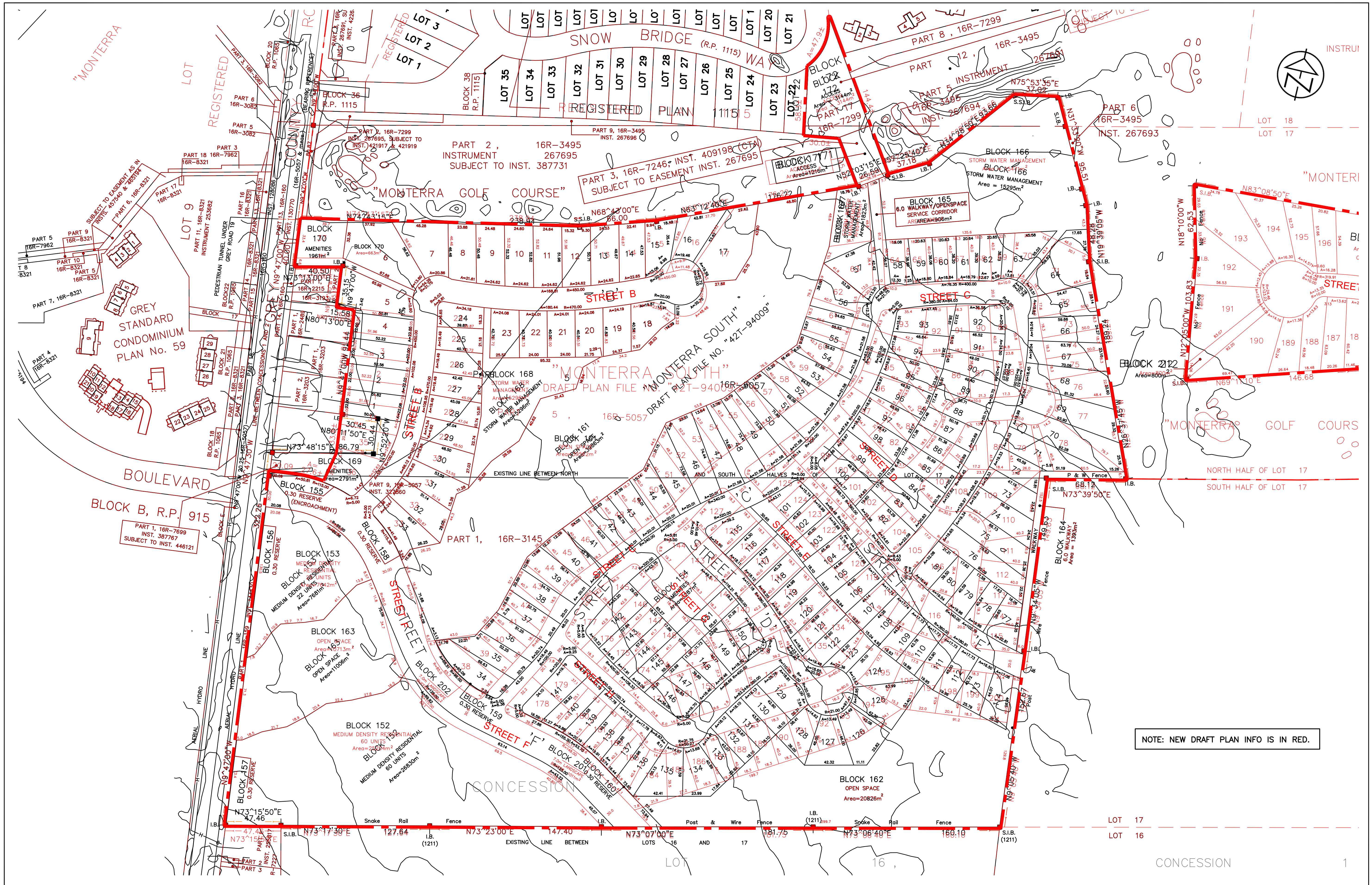


Authored by: Dan Hurley, B.A. Sc., R.Eng., LEED AP
Vice President, Manager – Water
Resources Engineering

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NO.	REVISIONS	DATE	INITIAL																														
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May 8, 2017

OES 17-022

Skyline Development Inc.
Sun Life Financial Tower,
150 King Street West, Suite 2108
Toronto Ontario, M5H 1J9

Attention: Paul Mondell

**Re: Development Phasing Plan, Phase 2 Redline Revisions
Skyline Blue Mountain Development Inc.
Town of the Blue Mountains**

Dear Mr. Mondell:

Orion Environmental Solutions was retained to assess the environmental implications of the proposed red line changes to the Open Space Block 162 for the proposed Development Phasing Plan, Phase 2 Redline Revisions (see attached drawing). The proposed changes involve a reconfiguration of the lot layout adjacent to Block 162 resulting in land previously in approved lots being redesignated Open Space and land previously Open Space being put into the lots proposed under the redline changes. The net change in Open Space Block 162 area is a loss of 51m². It is our understanding the County of Grey is requesting confirmation that the change will not adversely impact the ecological functions of Block 162.

Review of the Town of the Blue Mountains Official Plan Schedule A – Land Use Plan, Map 4 Craigeleith and Swiss Meadows shows the lands currently in forest cover to the east and south are designated for residential development. This would indicate the Open Space Block is not part of or adjacent to a designated environmentally sensitive feature. Completion of the surrounding development in accordance with the Official Plan would limit the potential ecological functions of Block 162 if surrounded by residential land use.

Review of the vegetative community within the areas to be exchanged did not identify any unique vegetative differences between the areas, therefore there is

no discernable change to the vegetative composition and associated habitat within Block 162. The change of 51m² in area will not result in any discernable change to post development wildlife functions because the area of edge habitat adjacent to the homes will remain the same and the limitations to wildlife movement imposed by the original concept will be unchanged. Given the vegetative composition is consistent throughout the areas there will be no change to species diversity with regard to cover type, age or forest structure. No wetland habitat or ground water discharge areas was observed within the affected areas so there is no alteration to potentially sensitive hydrological functions within the Block. No Species at Risk habitat was observed within the affected areas. No watercourses, ephemeral or permanent were observed in the affected areas.

In my opinion the exchange of the Open Space areas for the red line revisions will have no adverse impact or discernable change in the ecological functions within Block 162.

Please contact me if you have any questions.

Yours truly,
ORION ENVIRONMENTAL CONSULTING, INC.



Paul Neals, B.Sc. Agr., P.Ag.
Principal

Attach:




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				APPROVED
3.	THIRD SUBMISSION	FEB./2017	DRT	
2.	SECOND SUBMISSION	NOV./2016	DRT	
1.	FIRST SUBMISSION	MAY/2016	DRT	
NO.	REVISIONS	DATE	INITIAL	

TOWN OF THE BLUE MOUNTAINS
SKYLINE BLUE MOUNTAIN DEVELOPMENT INC.
SECOND NATURE - PHASE 1

DEVELOPMENT PHASING PLAN
PHASE 2 REDLINE REVISIONS



C.C. Tatham & Associates Ltd.
Consulting Engineers
Collingwood Bracebridge Orillia Barrie Ottawa

SCALE: 1 : 1500

DESIGN: DRT
DRAWN: DEP

JOB NO. 114166

CHECKED: DJH
DATE: APR. /15

DWG. **PH-2RR**