

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:



CONTRACT DRAWINGS
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.
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TBM1 — ELEVATION 226.036
 TOP NUT FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN DRIVE AND JOZO WEIDER BOULEVARD (89-21)

TBM2 — ELEVATION 224.127
 RAIL ROAD SPIKE IN WEST FACE OF HYDRO POLE LOCATED AT THE SOUTH WEST CORNER OF GREY ROAD 19 AND JOZO WEIDER BOULEVARD

NO.	REVISIONS	DATE	INITIALS
3.	THIRD SUBMISSION	FEB./2017	DF
2.	SECOND SUBMISSION	NOV./2016	DF
1.	FIRST SUBMISSION	MAY/2016	DF
NO.	REVISIONS	DATE	INITIALS