



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

August 16th, 2023

Nicole Schroder
Town of the Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

**RE: Pre-Consultation P3319
Collingwood Concession 1, Part Lots 7 to 9, Part Road Allowance) (795534
Blue Mountains-Clearview Townline)
Town of the Blue Mountains
Roll: 42420000020060000
Owner: The Olser Bluff Ski Club Limited
Applicant: The Bruce Trail Conservancy, c/o Antoin Diamond**

Dear Ms. Schroder,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to consider a request for consent for a new trail easement. This will convey approximately 795m² from the subject lands to allow the Bruce Trail Conservancy to secure a link for the Bruce Trail Optimum Route and protect the land for conservation purposes. The Osler Bluff Ski Club will retain approximately 163.70 hectares. No development of a structure is being proposed.

Schedule A of the County OP designates the subject lands as 'Niagara Escarpment Plan Area', 'Escarpment Recreation Area', and 'Recreational Resort Settlement Area'. Section 9.1(4) states,

The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for compatible development. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara Escarpment Plan. Between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail.

The proposed easement is located entirely within the Niagara Escarpment Plan Area. The policies of the Niagara Escarpment Plan shall apply.

Section 7.2(1) of the County OP states,

The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.

County Planning staff recommend receiving comments from the Conservation Authority regarding the potential Hazard Lands.

Schedule C of the County OP indicates the subject lands contain 'Core Area'. The proposed Consent is for an easement and would not create a new lot or lot addition in the Core Area. Further, the use of the easement would be a compatible recreation use. Therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. The proposed easement is outside of the Karst and no new structures are proposed; therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands', 'Area of Natural and Scientific Interest – Life Science', 'Streams', and is within the adjacent lands of 'Area of Natural and Scientific Interest – Earth Science'. The proposed easement would not negatively impact the natural heritage features as the trail is existing and no new structures are proposed. Therefore, County Planning staff have no concerns.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the Conservation Authority regarding the potential Hazard Lands; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

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August 16th, 2023

If you wish to discuss this matter further, please contact me.

Yours truly,

A black rectangular box redacting the signature of Derek McMurdie. The box is positioned to the right of a small opening parenthesis '(' and to the left of a small closing parenthesis ')', which are part of the signature line.

Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

Nicole Schroder

From: Kyra Dunlop
Sent: August 4, 2023 10:52 AM
To: ARABIA Gabriel; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Town of The Blue Mountains - 795534 The Blue Mountains - P3319

Good morning Dennis,

Thank you for your email. By way of copy I am forwarding your comments regarding the [August 29, 2023 Council Public Meeting Re Osler Bluff Ski Club and Bruce Trail Conservancy – 795534 Blue Mountains- Clearview Townline](#) to Council and staff for their information. Comments will be summarized and read aloud during the Public Meeting and will be included in the followup staff report.

I note that the August 29, 2023 Council Public Meeting Agenda will be released later today.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>
Sent: Friday, August 4, 2023 10:45 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Town of The Blue Mountains - 795534 The Blue Mountains - P3319

Hello,

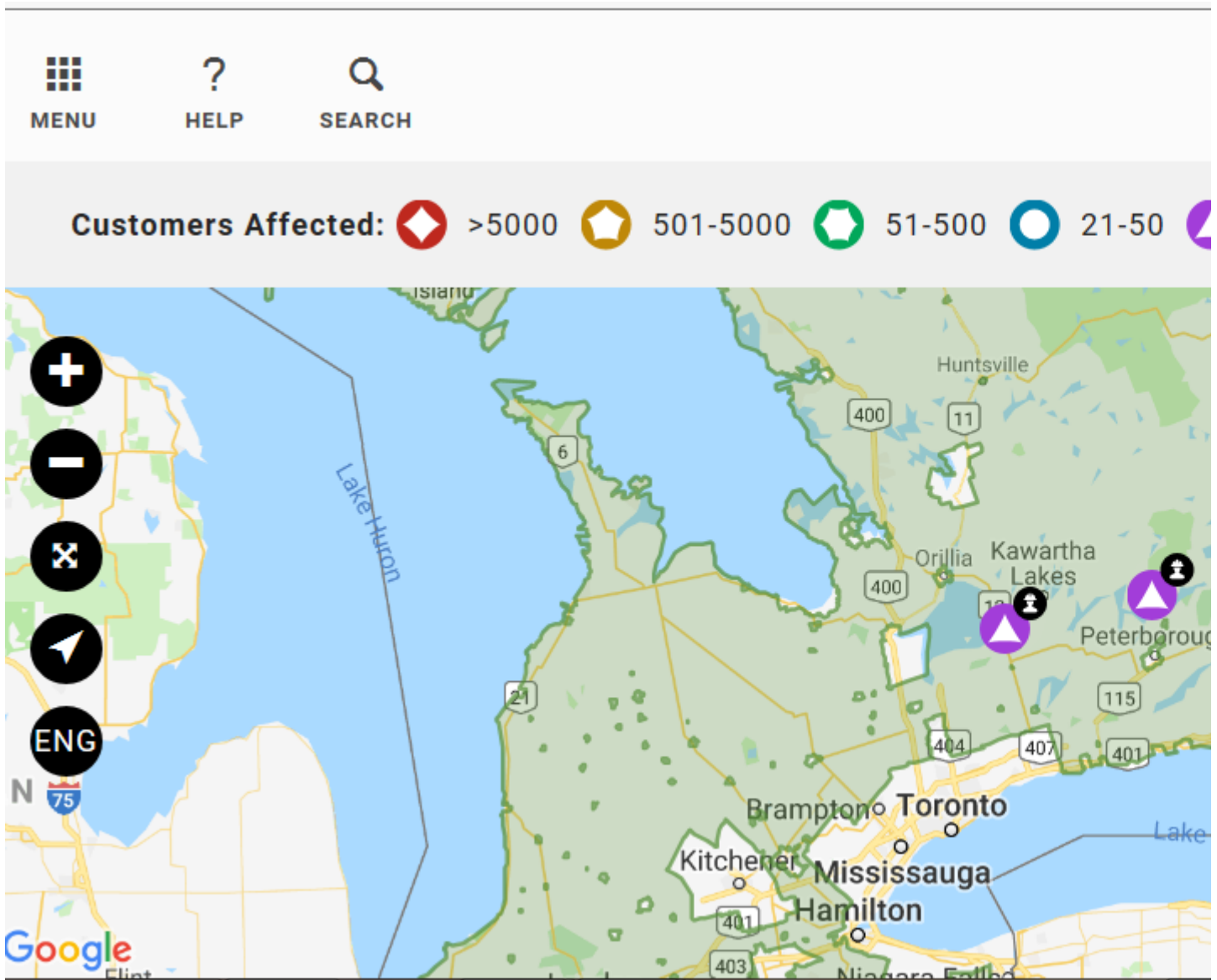
We are in receipt of your Application for Consent, P3319 dated July 31st, 2023. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

[HydroOne Map](#)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Notice of Complete Application and Public Meeting

Application for Consent to Sever

Property Location: 795534 The Blue Mountains – Clearview Townline (COLLINGWOOD CON 1 PT LOTS 7 TO 9 PT RD ALLOW)

The application was deemed **Complete** as of July 20, 2023.

A Public Meeting to consider this application has been scheduled for August 29, 2023 at 9:30 am, Hybrid Format (In-person AND Virtual/Online)

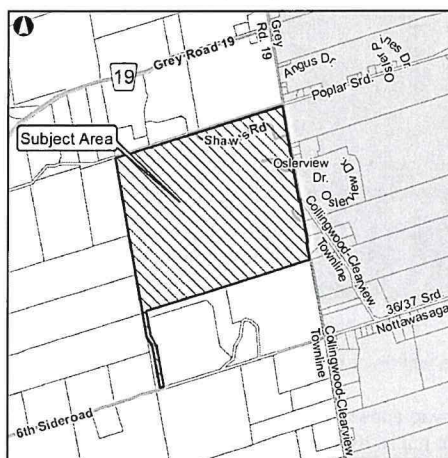
Location: Council Chambers, Town Hall
32 Mill Street, Thornbury, ON N0H 2P0
OR Virtual - Online format using Microsoft Teams

What is being proposed?

The purpose of this application is to consider a request for consent for a new trail easement. The effect of the application is to convey approximately 795 sq.m from the subject lands to allow the Bruce Trail Conservancy to secure a link for the Bruce Trail Optimum Route and protect the land for conservation purposes. The Osler Bluff Ski Club will retain approximately 163.70 hectares. No development of a structure is being proposed.

The legal description of the property is; COLLINGWOOD CON 1 PT LOTS 7 - TO 9 PT RD ALLOW

Key Map



Where do I find more information?

Our website contains reports, plans and drawings. They are available for viewing or download at
<https://www.thebluemountains.ca/BTC-Osler>
or by scanning the QR code below.



Or come visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

What happens at the Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendments.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:
32 Mill St. Box 310, Thornbury ON, N0H 2P0
Fax: (519) 599-7723
Email: townclerk@thebluemountains.ca

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring recommendations on this project to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Town Council on this proposal.

Questions? Want more information? Ask the Planner!

Nicole Schroder, Planner
Phone: (519) 599-3131 ext. 288 or Toll Free (888) 258-6867
Email: nschroder@thebluemountains.ca

A Note about information you may submit to the Town or County:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable upon request.

R + D
NO
Comment



Nicole Schroder

From: Tyler Boswell <tboswell@nvca.on.ca>
Sent: August 22, 2023 2:45 PM
To: Nicole Schroder
Subject: RE: P3319 - Osler Bluff Ski Club Consent Application

Hi Nicole,

The proposed easement is outside of any hazards and we have no concerns.

Best,

Tyler Boswell (he/him/his)
Planner I

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 233
tboswell@nvca.on.ca | nvca.on.ca

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From: Nicole Schroder <nschroder@thebluemountains.ca>
Sent: Tuesday, August 1, 2023 2:09 PM
To: Planning Dept <Planning@nvca.on.ca>
Subject: RE: P3319 - Osler Bluff Ski Club Consent Application

Hi Mariella,

Thank you for your email. Kindly find enclosed the Application Form and Cover Letter provided by the Bruce Trail Conservancy. These are all the documents The Town has been provided this far.
Please let me know if you have any other questions.

Thanks,



Nicole Schroder (She/Her)
Planner
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 288 | Fax: 519-599-7723
Email: nschroder@thebluemountains.ca | Website: www.thebluemountains.ca

From: Planning Dept <Planning@nvca.on.ca>
Sent: Tuesday, August 1, 2023 9:33 AM
To: Nicole Schroder <nschroder@thebluemountains.ca>
Subject: P3319 - Osler Bluff Ski Club Consent Application

Good morning Nicole,

As the NVCA will be providing comments on the above-noted application, can you provide us with the completed application form and any other supporting documentation?

Thank you,

Mariella Leccese (she/her/hers)
Planning & Regulations Assistant – Co-op

Planning Department
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479
planning@nvca.on.ca | www.nvca.on.ca

WE'RE GOING DIGITAL! Email your complete permit application submission directly to permits@nvca.on.ca.
Note: Files larger than 10MB are not received. In this case, submit the documents individually.

To see if your property is regulated by the NVCA, use our [INTERACTIVE MAPPING](#).

To find out if your property may be affected by NVCA policies and regulations, complete our online property inquiry form at <https://www.nvca.on.ca/Pages/Property-Inquires.aspx>.

For more information about the permit process, visit our website at https://www.nvca.on.ca/Pages/Permit_FAQs.aspx.

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