



Land Use Planning, Development Approvals & Project Management Services
www.planwells.com

March 6th, 2025

Ms. Corrina Giles, Clerk
Town of The Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

Dear Ms. Giles,

***Re: Extension to Defer a Decision on Zoning By-law Amendment
East Part Lot 156, Plan 529 (Dagneau)***

A decision on the above noted ZBA was deferred by Council on April 4, 2023, until such time as a Floodplain Assessment was completed to the satisfaction of the GSCA and an Archaeological Assessment was completed and receipt of the report by the Ministry of Citizenship and Multiculturalism (formerly Ministry of Tourism Culture and Sport) was issued.

The recommendation for a one-year extension to defer the decision on the Dagneau ZBA contained within Information Report PDS.24.066, was granted by Council in June 2024. This extension will lapse on April 24th, 2025. (see attached Resolution)

We were waiting on the GSCA for acceptance of the Tatham Flood Hazard Study that was sent to the GSCA at the beginning of March 2024. At the end of September 2024, we received supportive GSCA comments. The comments were also sent to the Town.

Until the Flood Hazard Study was acceptable to GSCA, the Archaeological Assessment was put on hold. If it turned out that no development could occur on the subject property based on the GSCA comments, then there would be no point for the Dagneau's to spend a significant amount of money on an Archaeological Assessment.

Once we had the GSCA comments, we sent out RFP's to five archaeological consultants for a Stage 1-2 Archaeological Assessment. We also asked the consultants to confer with First Nations to see if only the areas outside the Flood Hazard Limits could be assessed, as opposed to the entire property. The Saugeen-Ojibway Nation (SON) indicated that the entire property would have to be assessed, regardless of whether certain areas are undevelopable.

We received proposals from the five consultants and Archaeological Research Associates Ltd. (ARA) were retained to complete the assessment. Due to prior scheduling commitments, the necessary field work could not be completed by ARA in the fall of 2024. ARA are completing the Stage 1 Assessment during the winter months, as this is a desk-top exercise. The Stage 2 Assessment cannot be completed until the spring, when weather permits. ARA has confirmed that they are giving priority for the field work on the Daqneau property, when there is no snow cover, no frozen ground, no conditions of excessive moisture, etc. Once the field work is complete, the draft combined Stage 1 and 2 archaeological report can then be prepared and presented to the client and Plan Wells for review. Once reviewed, the draft report will be circulated to the First Nations and Indigenous communities for their review and comment, a process which takes approximately four weeks following the first circulation of the client-approved draft report. If necessary, ARA will further engage with the First Nations and Indigenous communities to address any concerns raised during the report review phase of the project. Following this, the final report will be provided in electronic format and submitted to the MCM for Review and Entry into the Ontario Public Register of Archaeological Reports.

As we do not know when site conditions will be optimum for the field work, and the field work dictates the timeline, we are requesting Council to approve a further deferral, as we cannot meet the April 24th 2025 deadline.

We would respectfully request that Council approve a further deferral on a decision for the ZBA to August 31st, 2025.

Sincerely,
PLAN WELLS ASSOCIATES



Miriam Vasni, MCIP, RPP

c.c.: Shawn Postma
Janet & Bill Dagneau
Shelley Wells

Resolution - Majority (Voted), Recorded

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Moved: Councillor McKinlay
Seconded: Councillor Ardiel
Result: The motion is Carried

THAT Council receive Staff Report PDS.24.066, entitled "Information Report – Zoning By-Law Amendment for East Part Lot 156, Plan 529 (Dagneau)";
AND THAT Council support a one-year extension to defer a decision on Zoning By-law Amendment for East Part Lot 156, Plan 529 (Dagneau) to expire April 24, 2025.