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September 27, 2024

GSCA File: P23048

Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, ON
N0H 2P0

Sent via email: planning@thebluemountains.ca

Re: Technical Review
Address: East Part Lot 159, Plan 529
Roll No: 424200000334650
Town of the Blue Mountains
Applicant: Janet Dagneau

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 41/24. GSCA initially commented on the proposed zoning by-law amendment dated March 9, 2023. Additional information was requested and has been provided. We offer the following comments.

Subject Proposal

The proposal is to re-zone the subject lands in order to permit the development of the lands for single detached residential purposes.

Documents Reviewed

- Flood Hazard Study, prepared by Tatham Engineering, dated July 18, 2024

Comments

GSCA is generally satisfied with the Flood Hazard Study and its findings. The study outlines the flood limits associated with the adjacent Watercourse 6 under the Regional Storm (Timmins Storm) Event. Based on the outcome of this mapping there is an envelope available with an access from Highway 26.

GSCA recommends the Proposed Flood Hazard Limit shown in Drawing FLD-2, dated July 2024, be zoned Hazard in the Town of Blue Mountains Comprehensive Zoning By-law.

Ontario Regulation 41/24

Once the appropriate zoning is in place, a permit is required from our office prior to commencing development activity in the regulated area. Section 7(1) of O. Reg, 41/24 outlines

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs,
Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

permit requirements. Specific to this site, a complete permit application submission will consist of the following:

1. Completed permit application form signed by the landowner;
2. Engineered grading and drainage plan completed by a qualified professional engineer;
 - a. The plan is to be consistent with the zoning and the Tatham study;
3. Construction plans;
 - a. We note a full basement is not recommended. A crawl space would be more appropriate given anticipated high ground water table;
4. Payment of the standard project fee.

We respectfully request to be notified of any decisions made by the Town of the Blue Mountains with respect to the zoning of the property and notice of any appeals if filed.

Regards,








Mac Plewes
Manager of Environmental Planning

Encl. GSCA Map

c.c. Building and Engineering, Town of The Blue Mountains
John Gore, Tatham Engineering

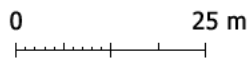
Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



-  ON Parcels (Approx.)
-  Subject Property (Approx.)
-  O. Reg. 41/24
-  Hazard Zone
-  Lines



Scale = 1:1000



Highway 26
 Roll No. 42420000334650
 Town of the Blue Mountains

September 27, 2024

The included mapping has been compiled from various sources and is for informational purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within this map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Version 1 & 2 & 1:10000 scale mapping.

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