

<b>Application Details:</b>	Subdivision Application SUBD04.2007 Zoning By-law Amendment Application Z42.2007
<b>Location:</b>	Part of Lots 1 and 2, Concession 6, The Former Township of Euphrasia
<b>Applicant:</b>	D.C. Slade Consultants Inc.
<b>Registered Owner:</b>	Martin and Maria Kiener
<b>Grey County Official Plan:</b>	Recreation
<b>Grey Highlands Official Plan:</b>	Recreation and Hazard with an identified Cold Water Stream and identified Areas of Karst Topography
<b>Zoning By-law 2004-50:</b>	Hazard (H) and Development (D)

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**Proposal:**

The Plan of Subdivision Application is to develop forty five (45) single detached dwelling units on individual lots. Each lot is proposed to be serviced with individual wells and septic systems. The subject property comprises approximately 29.74 hectares (73.48 acres). The Draft Plan Conditions are included as part of this Report.

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**Recommendation:**

**RESOLVE** That Council accept Planning Report PL.10.95 for discussion purposes.

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**1.0 Overview:**

An application for approval of the proposed Plan of Subdivision is currently under review with the County. As part of this review, the County has requested the Municipality to provide a list of Draft Plan Conditions to include as part of their own review of the Application.

A previous Planning Report for the application was presented to Council on August 18, 2008 as part of the Public Meeting for this file. A copy of the report has been attached to this report for reference purposes. As Council is aware, the County of Grey is the delegated 'Approval Authority' for Plan of Subdivision Applications.

Draft Plan Conditions are intended to provide criteria to the Applicant that must be fulfilled prior to final approval of the Plan of Subdivision. At the present time, no standard Draft Plan Conditions exist within the Municipality. In order to facilitate the provision of Draft Plan Conditions for this project, Planning Staff have prepared the following document for review by Council. Should this development be approved by the County, it is imperative the concerns of the Municipality be addressed within the Draft Plan conditions.

**2.0 Subject Lands:**

The subject lands are located North of Bowles Bluff Road and East of the 7th Line Sideroad. The lands are presently designated Recreation and Hazard under the Municipality's Official Plan and are situated

amongst existing residential and rural development in the area, in addition to being within close proximity to the Beaver Valley Ski Club.

The Applicant is proposing to create a Residential Plan of Subdivision containing 45 lots on private services. Each lot is proposed to contain an individual well and an advanced Class IV septic system. It is intended that the subdivision will be developed with open, grassed ditches and the Proponent has indicated that they will be encouraging residents to maintain the natural conditions of their respective sites, while also being requested to collect roof-water runoff for irrigation purposes. The lot will be accessed by an internal roadway that contains two (2) separate access points on Bowles Bluff Road. A portion of the lands proposed for development will be utilized for the purposes of stormwater management facilities.

The subject lands measure approximately 48.02 hectares in size however the portion proposed for development is comprised of 29.74 hectares.

### **3.0 Official Plan Review:**

The subject lands are designated Recreation Area within the Municipality of Grey Highlands Official Plan. The following criterion applies to all development,

(a) All new development proposed on private services must demonstrate that an adequate quality and quantity of water is available, and that soils are suitable to support an individual waste disposal system. An independent engineering report may be required in support of new development.

There has been an extensive review completed by Burnside Engineering of the Servicing reports including a Hydrogeologic Evaluation. Burnside's has provided that the Supplementary Hydrogeological Evaluation Report provides a summary of the well construction details, well testing results, interference potential and provides an update to the geologic setting of the site. Further to assess long term aquifer performance and examine the capabilities of the aquifer to produce a consistent supply of water for the development, a well testing program was implemented. Burnside has required as a condition of draft approval that, "the Owner agrees to install wells on each of the lots for the purposes of testing the quantity and quality of water, prior to building permit issuance".

With respect to quality, Burnside's review has concluded that it appears the bedrock aquifer is capable of supplying sufficient water to meet typical domestic demands. Burnside agrees with the proponents recommendation of correlating well construction and building permit approvals. Each well should be tested to determine the safe yield and recommendations provided related to pump size, online storage requirements or water conservation measures.

(b) New development must be designed to provide adequate drainage and outlets for stormwater run-off.

A preliminary stormwater management report has been completed by Henderson Paddon and has been reviewed by Burnside Engineering. There are two stormwater management facilities proposed. However, there are not dedicated stormwater Blocks on the draft Plan of Subdivision.

**We would recommend that this be completed as a red line to the draft plan in order that the proponent is then able to convey the stormwater facilities as part of the draft conditions.**

The geotechnical report to be completed will include recommendations as to the lining of the storm water facilities. There are a number of comments from Burnside's that will be dealt with at the time of the design stage and the completion of the Final Design Stormwater Management Plan.

Burnside's is generally satisfied with the preliminary stormwater management plan.

(g) New development shall not be permitted within 30 metres of a cold water stream or 15 metres of a warm water stream, except for the restoration or minor expansion of buildings or structures legally existing at the date of approval of this Plan.

The Conservation Authority has provided mapping for the two stream locations and development is maintained outside of the Hazard Land areas as identified by the CA. These Hazard Lands will be zoned and are part of an Open Space Block rather than part of the individual residential lots. Typically these types of Blocks are not conveyed to the municipality as it incurs liability, unless there is some specific reason, for example trail systems or parks.

(i) All development proposals should address how the proposed use will maintain and enhance the surrounding landscape (i.e. buffering, landscaping).

A Landscape Plan has been completed and has been accepted by municipal staff and the NEC. Recommendations are included within the draft conditions. Clearance on these recommendations has been received from the Niagara Escarpment Commission.

Section 3.7 of the Official Plan provides specific provisions related to Plans of Subdivision. The following policies apply,

(a) Lot boundaries will not extend into hazard lands or wetland areas.

Lot Boundaries are outside of the Hazard Lands. The Open Space blocks have currently included these hazard lands. As part of this report, staff are requesting that the draft plan be redlined to provide separate blocks for the stormwater facilities and for the hazard lands. As per the Official Plan the stormwater facilities will be conveyed to the municipality, while the parkland and/or cash in lieu will be negotiated with the developer as part of draft conditions.

(b) Hazard lands or wetland areas must be maintained as a single block for the purpose of conveyance to the Municipality, and must be appropriately zoned to preclude development from occurring within the limits of the hazard lands.

The Hazard Lands are currently located within Blocks 1 and 2 on the draft Plan. Staff would request that the plan be red lined or modified in order to identify the hazard lands. These hazard lands will not be considered as part of the parkland dedication. The Hazard Lands will be zoned Hazard.

(c) The following information and studies may be required prior to draft approval or final approval of all plans of subdivision; geodetic mapping of the site to display topographic information using 5.0 metre contour intervals at a minimum, grading and filling plans, drainage and stormwater management plans and reports, sediment and erosion control plans, hydrogeological and well evaluation studies, environmental impact studies, environmental site assessments, traffic reports, servicing options studies, heritage impact assessments, archaeological impact assessments, community plans, and site plans for lots abutting hazard lands.

All required reports have been submitted and peer reviewed. The review below, and draft conditions outline the findings of the reports and the draft conditions that have been taken from the recommendations of these reports or peer reviews.

(d) All subdivision/condominium proposals shall be appropriately designed to ensure the efficient deployment of services and amenities. In addition, the orientation of streets and dwelling units should ensure efficient and convenient access to retail facilities, schools, recreational facilities and services.

The subdivision consists of 45 units on a crescent road system. The lots are outside of the Hazard Land areas. Staff are generally satisfied with the orientation of the design, and take into consideration the extent of the Hazard Lands.

The lands are identified as being within the Recreation Area, and as such the Recreation Area Policies apply as per Section 4.9.3,

(b) New development in the Recreation Area designation, which exceeds infilling, shall be subject to the Servicing policies of this Plan. Infilling in the Recreation Area is defined as the creation of one new lot on an existing lot of record as of the date of adoption of this plan.

This proposal would exceed the infilling definition.

(d) New privately serviced residential development should not exceed 3 units per hectare. However, this Plan does provide for increased densities based on the recognition of changing technologies and infrastructure to support new growth, and to allow for a more efficient use of land. Where increased densities are contemplated, communal or full municipal services will be required and a maximum density of 30 units per hectare will be permitted.

The Official Plan provides for a density of 3 units per hectare. The Official Plan does not specifically define density based on a gross or net calculation. The consultants planning report identifies the site as having a density of 1.5 units per hectare. This calculation is based on 45 units on the total acreage of 29.74 hectares. From a planning perspective, we know that the intent of density calculations is not to necessarily fit the highest density onto a relatively small parcel of land, but when a density is provided, its intent is that the density would be relative to the entire site, or disseminated throughout.

By definition, Net Density is the number of dwelling units per hectare of residential designated use divided by the number of hectares devoted to that type or types of dwelling units within that designated use area, exclusive of roads or open space areas. Typically, density in an urban area is calculated based on developable hectares; whereby the Open Spaces lands will become public lands as part of the approval process.

In this case, a considerable amount of lands are Open Space and are to become public lands. As a result, the following is a summary of the density calculations:

- The net density of this proposal would be 6.0 units per hectare (45 units/7.54 hectares).
- The density of this proposal would be 1.5 units per hectare (45 units/27.74 hectares).
- Based on the Conservation Authority mapping, approximately 8.52 hectares of lands are identified as Hazard Lands. If we were to consider that the density is dispersed on the site, minus the Hazard Lands, the density would be calculated at 2.12 units per hectare (45 units/21.22 hectares).

The Official Plan defines a density of 3.0 units per hectare and does not specifically define net density. In which case, the proposal would meet the Official Plan policies. In saying that, the intent of the Official Plan was to create lower density developments within these types of areas that are related to recreational developments. The net density as calculated above would be 6.0 units per hectares and as such would generally be a doubling of the intended density calculation.

#### **4.0 Project Review Summary:**

A Public Meeting for this proposal was held on August 18, 2008. The agency review comments were provided as part of the Public Meeting process. Comments were provided from Public Agencies with respect to the submitted documents. Several of the review comments related to the proposal were with respect to the use of private services on the subject lands, in addition to the cumulative impact of additional private services on the area as a whole.

To address the issues related to water quantity and quality, additional requirements have been included within the recommended Draft Plan Conditions and Plan of Subdivision Agreement.

Planning Staff are generally satisfied that the balance of the documents submitted have been reviewed and any concerns appropriately addressed through the review and comment process.

There have been two additional issues that have been raised by the County of Grey which include Possible Road Upgrades and Karst Topography. The following identifies the discussions and proposed outcomes:

#### ***4.1 Cumulative Impacts***

A matter which is outstanding and must be addressed by the County is the cumulative impact of development within the Recreation Area. It was determined after the initial submissions and in response to

the concerns raised by the Province and the public that a study addressing the cumulative impact of development was required. Although there was uncertainty with respect to the protocols dealing with the review of this study, it is noted that it was forwarded to the MOE for review. The MOE has informed the County that they are not satisfied with the study and indicated that it has not adequately addressed the servicing issues for the recreation area. This is addressed in MOE letter to MAH of March 30, 2009 and that letter also refers to a letter of March 3, 2009 addressed to the County of Grey.

Planning Staff of the municipality of Grey Highlands are generally satisfied that the balances of the documents submitted have been reviewed and any concerns appropriately addressed through the review and comment process.

#### **4.1 Road Upgrades**

A further issue that has arisen based on County comments includes the access and potential upgrades required.

The Beaver Valley Village proposal consists of a proposed forty five (45) single detached residential lots to be accessed by a municipal crescent. The crescent will gain access from the municipal road, being Bowles Bluff Road via two intersection points. The subject lands consist of 29.74 hectares and are currently vacant. The applicant also owns 18.28 hectares of additional lands to the north. The lands are located along Bowles Bluff Road just east of Hutchinson's corner in the Municipality of Grey Highlands.

The County of Grey (TAPS) has made the Municipality of Grey Highlands staff aware that they may not support the development based on the restricted site lines at the intersection of Grey Road 30 and Bowles Bluff Road, if vehicles from the proposed subdivision are permitted to exit both east and west.

A number of options have been discussed as a solution to the existing and long term operation of the intersection. The following outlines the options:

- Option 1: *Consider that this development does not significantly increase vehicular movements at the Grey Road 30/Bowles Bluff intersection, and that no improvements are required at this time.*
- Option 2: Eliminate all access to and from Bowles Bluff Road at Grey Road 30 and construct a turning basin for maintenance vehicles by way of a Hammer Head or Cul-de-sac at the end of Bowles Bluff Road. *Neither Grey County nor Grey Highlands have budgeted for any future work at this intersection.*
- Option 3: Create a single lane access off County Road #30. This would allow vehicles to access Bowles Bluff Road off County Road 30 but all vehicles would be required to exit at the intersection of Hutchinson's corner. *Neither Grey County nor Grey Highlands have budgeted for any future work at this intersection.*
- Option 4: Reconstruct the intersection. This would require a great deal of engineering, construction and possibly the expropriation of lands surrounding the area around

the intersection. *Neither Grey County nor Grey Highlands have budgeted for any future work at this intersection.*

Additional discussions have taken place between municipal staff and the developer. The following provides one additional option:

Option 5: At the cost of the developer both exits from the development to Bowles Bluff Road have dedicated right-hand turn lanes with "pork chop" islands which would direct traffic exiting the proposed subdivision to Hutchinson's corner. *Staff has been provided information that many landowners within the proposed subdivision would utilize the parking lot at the top of Beaver Valley Ski Club, and as such would require a left turn movement out of the subdivision. As such, this is not feasible.*

Option 1 has been considered the most appropriate.

Staff have concluded that Options 2, 3 & 4 would all require a significant level of preliminary work (including legal, survey and engineering) in order to provide a cost estimate and a preliminary design for each scenario. TAPS has not provided direction to County staff to proceed with this preliminary work.

Options 5 is not feasible due to the potential for landowners within the subdivision to require a left turn movement out of the subdivision to park at the Ski Club parking area located at the top of the resort.

#### **4.3 Karst**

The subject land does include areas that are identified as having potential for Karst topography. The County of Grey as the delegated approval authority was charged with overseeing the review of the Karst reports including a review of the Environmental Impact Study and Servicing reports.

The County of Grey retained Mr. Marcus Buck, P. Geo, Karst Solutions to provide a peer review of the pertinent documents and to provide the County staff with the appropriate mapping and conditions relating to a draft plan approval.

Mr. Buck has provided that he is satisfied with the development and has provided revisions to the recommended conditions of draft approval:

**Condition:** A requirement to conduct regular inspections of the ponor and its associated sinkholes (Karst Area A) to ensure they do not become blocked during the construction of the stormwater facility and associated subdivision servicing as well as inspections of the sinkholes at Karst Area B to ensure they are not disturbed as a result of grading and construction activities.

It remains the County of Grey's responsibility to ensure that, development or site alteration in the areas identified as Karst topography are assessed. Further, the County will ensure that the appropriate conditions of development are placed on the draft approval as per the Peer Review documents.

**5.0 Proposed Conditions:**

The following Draft Plan Conditions are proposed:

**A) General Conditions:**

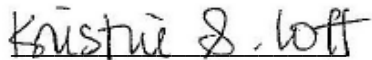
1. The lands within this draft plan of subdivision shall be appropriately zoned by a Zoning By-law Amendment which has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.
2. That the proposed internal road be named to the satisfaction of the Municipality of Grey Highlands.
3. As a requirement of development, the Owner will be responsible for entering into a Subdivision Agreement with the Municipality of Grey Highlands to satisfy all requirements, financial or otherwise of the Municipality with regard to the provision of services, landscaping, fencing and payment of development charges.
4. That the Subdivision Agreement between the Owner and the Municipality of Grey Highlands shall be registered against the lands to which it applies prior to the registration of the Plan of Subdivision. This shall be completed at the Owner's expense.
5. That the Owner shall convey 5% of the land and/or cash in lieu for Parkland Dedication purposes to the Municipality for parkland and/or trail purposes, to be negotiated.
6. That the Owner shall provide a revised Landscape Plan (based on the July 30<sup>th</sup>, 2009 'Visual Assessment' prepared by Stempski Kelly Associates Inc.). The Plan shall be submitted to the Niagara Escarpment Commission for approval and shall include a 20m (66 ft.) wide reforested buffer strip to be established between the building envelope and the roadway.
7. That the Subdivision Agreement contains clauses satisfactory to the Ministry of Culture, recognizing that should human remains or other cultural heritage materials or features be discovered on site that the requirements of the Ontario Heritage Act shall be adhered to.
8. The Owner agrees that the height of the dwelling units shall not exceed 8.0 metres and that this height shall also be denoted within the Zoning By-law Amendment for the subject lands. The Height shall be defined as 'with reference to a building, the vertical distance measured from the average finished grade level of such building to:
  - a. in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and
  - b. in the case of a pitched roof, to the peak.'
9. That all easements and or agreements for drainage, gas line or utility purposes shall be dedicated to the appropriate authority or public authority. Should the relocation of any utilities be required as a result of this development, that all associated costs be at the Developer's expense.
10. That the Owner agrees to establish Architectural Guidelines and Site Planning Guidelines.

11. That the Owner agrees to provide substantive planting in the locations identified in the redlined Landscape Concept Plan DWG:575-06-LCP.
12. That prior to final approval, the developer implements the recommendations contained in the Environmental Impact Study (November 2007) prepared by Neil Morris, Consulting Ecologist and the Ecology Addendum (November 2008) prepared by Neil Morris, Consulting Ecologist, the R.J. Burnside and Associates Peer Review of the EIS (via correspondence to the Municipality of Grey Highlands dated February 27th, 2009) and that these recommendations be incorporated in the Subdivision Agreement, to the satisfaction of the Municipality.
13. That prior to final approval, the developer conducts a Geotechnical Investigation on the site that clearly confirms the assumptions made by the Hydrogeological Analysis.
14. That prior to final approval, the developer conducts a Traffic Impact Study to the satisfaction of the Municipality of Grey Highlands peer review consultant.
15. That prior to final approval, the developer implements the recommendations contained in the Stormwater Management Report and that these recommendations be incorporated in the Subdivision Agreement, to the satisfaction of the Municipality and the Grey Sauble Conservation Authority.
16. That the Subdivision Agreement includes a provision requiring the Owner to implement the recommendations of the Hydrogeological and Karst Report(s) provided in correspondence between Mr. Geoff Rether and Mr. Daryl Cowell and the Peer Review consultants R.J. Burnside & Associates Ltd. and Marcus J. Buck that includes:
  - a) a requirement to conduct regular inspections of the ponor to ensure it does not become blocked during the construction of the stormwater facility and associated subdivision servicing
  - b) a requirement to disinfect all private water supplies through properly maintained UV (or equivalent)
  - c) a requirement that a well be constructed and subjected to contractor's testing, for the purpose of identifying water quality and quantity, prior to issuance of a building permit on a lot by lot basis
  - d) a requirement that Test Well 4 to be equipped with a datalogger and be monitored for a period of 2 years
  - e) a requirement to re-develop, disinfect and re-sample Test Well 5
  - f) a requirement that a door to door survey of all residences within 200m of the developed portion of the site occur to establish pre-existing conditions. Any resident's refusal to participate, either directly or by ignoring the survey will be documented.
17. That the Subdivision Agreement includes provisions for the utilization of fully raised Class IV systems meeting the Ontario Building Code tertiary effluent criteria.

18. That prior to final approval, the County of Grey is advised in writing by the Ministry of Culture how condition 5 has been satisfied.
19. If prior to final approval, the County of Grey is advised in writing by the Municipality of Grey Highlands how conditions 2-17 have been satisfied.
20. That the Developer / Owner agree to register the Plan of Subdivision within three (3) years of Draft Approval. If the plan is not registered within that time limit the Municipality may recommend that draft approval be withdrawn. The Developer / Owner may apply for a one year 'extension' which shall be reviewed on a merit basis to substantiate the request for extension.

**B) Subdivision Agreement Conditions:**

1. That the Owner agrees to install wells on each of the lots for the purposes of testing the quantity and quality of water, prior to building permit issuance.
2. That individual Class IV Sewage Disposal Systems will be installed on each lot and include a tertiary treatment system (i.e. EcoFlo, Biofiler Design) and that such requirements shall be included within the Subdivision Agreement.



Kristine Loft, BES BAA MCIP RPP  
The Jones Consulting Group Ltd.

- Attachment No. 1 – Map of Proposed Subdivision  
Attachment No. 2 – Planning Brief – August 18, 2008  
Attachment No. 3 – Chronology of Municipal File  
Attachment No. 4 – Ratepayer Comments



## Memo

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**Date:** August 24, 2010 **File No.:** MCG14403  
**Project:** Kiener Subdivision Review – Fact Chronology  
**Prepared By:** Susan Borst  
**Distribution:** Don McNalty

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### Comments

Date:	Description
August 4 2010	Received from Jones Consulting, Kristijne Loft, Review of Settlement Capacity Study Beaver Valley Village Settlement Area Township of Grey Highlands, February 25 2009. Prepared by G. Farquhar.
July 6 2010	Received Draft Plan conditions – prepared April 9 2010 by D.C. Slade Consultants Inc., Andrew Pascuzzo.
June 21 2010	Beaver Valley Village- response to Jan. 29 and April 9 (2010) correspondence from D.C. Slade Consultants Inc., prepared by Karst Solutions, Marcus J. Buck on June 16 2010.
February 19 2010	Sent response to comments to Lorelie Spence, prepared by Burnside, Don McNalty.
January 29 2010	Beaver Valley Village Draft Plan of Subdivision Hydrogeological & Karst Review, prepared by D.C. Slade Consultants Inc., dated January 29 2010.
January 4 2010	Beaver Valley Village: Review of Updated Karst Hydrogeology Reports, dated December 22 2009, prepared by Karst Solutions, Marcus J. Buck.
December 11 2009	Sent Hydrogeological Review – Second Submission to Municipality of Grey Highlands, Lorelie Spencer, prepared by Burnside, Don McNalty.

November 23 2009 Internal memo Hydrogeological Review – Second Submission, prepared by Burnside, David Marks to Don McNalty.

October 21 2009 Beaver Valley Village Supplementary Hydrogeology Report, dated October 19 2009, prepared by Ian D. Wilson Associates Ltd.

October 20 2009 Updated Karst Evaluation Report, dated October 16 2009, prepared by Daryl W. Cowell & Associated Inc.

August 6 2009 Telephone conference call, between D.C. Slade Consultants Inc.(Andrew Pascuzzo) Ian D. Wilson Associates Ltd. (Geoff Rether) Genivar (Darryl M. Robins), Daryl W. Cowell & Associates Inc. (Daryl W. Cowell), Karst Solutions (Marcus Buck), Burnside (Don McNalty, Dave Marks, Herb Lemon)

August 6 2009 Grey Sauble Conservation Authority (GSCA) review of EIS Addendum & Preliminary Servicing Report, dated April 30 2009, prepared by Tim Lanthier.

August 6 2009 Received letter from Municipality of Grey Highlands, prepared by Ministry of Environment, dated March 30 2009.

August 5 2009 Received comments on Technical Responses to Karst Peer Review Comments, dated July 30 2009, prepared by Karst Solutions, Marcus J. Buck.

July 14 2009 Review prepared and sent to Municipality of Grey Highlands, prepared by Burnside, Don McNalty.

June 2 2009 Review of letter from Burnside to Lorelie Spencer, Municipality of Grey Highlands, prepared by D.C. Slade, Andrew Pascuzzo.

May 14 2009 Letter sent to Lorelie Spencer, Municipality of Grey Highlands, prepared by Don McNalty, Burnside.

March 30 2009 Review of Preliminary Servicing Report and Settlement Capability Study, prepared by Ministry of the Environment, W. Armstrong.

February 27 2009 Letter to Municipality of Grey Highlands, Kiener Subdivision Application & Rezoning Application, to Lorelie Spencer, prepared by Burnside, Don McNalty.

January 13 2009 Received review from Ministry of Municipal Affairs and Housing, Dwayne Evans, dated December 16 2008.

December 29 2008 Received committee report, County of Grey, Garry Howey, dated November 20 2008.  
Letter from Ministry of Municipal Affairs and Housing, prepared by Dwayne Evans, dated December 16 2008.

November 25 3008 Internal Karst Hydrogeology Review prepared by Dwight Smikle, dated November 25 2008.

November 19 2008 Received review of Karst & Hydrogeological Evaluation Report, prepared by Karst Solutions, Marcus Buck, dated November 3 2008.

November 10 2008 Received from Municipality of Grey Highlands a review of the Density Policy, prepared by D.C. Slade Consultants, dated November 5 2008.

November 10 2008 Received from Municipality of Grey Highlands the Archaeological Stage 1 Report, dated January 2008, prepared by Amick Consultants Ltd.

October 21 2008 Received Technical Response of Karst Peer Review Comments from Daryl Cowell of Daryl W. Cowell & Associates Inc., dated October 14 2008.

August 8 2008 Burnside's first submission to Municipality of Grey Highlands, regarding Subdivision Application & Rezoning Application, prepared by Don McNalty.

April 25 2008 Received letter from Jones Consulting, Kristine Loft, dated April 24 2008, review of PPS, Servicing of Settlement Areas.

April 15 2008 Internal review of Preliminary Stormwater Management Report, prepared by Adrian Holvik.

March 12 2008 Internal memo prepared by Darren Randell, review of Environmental Impact Study.

February 7 2008 Received review letter from Municipality of Grey Highlands, prepared by Niagara Escarpment Commission, dated January 24 2008.

February 6 2008 Internal memo prepared by Dwight Smikle, review of Karst Evaluation Report.

February 5 2008 Internal memo prepared by David Marks, review of the Hydrogeological Evaluation Report.

**January 18 2008** Received review letter from Municipality of Grey Highlands, prepared by Grey Sauble Conservation Authorities, Tim Lanthier dated January 14 2008.

**November 30 2007** Received Subdivision Application & Rezoning Applications, Plan of Subdivision and application letter from D.C. Slade (November 21 2007) prepared by Andrew Pascuzzo, from the Municipality of Grey Highlands.

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**Municipality of Grey Highlands**  
**Planning Information Report PL.08.65**

August 18<sup>th</sup>, 2008

**Application Details:** Subdivision Application SUBD04.2007  
Zoning By-law Amendment Application Z42.2007

**Location:** Part of Lots 1 and 2, Concession 6,  
The Former Township of Euphrasia

**Applicant:** D.C. Slade Consultants Inc. (Andrew Pascuzzo)

**Registered Owner:** Martin and Maria Kiener

**Grey County Official Plan:** Recreation

**Grey Highlands Official Plan:** Recreation and Hazard  
with an identified Cold Water Stream and  
identified Areas of Karst Topography

**Zoning By-law 2004-50:** Hazard (H) and Development (D)

**Proposal:** To permit the creation of a residential Plan of Subdivision, containing 45 lots intended for single detached dwelling units with private services, and an access road.

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*Note: This report has been compiled for information and overview purposes only in preparation for the Public Meeting. No issues or recommendations have been provided as part of this report. A full Planning Report will be provided to Council and / or the Planning Committee following the Public Meeting.*

**1. Overview:**

The subject lands are located North of Bowles Bluff Road and East of the 7<sup>th</sup> Line Sideroad. The lands are presently designated Recreation and Hazard under the Municipality's Official Plan and are situated amongst existing residential and rural development in the area, in addition to being within close proximity to the Beaver Valley Ski Club.

The Applicant is proposing to create a Residential Plan of Subdivision containing 45 lots on private services. Each lot is proposed to contain an individual well and an advance Class IV septic system. It is intended that the subdivision will be developed with 'open, grassed ditches and the Proponent has indicated that they will be encouraging residents to maintain the natural conditions of their respective sites, while also being requested to collect roof-water runoff for irrigation purposes. The lot will be access by an internal roadway that contains two (2) separate access points on Bowles Bluff Road. A portion of the lands proposed for development will be utilized for the purposes of a stormwater management facility.

The subject lands measure approximately 48.02 hectares in size however the portion proposed for development is comprised of only 29.74 hectares.

  
Lorelie Spencer, Ba. U.R.P.I.  
Municipal Planner

Attachment No. 1 – Map of Proposed Subdivision  
Attachment No. 2 – Comments from TAPS  
Attachment No. 3 – Beaver Valley Ratepayers Association notice of meeting  
Attachment No. 4 – Ratepayer letter received via e-mail, dated August 11, 2008  
Attachment No. 5 – Copy of public notice & Schedule 'A'

Catherine Little  
154739 Grey Rd. 30  
Markdale, ON  
N0C 1H0  
51-986-4369  
[kippawa@cablerocket.com](mailto:kippawa@cablerocket.com)

**Municipality of  
Grey Highlands**

SEP 30 2010

September 30, 2010

**RECEIVED**

Sheena Harrington  
Planner  
Municipality of Grey Highlands  
P. O. Box 409 Markdale, Ontario  
N0C 1H0

Dear Sheena

I am writing on behalf of the Beaver Valley Ratepayers Association. We understand that the County of Grey Planning Department is expecting a planning report from the Grey Highlands Department, regarding the Beaver Valley Village application. We want to remind you of the position of the BVRA and ask you to consider our objection when making your recommendations.

We support the recommendations of the peer reviewers and request their inclusion as conditions of approval in your report.

Our biggest concern is the density of this development on individual private servicing. To our knowledge, the Ministry of the Environment continues to believe that there are significant risks associated with this development. As of June 23, 2010, the fundamental issue of the cumulative impact on local water resources from this development had not been addressed to the satisfaction of the MOE. Because of the location of the development and existing residential water problems, the MOE questions the environmental sustainability of this scale of development. We agree.

The development is situated on karst and according to the AEMOT Study, the area is one of the most vulnerable groundwater areas in the entire province. Many residents already experience water shortages, interruption of water supply and water contamination. If outright refusal of this application is off the table, the issue of density becomes the critical issue. The density of this proposed development does not comply with the Provincial Policy Statement, the Grey Highlands Comprehensive Zoning Bylaw or the Grey Highlands Official Plan.

- Provincial Policy Statement 1.6.4.4 - recommends new development of 5 lots or less on individual private services.
- The proposed lot size of this development is only half of the 4000 m<sup>2</sup> recommendation of Grey Highlands Comprehensive Zoning Bylaw 7.1.2.
- Grey Highlands Official Plan states, “New privately serviced residential units should not exceed 3 units per ha (4.9.3 d)”.

This 7.5 hectare developable area with 45 homes works out to 6 units per hectare.

Our membership has been following this subdivision proposal carefully. We urge you to recommend that the Beaver Valley Village only be approved on condition of a reduction of density to a site-appropriate scale. Given the evidence of the AEMOT study, the peer reviews and the experience of residents, density of ten to fifteen lots is reasonable and more environmentally sustainable than the 45 lots proposed. This is definitely not the place to make an exception to good planning policy.

Thank you for your attention to our position.

Sincerely yours,

A handwritten signature in cursive script that reads "Catherine Little".

Catherine Little

email: D. Crawford, Mayor Brian Mullin, Deputy Mayor Dave Fawcett, Dave Clarke, Stewart Halliday, Paul McQueen, Manley Risk, Lynn Silverton

# Beaver Valley Ratepayers Association

Presented to:

Grey Highlands Committee of the Whole

Presented by:

Ed O'Neil, Vice-President

Cathy Little, President

June 21, 2010



# Beaver Valley Ratepayers Association

Presented to:

Grey Highlands Committee of the Whole

Presented by:

Ed O'Neil, Vice-President

Cathy Little, President

June 21, 2010

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# Beaver Valley Ratepayers Association

1. Introduction
2. Proposed Beaver Valley Village Subdivision
3. Groundwater Uncertainty
4. Risk of Cumulative Negative Impact
5. Density
6. Recommendations
7. Sustainability

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## Beaver Valley Ratepayers Association

**mission statement**

The Association will strive to represent effectively the interests of its property owners in the following ways:

1. Act as a spokesperson for members to local council and other government agencies on issues of concern:
  - Identify issues and concerns of the membership
  - Develop and maintain a close working relationship with municipal authorities
  - Stay informed of Official Plans, regulations and by-laws that affect the Corporation, the Beaver Valley and the surrounding area
  - Keep a log of items on council meetings which affect the members
  - Alert members of items in the interest of the membership
  - Encourage members to vote in municipal elections
2. Work with other associations and agencies on issues of common interest.
3. Strive to ensure that development is consistent with official plans and zoning by-laws.

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# Beaver Valley Ratepayers Association

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# Beaver Valley Ratepayers Association

## mission statement

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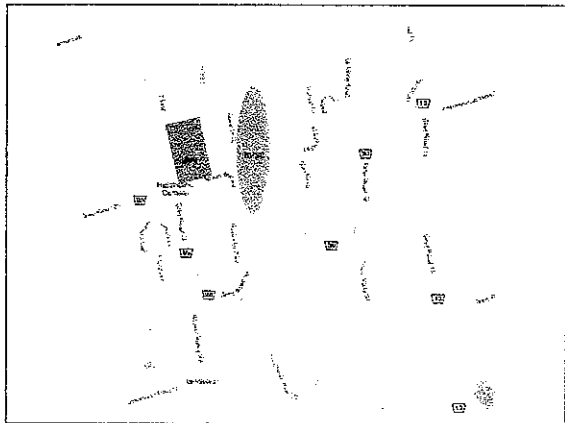
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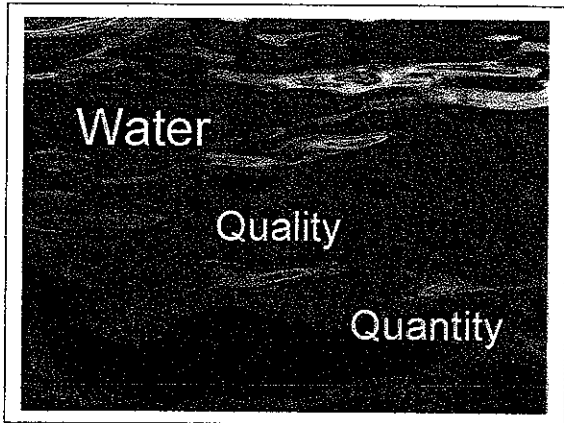
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Concerns  
Beaver Valley Village



- Groundwater Uncertainty
- Risk of cumulative negative impact
- Density

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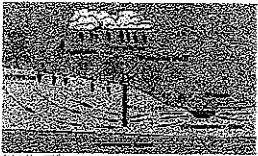
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Groundwater Uncertainty

- Inadequate knowledge of local groundwater is being used to justify this development.
- Local experience has been neglected.
- Peer review recommendations must be adopted.



© 2001 Beaver Valley

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## Groundwater

For the most complete understanding of local groundwater, residents' input and peer reviewer recommendations must be included.



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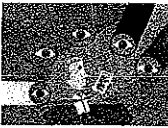
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## Peer Reviews

Marcus Buck (County of Grey)

"...groundwater flow could be substantially less and the number of homes that could be supported within the BVVSA may also be substantially less (than estimated)."



RJ Burnside (Grey Highlands)

Recommends pre-development water level monitoring program to assist in confirming long-term water capacity. Risks associated with septic effluent require more discussions for mitigating concerns.

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## Risk of Cumulative Negative Impact

### MOE Comments

- Ministry of the Environment concern about cumulative environmental impact and the appropriateness of the servicing proposed is made more relevant by the other development in the immediate area either proposed or approved.
- There are 103 residential lots being proposed.
- Servicing should be reflective of and appropriate to this context.



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## MOE Comments Settlement Capability Study

- The study does not address the fundamental question: What is the most appropriate way to service a settlement
- of this scale
- in this location
- with identified issues
- in an environmentally sustainable way



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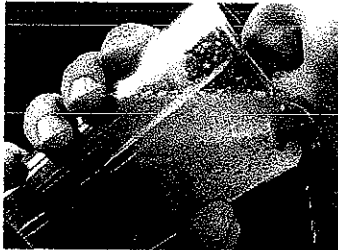
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## Risk and Private Rural Wells

### Filthy water cannot be washed

Published in The Journal of Policy Engagement, Nov. 2009  
Ontario Centre for Engineering and Public Policy



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## Risk and Private Rural Wells

### Filthy water cannot be washed

**"Further source water protection initiatives  
are imperative to protect the health  
of those consuming groundwater  
from private rural wells  
especially in sensitive settings."**

Jana Levison, Kent Novakowski

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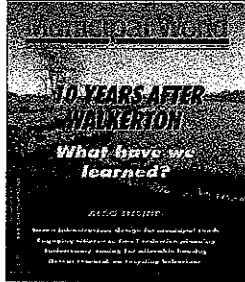
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## Risk and Private Rural Wells

Ten Years After Walkerton: What have we learned?



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## Risk and Private Rural Wells

Ten Years After Walkerton: What have we learned?

**Lessons Learned**

1.  
Environmental management  
is not just about nature;  
it is about human health and safety.

2.  
We need to look at the big picture:

- Social, Economic, and Environmental Issues
- Community Interests
- Sustainability of the Watershed

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## Risk Reduction: Groundwater Management Plans

- Grey Highlands Official Plan  
2.5 Groundwater and Watershed Management
- This Plan further acknowledges that due to the Municipalities dependence on groundwater sources for residential, commercial, tourism, recreational, and natural environment needs, consideration for adoption of an Official Plan Amendment to incorporate municipal wide Groundwater Management policies in order to protect groundwater quantity and quality.

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## Risk Reduction: Groundwater Management Plans

- Grey Highlands Official Plan
- The Groundwater Management Plan will be used to assist in the evaluation of all new development.



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## Density

• Provincial Policy Statement 1.6.4.4 - recommends new development of 5 lots or less on individual private services

• According to the MOE, a development of this size on individual services is not appropriate

• The proposed lot size of this development is only half of the 4000 m<sup>2</sup> recommendation of Grey Highlands Comprehensive Zoning Bylaw 7.1.2

• Grey Highlands OP 4.9.3 d) New privately serviced residential units should not exceed 3 units per ha



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## Beaver Valley Ratepayers Association

The BVRA supports sustainable development.

We would be willing to support this development if...

- the MOE approves,
- an independent cumulative impact study is completed for BVVSA before development,
- groundwater management strategies are implemented before development,
- the most cautious interpretation of PPS, Official Plan policy and Zoning Bylaws is used in determination of density,
- all peer review recommendations are implemented,
- a reasonable enforcement plan for conditions of draft plan approval is implemented.

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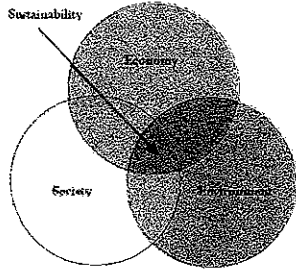
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# Sustainability



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## Beaver Valley Ratepayers Association

**Thank you**

to the Committee of the Whole,

Municipality of Grey Highlands

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**The BVRA supports the peer reviewer statements and  
recommendations  
including but not exclusively:**

1. **Statements by RJ Burnside** (from the letter to Grey Highlands, dated February, 19, 2010)

We would note in general that the proponent's hydrogeological consultant has either concurred with our comments or has undertaken on behalf of the proponent that additional works will be carried out and that these additional works would be mandated by conditions of draft plan approval. On the understanding that satisfying the conditions will be the proponents responsibility and further that it is the proponent's risk should any conditions not be met we would support moving forward to drafting appropriate draft plan conditions to address these various works.

We expect that the proponent may wish their own consultants to propose wording for these draft conditions. We would recommend as proposed draft plan conditions are created that we have an opportunity to review the specific wording of those conditions to ensure that the work which they have committed to is clearly identified in those conditions. Alternatively, we could offer our assistance in drafting the draft plan conditions.

As we review this file relative to the servicing issues as well as look back though the chronology of documents within this file we raise the question whether the Ministry of the Environment has actually provided clearance to the County with respect to the Settlement Capability Study and the servicing options that were detailed with that document.

2. **Recommendations of RJ Burnside** (detailed in the letter, dated December 11, 2009)

- a. building permits issued on a lot-by-lot basis upon the successful completion of construction and contractor's testing of individual wells (Marcus Buck concurs)
- b. pre-construction monitoring program to examine water level variations in the bedrock aquifer (Marcus Buck concurs)
- c. TW5 tested and retested during the spring freshet period to examine turbidity, dissolved oxygen, nutrients and bacteria to examine water quality trends in the aquifer and design an appropriate water supply system for residents.
- d. Municipality will be advised of evidence of karstic features identified during the drilling program, such as bit drops and/or cavernous rock

- e. door-to-door survey of residences completed to collect baseline information on neighbouring wells to allow both the developer and municipality to effectively address any future interference complaints (Marcus Buck concurs)
- f. more definitive discussions including recommendations for mitigating any potential concerns
- g. a letter examining the shallow groundwater flow direction on the site, characterizing migration pathways and providing assurances that the septic effluent will have minimal impacts on the local groundwater resources.
- h. The consultant should provide information on the combined effects of drawdown from 45 individual wells on local groundwater resources

3. **Recommendations of Marcus Buck** (detailed in his letter to County, December, 22, 2009)

- a. obtain additional measurements (detailed) when surface flow is high during the spring to complete the collection of baseline data, including water levels in the monitoring wells
- b. use additional data to improve the modeling and aquifer characterization
- c. phasing of the development will provide an opportunity for the review of data to ensure that additional phases are expected to be environmentally sustainable (RJ Burnside concurs)
- d. a monitoring program should be completed during and after each phase of the development (detailed)

**From:** [Fawcett, David](#)  
**To:** [Spencer, Lorelie](#); [McDonald, Janice](#)  
**Subject:** Fw: Proposed Beaver Valley Village Subdivision  
**Date:** September-08-09 1:15:32 PM  
**Attachments:** [GF Short Notes re Proposed BV Village Subdivision 09-08-09.doc](#)

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Fyi

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Sent using BlackBerry

The contents of this message may contain confidential and/or privileged subject matter. If this message has been received in error, please contact the sender and delete all copies.

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**From:** Grahame Farquhar <[grahame.farquhar@sympatico.ca](mailto:grahame.farquhar@sympatico.ca)>  
**To:** Mullin, Brian; Clarke, Dave; Fawcett, David; David Thompson <[thompsond@greyhighlands.ca](mailto:thompsond@greyhighlands.ca)>; Silverton, Lynn; Risk, Manley; McQueen, Paul  
**Sent:** Tue Sep 08 12:59:21 2009  
**Subject:** Proposed Beaver Valley Village Subdivision

Grey Highlands Mayor and Council:

I apologize for not sending this information to you sooner. I hope that it does not arrive too late to be considered in your deliberations.

I own a property at 169 Bowles Bluff Road (RR4 Markdale) immediately south east of the proposed Beaver Valley Village Subdivision in Grey Highlands. I was given access by the Beaver Valley Rate Payers' Association to the following documents;

**“Settlement Capacity Study Beaver Valley Village Settlement Area Township of Grey Highlands” February 25, 2009.**

**“Hydrogeologic Evaluation Proposed Residential Development Part Lots 1 & 2, Concession 6 Township of Grey Highlands (Euphasia)”;** prepared by Ian W. Wilson Associates Limited, June 20, 2007.

**R.J. Burnside Peer Review of “Hydrogeologic Evaluation ... (Euphasia)”, August 8, 2008.**

**M. Buck Peer Review of “Hydrogeologic Evaluation ... (Euphasia)”, August 8, 2008.**

Having reviewed these documents, I have some major concerns about the possible negative groundwater quantity and quality impacts that the proposed subdivision may have on the drilled well water supply at my property. These concerns are described in the attached document along with the reasons for my concerns.

I am mainly concerned that there will not be sufficient groundwater available to meet the future needs of both the current, existing property owners in the immediate vicinity of the subdivision as well as the future subdivision occupants. I believe that the proposed subdivision should not be approved with its current number of lots (too many in my analysis) based on the hydrogeologic information upon which design has been based.

I would be pleased to respond to any of the comments that I have presented in the attached report.

Thank you very much for your consideraion of this request.

Grahame Farquhar  
152 Norman Street  
Waterloo, ON  
N2L1H2  
(519) 578-0882

**Peter Nicholson**  
**99416 Mono – Adjala Town Line**  
**RR 5 LCD Main, Orangeville**  
**Ontario Canada L9W 2Z2**

Municipality of  
Gray Highlands

8/11/2008

Municipality of Gray Highlands  
P.O. Box 409  
Markdale, Ontario  
Canada N0C 1H0

AUG 15 2008

RECEIVED

Attention: **Mayor Brian Mullen**

Re: **The Corporation of the Municipality of Gray Highlands By-Law Number 2008-XX, a By-law to amend the Municipality of Gray Highlands Comprehensive Zoning By-Law No. 2004-50, affecting Part of Lots 1 and 2 Concession 6 Municipality of Gray Highlands (Former Township of Euphrasia)**

Gentlemen

I am in receipt of a Notice of draft By-Law for Approval of a Plan of Subdivision and Zoning By-Law amendment. for the above captioned property. I object to any further development in the vicinity of the Beaver Valley Ski Club due to the significant decline in the water table along Windy Lane Drive adjacent to the property. There is also a significant risk of ground water contamination from leaking septic systems.

As a resident of Windy Lane Drive (adjacent to the proposed subdivision) since 1969, I have witnessed a significant reduction in the water table as dwellings have been added to Windy Lane Drive and Bowles Bluff Road. In order to have sufficient water for seasonal use of my property I have had to extend the depth of my well from 100 feet to 300 feet, my flow rate is now down to 2 GPM.. Thirty years ago we had more water than we needed with a spring at the base of the cliff that delivered over 10 gallons per minute. The spring is now completely dry and has not run for over 15 years; wells are going dry along Windy Lane Drive on a regular basis.

The Karst and Limestone topography of the area can only deliver a finite amount of water, as more dwellings are added this water supply is overtaxed resulting in water wells going dry as the water table drops. This can not continue, any more development in the immediate area must have a municipal water supply that is delivered from a source that will not affect the water table along Windy Lane Drive.

Is Gray Highlands prepared to provide Municipal Water system for the residents of Windy Lane Drive when our wells dry up from over use of the aquifer?

Best Regards

Peter Nicholson #5 Windy Lane Drive



August 13, 2008

Ms. L. Spencer, B.U.R.Pl.  
Municipality of Grey Highlands  
206 Toronto Street South  
Unit 1, P.O. Box 409  
Markdale, Ontario  
N0C 1H0

Municipality of  
Grey Highlands

AUG 18 2008

**RECEIVED**

Dear Ms. Spencer:

Re: Application for plan of subdivision and zoning bylaw amendment on part of lots 1 and 2, Concession 6 in the former Town of Euphrasia

On behalf of my wife and I, we write herewith outlining our concerns to the proposed development for the above mentioned area.

We recognize that development is currently permitted on the property through the "Recreation Area" designation. However, we would also note that this designation carries certain policies which must be observed prior to development proceeding.

Policy 4.9.3 (b) requires new development which "exceeds infilling" to observe the "servicing policies of this plan". It appears that the chosen method for servicing under section 3.3(a) is the third least desirable (out of four) method that has been chosen.

We would assume that a "Servicing Options Study" has been prepared but have not had the opportunity of reviewing a copy of this report (if submitted).

The criteria identified in section 3.3(d)ii and iv, give us great concern with this development.

Sub-subsection ii refers to the "Cumulative impact of development in the area". There are other developments in the area that have been approved with individual servicing methods. Our concern is that cumulatively all of these developments will ultimately have a detrimental impact on the area. Of particular concern is sub-subsection iv which states that the development "will not create or contribute to any long-term problems of water quality or quantity for itself or the surrounding area". This is something very difficult to anticipate or prove at this time.

These studies may at this time indicate that there will be no long term impact, however, there are numerous examples of methods that have failed us in the past after having been proven to have no long term impact.

We would assume that all required studies have been submitted by the appropriate professionals to justify this development. We also place our trust in the individual agencies reviewing these studies to ensure that there will be no negative impact on the environment.

Under Section 4.9.3 Recreation Area Policies subsection (d) stipulates that "New privately serviced residential development should not exceed 3 units per hectare". When calculated on a net developable basis, this development proposes 45 units on 7.54 hectares which computes to 6 units per hectare. This is double the density permitted. Subsection (d) also goes on to state that, "where increased densities are contemplated, communal or full municipal services will be required". This does not seem to be observed.

Three units per hectare also assumes each lot to average approximately 40,000 square feet. The lots proposed seem to average only approximately 20,000 square feet.

It is also worth noting that the development proposed indicates a considerable amount of one sided road. A road that must be maintained by the municipality at a cost to all taxpayers. This does not seem very efficient or fair.

We might also point out that there seem to be a number of developments existing or proposed in this vicinity and one might wonder whether or not there is a need for a development of this nature at this time. It appears to be very premature since there are many vacant lots for sale in the immediate vicinity which don't seem to be selling very quickly.

We trust our concerns will be heard and that if this development is to proceed, it would be on a less dense, more efficient basis at a time when needed.

Please add our name to the mailing list for future notifications regarding this development.

Thank you,

T. E. Cieciora MCIP, RPP  
194 Bowles Bluff Road  
Markdale, Ontario  
N0C 1H0

To: Grey Highlands Municipal Planning Committee and Council

From: Catherine Little

Re: Proposed Beaver Valley Village

Date: Monday, Aug. 18, 2008

I would like to take this opportunity to voice my reservations about development within the Bowles Bluff area, specifically the proposed Beaver Valley Village subdivision.

I have concerns about the potential for negative impact from successive subdivision development upon the quantity and quality of water in this very vulnerable area. Expert study, to assess the cumulative impact on our precious water resource, is essential. Long-range planning for this entire Escarpment Recreation area is critical, in order to avoid piecemeal developments, considered in isolation.

The Official Plan states that Escarpment Recreation areas are the least preferred area of growth.

The Plan states that individual on-site systems are the least preferred servicing option.

The Plan recognizes the need for planning based on watershed planning.

The AEMOT Study is denoted as background information in the review and approval of development applications. AEMOT defined this area as one of the most sensitive and vulnerable areas in the province.

Both the Official Plan and the Niagara Escarpment Plan refer to the consideration of cumulative impact of development on the environment.

The interpretation of these policies permits approval on the basis of the minimum standard.

Without a comprehensive plan for this area, the minimum standard will BE the standard.

I respectfully suggest that consideration of the Beaver Valley Village proposal be deferred until a comprehensive plan for this Escarpment Recreation Area is in place.

Sincerely yours,



Catherine Little

Rec'd at mtg.  
Aug. 18/08.

Opposed to Plan of Subdivision and Zoning Bylaw amendment to By-law 2004-50

Any "expert" study of water reserves in the ground can at best only be a guesstimate. (there are just too many unknown variables, no guarantees.)

A residential development of this magnitude should not be permitted using individual wells and individual septic systems per lot.

Development of this stature should only be serviced by the Municipality to provide potable water and sewage disposal.

It is obvious to me that the Municipality of Grey Highlands does not have a proposed list of ground rules, when it comes to determining acceptable local residential growth!

May I suggest a rural residential lot size on unserviced land should be at least established at a minimum of one and a half acres.

Most importantly, we must never lose sight of the fact that people move to this area to get away from the high density developments that are an unsightly plague to many southern regions of this province.

Dated August 18th 2008

  
Geoffrey C. Drew-Brook

*Rec'd at  
mtg. Aug 18/08*

0119  
Circulated to:  
 Treasury  Admin.  
 Roads  Building  
 Planning  \_\_\_\_\_

March 31, 2008

Wayne Ford  
792 Tallantine Place  
Newmarket, Ontario  
L3X 1M7

Municipality of  
Grey Highlands

APR 07 2008

RECEIVED

Mayor Mullen and Council of Grey Highlands  
206 Toronto Street South  
P.O. Box 409  
Markdale, Ontario  
N0H 1C0

Your Honour and Council:

RE: Plan of Subdivision  
Part of Lot 1 and 2 Concession 6  
Municipality of Grey Highlands (Geographic  
Township of Euphrasia) File No. 42T-2007-16

I own a chalet at 102 Brook Glade Drive in Beaver Valley and draw my water from a well. The concern that I have with any development in the area is the effect it will have on my well. Currently I have an operating well that is producing 4 gallons per minute. Should council approve the change in use of these lands and the wells in the new subdivision drop the water table below the depth of my well I would be required to dig a new well. It would be my view that the cause of my well "going dry" would be the new subdivision. I would expect the new subdivision to be responsible for all costs of digging the new well that I would require.

I do not expect to be available for a public meeting because of the distance I live from the area so I would ask that this letter serve as my objection and my only concern about the above noted Plan of Subdivision.

Would you advise me, at the above address, of any meetings or any decisions that are made relative to the above Plan of Subdivision.

Yours truly,



Wayne Ford

**Peter Nicholson**  
**99416 Mono – Adjala Town Line**  
**RR 5 LCD Main, Orangeville**  
**Ontario Canada L9W 2Z2**

Municipality of  
Grey Highlands

CofG  
3/3/2008

Municipality of Gray Highlands  
P.O. Box 409  
Markdale, Ontario  
Canada N0C 1H0

RECEIVED

Attention: **Planning Committee**

Re: **Plan of Subdivision File No. 42T-2007-16 Part of Lot 1 and 2  
Concession 6 Municipality of Gray Highlands (Geographic  
Township of Euphrasia)**

Gentlemen

I am in receipt of a Notice of Application for Approval of a Plan of Subdivision for the above captioned property. I object to any further development in the vicinity of the Beaver Valley Ski Club due to the significant decline in the water table along Windy Lane Drive adjacent to the property. There is also a significant risk of ground water contamination from leaking septic systems in the Karst area.

As a resident of Windy Lane Drive (adjacent to the proposed subdivision) since 1969, I have witnessed a significant reduction in the water table as dwellings have been added to Windy Lane Drive and Bowles Bluff Road. In order to have sufficient water for seasonal use of my property I have had to extend the depth of my well to 300 feet. Thirty years ago we had more water than we needed with a spring at the base of the cliff that delivered over 10 gallons per minute. The spring is now completely dry and has not run for over 15 years; wells are going dry along Windy Lane Drive on a regular basis.

The Karst and Limestone topography of the area can only deliver a finite amount of water, as more dwellings are added this water supply is overtaxed resulting in water wells going dry as the water table drops. This can not continue, any more development in the immediate area must have a municipal water supply that is delivered from a source that will not affect the water table along Windy Lane Drive.

I would like to be notified of any meetings or hearings in respect to this subdivision application.

Best Regards

  
Peter Nicholson

Municipality of  
Grey Highlands

MAR 07 2008

RECEIVED

## Crawford,Deborah

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**From:** Spencer,Lorelie  
**Sent:** Wednesday, August 13, 2008 11:09 AM  
**To:** Crawford,Deborah  
**Subject:** FW: [NEWSENDER] - Beaver Valley Village - Message is from an unknown sender

Please copy for Public Meeting purposes.

Thanks,  
LS

-----Original Message-----

**From:** Mullin, Brian  
**Sent:** Monday, August 11, 2008 2:43 PM  
**To:** Spencer,Lorelie; Coulter,Kelley  
**Subject:** Fw: [NEWSENDER] - Beaver Valley Village - Message is from an unknown sender

The contents of this message may contain confidential and/or privileged subject matter. If this message has been received in error, please contact the sender and delete all copies.

----- Original Message -----

**From:** Richard booth <rrrbooth@rogers.com>  
**To:** Mullin, Brian  
**Sent:** Mon Aug 11 14:35:09 2008  
**Subject:** [NEWSENDER] - Beaver Valley Village - Message is from an unknown sender

Dear Mr. Mayor,

I have serious concerns regarding the availability of potable water if the area designated as Beaver Valley Village is changed from Hazard to Residential Exception. The availability of finding adequate supplies of good clean water is increasingly more difficult. Jeopardizing existing supplies must be studied thoroughly before any rash change is made. Since I will be unable to attend the meeting of Aug. 18th, 2007 please register my rejection of the proposed change.

Richard Booth

**Peter Nicholson  
99416 Mono – Adjala Town Line  
RR 5 LCD Main, Orangeville  
Ontario Canada L9W 2Z2**

Municipality of  
Gray Highlands

8/11/2008

Municipality of Gray Highlands  
P.O. Box 409  
Markdale, Ontario  
Canada N0C 1H0

AUG 15 2008

RECEIVED

Attention: **Mayor Brian Mullen**

Re: **The Corporation of the Municipality of Gray Highlands By-Law Number 2008-XX, a By-law to amend the Municipality of Gray Highlands Comprehensive Zoning By-Law No. 2004-50, affecting Part of Lots 1 and 2 Concession 6 Municipality of Gray Highlands (Former Township of Euphrasia)**

Gentlemen

I am in receipt of a Notice of draft By-Law for Approval of a Plan of Subdivision and Zoning By-Law amendment. for the above captioned property. I object to any further development in the vicinity of the Beaver Valley Ski Club due to the significant decline in the water table along Windy Lane Drive adjacent to the property. There is also a significant risk of ground water contamination from leaking septic systems.

As a resident of Windy Lane Drive (adjacent to the proposed subdivision) since 1969, I have witnessed a significant reduction in the water table as dwellings have been added to Windy Lane Drive and Bowles Bluff Road. In order to have sufficient water for seasonal use of my property I have had to extend the depth of my well from 100 feet to 300 feet, my flow rate is now down to 2 GPM.. Thirty years ago we had more water than we needed with a spring at the base of the cliff that delivered over 10 gallons per minute. The spring is now completely dry and has not run for over 15 years; wells are going dry along Windy Lane Drive on a regular basis.

The Karst and Limestone topography of the area can only deliver a finite amount of water, as more dwellings are added this water supply is overtaxed resulting in water wells going dry as the water table drops. This can not continue, any more development in the immediate area must have a municipal water supply that is delivered from a source that will not affect the water table along Windy Lane Drive.

Is Gray Highlands prepared to provide Municipal Water system for the residents of Windy Lane Drive when our wells dry up from over use of the aquifer?

Best Regards

Peter Nicholson #5 Windy Lane Drive



ama  
Circulated to:  
 Treasury  Admin.  
 Roads  Building  
 Planning

March 31, 2008

Wayne Ford  
792 Tallantine Place  
Newmarket, Ontario  
L3X 1M7

Mayor Mullen and Council of Grey Highlands  
206 Toronto Street South  
P.O. Box 409  
Markdale, Ontario  
N0H 1C0

Municipality of  
Grey Highlands

APR 07 2008

RECEIVED

Your Honour and Council:

RE: Plan of Subdivision  
Part of Lot 1 and 2 Concession 6  
Municipality of Grey Highlands (Geographic  
Township of Euphrasia) File No. 42T-2007-16

I own a chalet at 102 Brook Glade Drive in Beaver Valley and draw my water from a well. The concern that I have with any development in the area is the effect it will have on my well. Currently I have an operating well that is producing 4 gallons per minute. Should council approve the change in use of these lands and the wells in the new subdivision drop the water table below the depth of my well I would be required to dig a new well. It would be my view that the cause of my well "going dry" would be the new subdivision. I would expect the new subdivision to be responsible for all costs of digging the new well that I would require.

I do not expect to be available for a public meeting because of the distance I live from the area so I would ask that this letter serve as my objection and my only concern about the above noted Plan of Subdivision.

Would you advise me, at the above address, of any meetings or any decisions that are made relative to the above Plan of Subdivision.

Yours truly,



Wayne Ford

**Peter Nicholson**  
**99416 Mono – Adjala Town Line**  
**RR 5 LCD Main, Orangeville**  
**Ontario Canada L9W 2Z2**

Municipality of  
Grey Highlands

CofG  
3/3/2008

Municipality of Gray Highlands  
P.O. Box 409  
Markdale, Ontario  
Canada N0C 1H0

RECEIVED

Attention: **Planning Committee**

Re: **Plan of Subdivision File No. 42T-2007-16 Part of Lot 1 and 2  
Concession 6 Municipality of Gray Highlands (Geographic  
Township of Euphrasia)**

Gentlemen

I am in receipt of a Notice of Application for Approval of a Plan of Subdivision for the above captioned property. I object to any further development in the vicinity of the Beaver Valley Ski Club due to the significant decline in the water table along Windy Lane Drive adjacent to the property. There is also a significant risk of ground water contamination from leaking septic systems in the Karst area.

As a resident of Windy Lane Drive (adjacent to the proposed subdivision) since 1969, I have witnessed a significant reduction in the water table as dwellings have been added to Windy Lane Drive and Bowles Bluff Road. In order to have sufficient water for seasonal use of my property I have had to extend the depth of my well to 300 feet. Thirty years ago we had more water than we needed with a spring at the base of the cliff that delivered over 10 gallons per minute. The spring is now completely dry and has not run for over 15 years; wells are going dry along Windy Lane Drive on a regular basis.

The Karst and Limestone topography of the area can only deliver a finite amount of water, as more dwellings are added this water supply is overtaxed resulting in water wells going dry as the water table drops. This can not continue, any more development in the immediate area must have a municipal water supply that is delivered from a source that will not affect the water table along Windy Lane Drive.

I would like to be notified of any meetings or hearings in respect to this subdivision application.

Best Regards

  
Peter Nicholson

Municipality of  
Grey Highlands

MAR 07 2008

RECEIVED

August 13, 2008

Ms. L. Spencer, B.U.R.Pl.  
Municipality of Grey Highlands  
206 Toronto Street South  
Unit 1, P.O. Box 409  
Markdale, Ontario  
N0C 1H0

*LS*  
*I have added a copy of this to your package. D.*

Municipality of Grey Highlands

AUG 18 2008

**RECEIVED**

Dear Ms. Spencer:

Re: Application for plan of subdivision and zoning bylaw amendment on part of lots 1 and 2, Concession 6 in the former Town of Euphrasia

On behalf of my wife and I, we write herewith outlining our concerns to the proposed development for the above mentioned area.

We recognize that development is currently permitted on the property through the "Recreation Area " designation. However, we would also note that this designation carries certain policies which must be observed prior to development proceeding.

Policy 4.9.3 (b) requires new development which "exceeds infilling" to observe the "servicing policies of this plan". It appears that the chosen method for servicing under section 3.3(a) is the third least desirable (out of four) method that has been chosen.

We would assume that a "Servicing Options Study" has been prepared but have not had the opportunity of reviewing a copy of this report (if submitted).

The criteria identified in section 3.3(d)ii and iv, give us great concern with this development.

Sub-subsection ii refers to the "Cumulative impact of development in the area". There are other developments in the area that have been approved with individual servicing methods. Our concern is that cumulatively all of these developments will ultimately have a detrimental impact on the area. Of particular concern is sub-subsection iv which states that the development "will not create or contribute to any long-term problems of water quality or quantity for itself or the surrounding area". This is something very difficult to anticipate or prove at this time.

These studies may at this time indicate that there will be no long term impact, however, there are numerous examples of methods that have failed us in the past after having been proven to have no long term impact.

We would assume that all required studies have been submitted by the appropriate professionals to justify this development. We also place our trust in the individual agencies reviewing these studies to ensure that there will be no negative impact on the environment.

Under Section 4.9.3 Recreation Area Policies subsection (d) stipulates that "New privately serviced residential development should not exceed 3 units per hectare". When calculated on a net developable basis, this development proposes 45 units on 7.54 hectares which computes to 6 units per hectare. This is double the density permitted. Subsection (d) also goes on to state that, "where increased densities are contemplated, communal or full municipal services will be required". This does not seem to be observed.

Three units per hectare also assumes each lot to average approximately 40,000 square feet. The lots proposed seem to average only approximately 20,000 square feet.

It is also worth noting that the development proposed indicates a considerable amount of one sided road. A road that must be maintained by the municipality at a cost to all taxpayers. This does not seem very efficient or fair.

We might also point out that there seem to be a number of developments existing or proposed in this vicinity and one might wonder whether or not there is a need for a development of this nature at this time. It appears to be very premature since there are many vacant lots for sale in the immediate vicinity which don't seem to be selling very quickly.

We trust our concerns will be heard and that if this development is to proceed, it would be on a less dense, more efficient basis at a time when needed.

Please add our name to the mailing list for future notifications regarding this development.

Thank you,

T. E. Cieciora MCIP, RPP  
194 Bowles Bluff Road  
Markdale, Ontario  
N0C 1H0