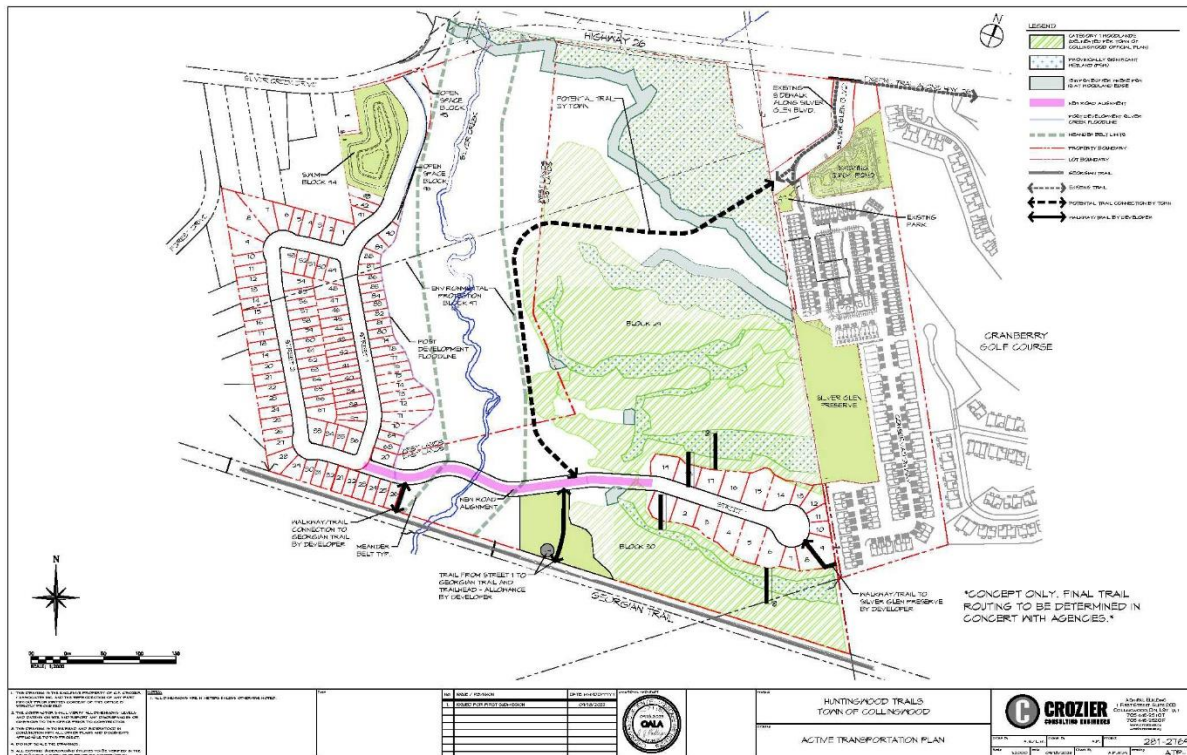


# Blue Mountain Watershed Trust at the Ontario Land Tribunal (Again!)

## Huntingwood Trails East



Ultimately the applicant received approval for the western side only in 2023 with approval of the eastern side denied because of proximity to the Silver Creek Wetlands, plus access and flooding issues.

However in late 2024 the developer (Mr Edward Weisz of Toronto) again filed an application to the Town to amend the Zoning Bylaw and Official Plan to accommodate the problematic Huntingwood Trails East plan. **This ridiculous Plan of Subdivision proposes a mere 62 homes east of Silver Creek. The notion of creating a road, bridge, services, and only 62 homes in a heavily wooded area while destroying PSW and Endangered Species – and accessing this through a flood plain – is obviously a plan that has zero regard for highly sensitive Natural Heritage and the surrounding existing neighbourhoods.** The Town of Collingwood denied this application, and once again, the developer has appealed the Town's decision to the Ontario Land Tribunal.

The good news is that the BMWT has acquired Party Status at the pending OLT hearing, despite the strenuous objections of the proponent. This is likely a costly 6-week hearing where lawyers and experts testify. Our Party Status enables us to hire an expert Hydrological Engineer to convince the Tribunal that an enhanced Hydrodynamic Model (2D HEC-RAS) must be created by the developer to more accurately depict flooding conditions and spillage within both the development and Silver Creek Wetland Complex.

To date, there have been 3 Case Management Conferences – these are the preliminary OLT led meetings with the participants whose purpose is to find those issues for which the parties can agree. The outstanding issues will form the basis for the actual OLT Hearing. The need for multiple CMC's indicates how far the parties are apart – this is a good sign as the Town does not see much good to the development.

The Huntingwood Trails East mocks the Provincial Planning Statement that prohibits development in a flood plain. We all now recognize that today fewer green spaces, wetlands, and pristine waterways exist than in the recent past, and we must protect them, particularly in light of climate change and rapidly declining biodiversity.

**Protection of the Silver Creek and surrounding wetlands is the foundation of the Blue Mountain Watershed Trust, and we will continue to strenuously take action on these and other threatening developments. You can help us out: donate, share flooding photos, complain to your Councillors, and support the Town's Planning/Engineering departments ongoing Stormwater Management Master Plan.**