



August 9, 2018

Ms. Nancy Farrer
Director of Planning Services
Town of Collingwood
55 Ste. Marie St.
Collingwood, ON L9Y 0W6

Dear Ms. Farrer:

RE: Clarification of Comments in S.O.S. Collingwood Media Release

We have recently been made aware of comments contained in the recent media release from S.O.S. Collingwood relative to the EIS Update prepared by Hensel Design Group Inc. At the request of Mr. Larry Law we are providing the following information to the Town to assist you in addressing the key themes of the S.O.S. submission. Unfortunately several of the comments contained in the S.O.S. submission are incorrect or unclear.

The key comments that we hope to help clarify are:

1. **S.O.S. Collingwood Comment** – *“Even though the Environmentally Protected area contains wetlands designated by the Province of Ontario as “Class 1 Provincially Significant Wetlands”, the conference centre would be located a mere 1.2m from its border.”*

HDG Response – The Provincially Significant Wetland (PSW) boundary is located over 15m from the proposed conference centre. The 15m inland from the PSW edge is presently lawn area and ornamental landscape plantings and is considered the buffer zone. This area will be maintained and ecologically enhanced through the planting of additional native trees, shrubs and groundcovers as part of this project. The 1.2m noted by S.O.S. Collingwood is the closest point from the existing building footprint to the buffer zone. The proximity of the proposed building to the buffer zone will not create impact to the wetland proper. It should be noted that the existing building footprint is not being expanded.

2. **S.O.S. Collingwood Comment** – *“They (S.O.S.) were even more shocked to learn that the “update” (EIS) contains factually incorrect conclusions including the finding that Snapping Turtle habitat doesn’t exist in the area.”*

HDG Response – The EIS update noted the presence of Snapping Turtle from records from the Natural Heritage Information Centre and indicated that this species may access this area from the shoreline. Snapping Turtle status in Ontario is listed as Special Concern and is not Endangered or

Threatened. The EIS update also noted that habitat for Snapping Turtle does not exist within the proposed development area which does not include the wetland area or the associated buffer lands.


3. **S.O.S. Collingwood Comment** – *“It’s a short perfunctory update to an original EIS that was done 11 long years ago in respect of a completely different development phase and at a time when the ecological nature of the abutting wetlands was vastly different.”*

HDG Response – Previous natural heritage inventory work accurately described the ecological setting of the proposed development area. The proposed development area is small and nothing has changed that affects the previous description of the ecological setting. The wetland boundary remains the same, the 15m buffer has not been altered and the proposed development area is not being expanded.

We trust that these clarifications assist in resolving the apparent misunderstanding of the natural heritage considerations of the proposed project. Please do not hesitate to contact us if you have any questions.

Sincerely,

Hensel Design Group Inc.



Michael J. Hensel, OALA, CSLA
Senior Development Consultant

cc: Larry Law, Living Waters Resort & Spa
Colin Travis, Travis and Associates Inc.
Michael Buske, C.C. Tatham & Associates Inc.

According to the same rules and regulations, we built these houses in the same neighborhood with 15 meters setback.

We provide 15 meters buffer to wetland plus 1.2 meters on top.



