



March 25, 2024

Ms. Claire de Souza
Community Planner
Planning Services
Town of Collingwood
Collingwood, ON

VIA EMAIL ONLY

Dear Ms. de Souza,

**RE: Cranberry Marsh – Hill Ridge Homes
11589 Highway 26
Fifth Submission, Site Plan Approval
Town File No. D11322**

Under cover of this reporting letter, we are providing a fifth submission that comprises the following (submitted through the Portal system):

1. Planners reporting cover letter.
2. Comments Matrix addressing Fourth Submission Comments.
3. SCAP Matrix updated in response to the December 2023 planning comments.
4. Engineering Civil and Electrical Drawing set.
5. Engineering SWM Report.
6. Updated Engineering and Landscaping Cost Estimates
7. Landscape Drawing set.
8. Architectural Drawing Set.
9. Canada Post Acceptance email.
10. Simcoe County Waste acceptance email.
11. Sherwood acceptance email on east boundary trees and grading.

With regards to your SCAP comments of December 2023, our update is summarised as follows:

B-1 We maintain that, considering the scale of the project, our proposed use of drought resistant landscape planting assists in reducing “normal” water demands and contributes to

water efficiency – which is a key criterion in this category. In addition, although accounted for elsewhere, Staff commented on the use of swales, which in fact comprise part of drainage and swm approach. Finally, we have identified that rain barrels will be provided, a feature that can be ensured as a condition of site plan approval. We therefore maintain that a self evaluated score of 3 is supportable.

B-2 We reiterate that the Owner will ensure provision of energy star rated appliances through provisions of the development agreement. We have reduced the self assessment from 4 to 2.

C-1 We reiterate that the subject development will formalize a key north-south trail connection, linking Hwy 26 trail to the Cranberry Marsh Trail. Not only will the subject development formalize the existing informal trail, historically enabled by previous owners, we stress that this is significant considering the scale of the subject proposal. In addition, the Owner is agreeing to provide winter maintenance of what will become a town asset. Considering the size of the development and the importance of this connection, we have maintained our self assessment at 7.5.

E4: Agreed that this is not a seniors housing project. However, this criterion also refers to special needs housing. In that respect, the subject proposal will provide elevators within units thus providing a feature that enables access within the unit to those challenged by stairs. This is a significant mobility assistance feature that the Owner deserves recognition for. We maintain, again, given the modest scale of this development that the full 2.5 points available be acknowledged.

F3 Decorative fencing along Highway 26 is provided. Although beyond the purview of the Planning Act Site Plan control matters, the Owner is maintaining an enhanced Highway 26 design treatment at site plan and architectural design levels. We are maintaining the 6 point score.

We look forward to acknowledgement of this submission. In the meantime, please note that our team is available to review details or provide clarifications.

Yours Truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Owner: Hill Ridge Homes
Tatham Engineering: Doris Casullo

2SL Design: Cameron O'Neill
Alexander Budrevics & Assoc: Eriks Kalvins