



December 6, 2023

Ms. Lindsay Ayers, MCIP RPP
Planning Manager
Planning and Building Services
Town of Collingwood
Collingwood, ON

VIA EMAIL ONLY

Dear Ms. Ayers,

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

I understand that our assigned planner, Ms. Nolan, will soon be moving on to Simcoe County. I am addressing this to your attention and Manager of Planning Services. My client and I would appreciate an opportunity to review this submission and process with you when you have had the opportunity to familiarize yourself with our file.

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

1. Planners reporting cover letter.
2. Comments Matrix addressing Third Submission Comments.
3. SCAP Matrix updated in response to Ms. Nolan's comments.
4. Town Planner Nolan's October 6th SCAP review comments.
5. Engineering Civil and Electrical Drawing set.
6. Engineering FSW and SWM Briefs.
7. Landscape Drawing set.
8. Architectural Drawing Set.

With regards to our updated SCAP self assessment you will note that we have responded to Ms. Nolan's comments in our updated SCAP report. Please note this is provided in both PDF and Excel formats.

In summary our SCAP self assessment 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. In considering Ms. Nolan’s comments we have reduced our self assessment from 4 to 3.

B-2 The Owner is willing to ensure provision of energy star rated appliances through provisions of the development agreement. We have reduced the self assessment from 5 to 4.

B-3 Naturalized SWM measures along with rough ins for EV charging stations in each unit are proposed. As with B-2 above, the Owner anticipates that such measures can be addressed in a development agreement. We have reduced the self assessment from 5 to 4.

C-1 We respectfully point out that the subject development will formalize an important north-south trail connection, linking Hwy 26 trail to the Cranberry Marsh Trail. Considering the size of the development and the importance of this connection, we have maintained our self assessment at 7.5.

C-3 Our position is that the above-noted trail connecting link will be winter maintained by the development as the Town does not provide winter maintenance. In addition, the Owners have agreed to provide a project specific childrens play area – a feature not ordinarily required under existing design guidelines or regulations. Considering the scale of the project, we are maintaining the self assessed score of 5.

D-2 We note that the subject lands are in proximity to the High Street/Balsom commercial node. Although not “downtown” the High Street/Balsom commercial area is a node and the subject development will assist in contributing local market to that node. We have self assessed at 3 in this category.

One of the reasons for the length of time in submitting this fourth application is the response delay experienced through the NVCA. We understand that this relates partly due to human resource changes at the NVCA and newer staff coming up to speed on various applications. This probably explains the timing as well as a noticeable difference in approach and analysis of our previous submissions. Our team has had several communications, including meetings, with NVCA. Our summary is provided in the response matrix. Our team believes that our responses are reasonable and merit support. We would welcome the opportunity to review this further with Planning Staff.

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