23 Herrell Ave
Barrie, Ontario
L4N 6T5

October 6, 2025

Living Waters Resort
85 Scarsdale Road,
Suite 306
Toronto, ON
M3B 2R2

Attn: Mr. Larry Law, Principal

Re: File No. 03-017-2025
Environmental Impact Study Update for Phase 5 of the Living Waters Resort Development Project in Collingwood, Ontario

Dear Mr. Law

As requested, Birks Natural Heritage Consultants, Inc. (Birks NHC) has undertaken an assessment of the Living Waters Resort's Phase 5 lands, in relation to the preparation of Environmental Impact Study (EIS) for site plan approval of the aforementioned phase.

The property is located within 120 m of Silver Creek Provincially Significant Wetland (PSW) and fish habitat present within Georgian Bay and Collingwood Harbour. The property is also adjacent to lands identified as "Greenlands" by the Town of Collingwood within the Official Plan (Working Appeal Copy 2025). The property is regulated by the Nottawasaga Valley Conservation Authority (NVCA), associated with the presence of wetlands adjacent to the properties. Thus, consideration for the potential to impact these natural heritage features is warranted in the context of this project.

EXISTING CONDITIONS

In preparation of this letter, Birks NHC has undertaken the following tasks:

- Review available background information for the property and surrounding lands (*i.e.*, within 120 metres),
- Review policies related to the natural heritage components of the proposed development, including municipal and provincial policies;
- Conduct one site visit to document existing natural heritage features, functions, and species. Surveys include:
    - Classification of vegetation communities using protocols of the Ecological Land Classification (ELC) for Southern Ontario (Lee *et al*. 1998. Ecological land classification for southern Ontario: first approximation and its applications. SCSS Field Guide FG-02), if appropriate;
    - One vascular plant survey (September 16, 2025) to identify the potential for Species at Risk or rare plants, including a search for Butternut and Black Ash;
- Map any key natural heritage features including characterization of vegetation communities;

In completion of the site assessment, it was determined that the lands proposed for alteration as part of the Phase 5 application are currently maintained lawn, with underground infrastructure below grade documented through the presence of manholes (see Figure 1, attached). Established species observed within the disturbance limits include White Cedar, Bird's Foot Trefoil, Yarrow, Dandelion, Queen Anne's Lace, Burdock, Canada Golden Rod, St. John's Wort, Bittersweet Nightshade, Red Osier Dogwood, River Grape, Bull Thistle, Common Plantain, Chickory and Curly Dock. No natural heritage features, as defined within the Provincial Policy Statement, 2025, nor the Town's Official Plan were confirmed to occur within the development footprint.

A treed hedgerow was present along the northern limit of the property, comprised of Green Ash, Scot's Pine, Black Walnut and Crack Willow.

Though no species specific field studies were conducted, it is presumed that at-risk Bat populations may utilize tree specimens in proximity to the property for roosting, as well as nearshore areas for hydration and foraging. As such, consideration for the protection of bats and bat habitats is warranted as the project proceeds.

Adjacent lands (lands within 120 m of the proposed disturbance) contain both Provincially Significant Wetland and Fish Habitat (Collingwood Harbour). The Town's Environmental Protection Designation aligns with the orientation of the features.

SITE DEVELOPMENT AND MITIGATIONS

The proposal involves the extension of the existing building to create additional condo units and increase available parking. It is understood that this phase will utilize servicing and utilities acquired and established within previous phases of development. The proposed disturbance limit and grading alterations are outside of the previously established 10 m setback to Silver Creek PSW (see Figure 1, attached). As such, no direct impact to Silver Creek PSW nor the fish habitat within, is anticipated as a result of the construction of Phase 5. Likewise, there are few tree and shrub resources present within the building footprint, and thus limited opportunity for bat roosting.

Though not confirmed, suitable roosting habitat for at-risk bats may be present within the treed hedgerows identified in Figure 1. There is no hedgerow alteration proposed as part of this application and thus this habitat will be retained on the landscape.

That said, there is potential for indirect impact to these natural heritage features, and as such mitigation measures outlined within the previous Environmental Impact Studies (Crozier, 2020) should be carried for Phase 5, to ensure that those features remain protected during construction. Applicable mitigations have been copied here for convenience:

1.1 EIS Section 8 (Crozier, 2020)

1. The PSW must not be impacted in any manner. The beach shore zone containing wetland affiliate vegetation and associated wildlife habitat, the beach shore, bank and terrestrial areas adjacent to the shoreline bank should be protected by Construction Setbacks where no tree-cutting, fill, grading, or construction access is permitted. A 10m setback from the PSW edge is recommended that extends inland from the top of bank along the open shore at the graded terrace. This includes a 5m wide enhanced vegetated buffer from the edge of the wetland to be managed in a naturalized condition. This buffer may have low-growing native herbaceous plants and low-growing shrubs in order to retain cultural viewing opportunities of the open water to the east. Just to the west, a minimum of 15m setback from the PSW boundary, or 10m from the top of bank (whichever is greater) is recommended in order to protect mature ornamental plantings of Blue Spruce (Picea pungens), White Spruce (Picea glauca) and Norway Maple (Acer platanoides). This includes a 10m wide enhanced vegetated buffer from the PSW edge to be managed in a naturalized condition. This hedgerow provides a good screen between future commercial development and the wetland.

2. The above setbacks may be established prior to construction, through temporary construction barrier fencing or tree hoarding. The barrier fence functions to avoid inadvertent intrusion from operation of machinery or other activities and protects the root zones of trees in the buffer zone where applicable. The fencing or hoarding should be installed under the supervision of a biologist or landscape architect and should be maintained and remain in place until final grading and landscaping has been completed. Barrier fencing should be placed at the property line or at the dripline of trees where trees identified for retention and/or protection are identified. Avoid inadvertent root compaction. In the event that roots or branches of trees to be protected are inadvertently damaged during construction, they should be clean cut as soon as possible. Exposed roots should then be covered with topsoil and mulched under the guidance of a biologist, arborist or landscape architect.

3. Any future proposed Site Plans should include an Erosion Control Plan to maintain or improve the quality or quantity of existing stormwater runoff during and post construction. Sediment fencing should be erected and subsequently monitored on a scheduled basis during construction, until vegetation cover has been achieved on all disturbed areas.

4. Stormwater discharge should be controlled so that there are no point sources of runoff into either the PSW beach shore zone or the Bay. A Stormwater Management plan should accompany proposed site plans.

5. A Construction Work Plan or notes on a Construction Drawing should designate specific locations for stockpiling topsoil and other materials [outside of the 10 m setback to Silver Creek PSW]. A spill-prevention program should be developed as well as ensuring that vehicle re-fueling occurs off-site.

6. Erosion and sediment controls must be established in advance of any construction related activities on the property.

In addition, the following mitigation measure is recommended in order avoid incidental harm to migratory birds and at-risk bats.

Tree removals should occur outside of the active breeding/bat roosting/bird nesting season for all Species at Risk that may utilize habitats in the area. Any required tree cutting should be timed to occur during the period between November 1 to March 31 and no removals outside of the designated development area should occur. This will ensure that no At-Risk nesting birds or bats actively roosting in trees will be killed or harmed as a result of clearing activities.

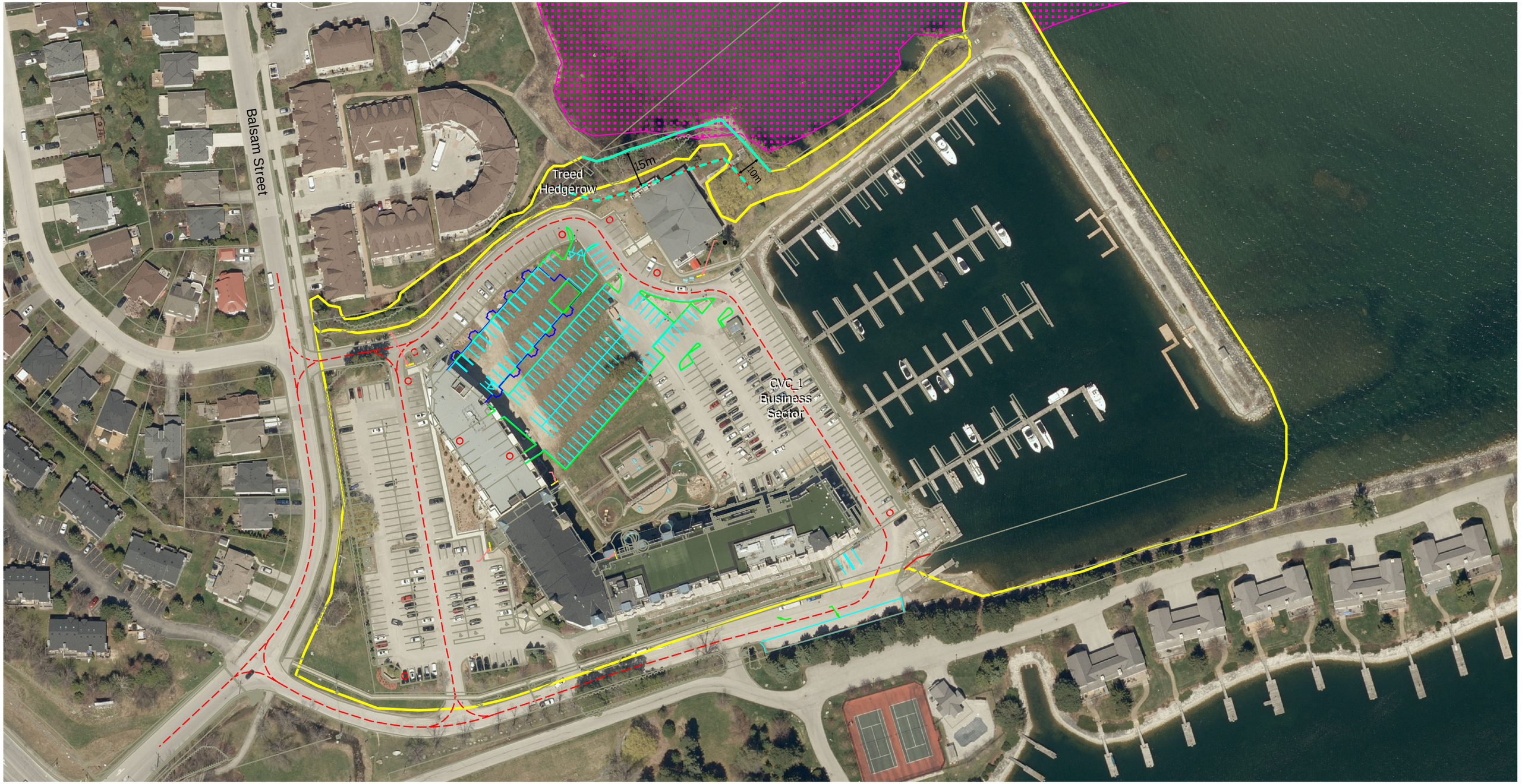
CLOSURE

This EIS was prepared for the proposed Phase Five expansion of the Living Waters Resort development. The objective of this study was to identify the functions associated with natural heritage features present on the property and adjacent lands and determine if potential impacts to those natural heritage features and functions could arise from the proposed re-development. The assessment focuses on potential ecological impacts which could result from the proposed re-development as outlined in this letter. It was determined that natural heritage features may be indirectly impacted as a result of the proposal, and mitigation measures have been provided to minimize the potential for this to occur. Provided the mitigation measures recommended in this letter are followed, the proposed re-development is not anticipated to negatively impact the identified features and their associated functions.

Should you have any questions or concerns with this correspondence, please do not hesitate to reach out.

Yours truly,
Birks Natural Heritage Consultants, Inc.

Melissa Fuller, H.B.S.c.,
Birks NHC Ecologist



Living Waters Resort
Town of Collingwood

ELC Vegetation Communities

Silver Creek Wetland Complex (PSW;Ontario GeoHub)

Proposed Wetland Setback

Wetland Limit (Crozier)

Figure 1:
Existing Conditions and Proposed Site Plan

MAP DRAWING INFORMATION:
DATA PROVIDED BY: ESRI CANADA

MAP CREATED BY: SB
MAP CHECKED BY: MMF
MAP PROJECTION: NAD 1983 UTM ZONE 17N

N
W E
S

0 15 30 60 90 120 Meters

FILE LOCATION:

Path: C:\Users\S_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\04 - SBrady Projects\ArcGIS - Projects here\Projects - here\03-017-2025 Living Waters

PROJECT: 03-017-2025 STATUS: DRAFT DATE: 02/10/2025