



Town of Collingwood
P.O. Box 157, 97 Hurontario Street
Collingwood, Ontario L9Y 3Z5

Attention: Beckett Frisch, Community Planner, Town of Collingwood

June 16, 2026

Re: Addendum to Environmental Impact Study for 11476 Highway 26, Collingwood

LGL Limited was retained by Integricon Property Restoration and Construction Group Inc. (IPCG) in June 2021 to prepare an Environmental Impact Study Report (EIS) for the above noted Subject Lands at 11476 Highway 26, Collingwood, Ontario. This EIS addendum seeks to address a few remaining comments received from the Town's peer reviewer dated September 11, 2025, following a partial second resubmission.

1 Black Ash

It should be noted that there were no Black Ash inventoried within the proposed development area, nor the 30-metre wetland protection setback. The nearest Black Ash is farther than 30m from the proposed development limit, therefore Black Ash habitat will not be impacted long-term.

Restoration works associated with asphalt removal within the 30m wetland protection buffer may require further screening by MECP, at detailed design. The root zones of black ash will be avoided with mitigation, but there is an expectation that some grading will occur within the Black Ash 25m regulation area. An asphalt removal/habitat restoration plan should be a condition of approval, and to the satisfaction of the Town and MECP.

Wetland conditions will be consistent in a pre- and post-development scenario. Considering the wetland protection setback (with the aforementioned temporary restoration impacts), hydrologic impact mitigation and predicted future conditions, Black Ash habitat will be unaffected by the proposed development.

1.1 Arborist Assessment

1.1.1 Tree 154 – Black Ash (*Fraxinus nigra*)

Tree 154 is a 26 cm DBH Black Ash exhibiting poor vigour, structure, and canopy condition, with evidence of Emerald Ash Borer infestation. The tree is not proposed for removal, and no direct impacts are currently anticipated. For screening purposes, the area within 30 m of the tree trunk should be considered the potential habitat protection area associated with the tree.

1.1.2 Tree 153 – Black Ash (*Fraxinus nigra*)

Tree 153 is a 15 cm DBH Black Ash exhibiting fair vigour, structure, and canopy condition, with evidence of Emerald Ash Borer infestation. The tree is not proposed for removal, and no direct impacts are currently anticipated. For screening purposes, the area within 30 m of the tree trunk should be considered the potential habitat protection area associated with the tree.

The arborist assessment was completed in November 2025, outside of the recommended leaf-on period for Black Ash health assessments and therefore does not constitute a species-specific Black Ash health assessment. As such,

the health status of the identified Black Ash trees has not been evaluated in accordance with provincial Black Ash assessment guidance. Should future project activities require removal of, or result in impacts to, Black Ash trees or their associated habitat, a species-specific Black Ash health assessment should be completed during the leaf-on season by a qualified professional in accordance with provincial Black Ash assessment guidance to determine tree condition and to ensure compliance with the *Species Conservation Act* regulations. This may be subject to change if the Ministry of Environment, Conservation and Parks publishes new regulations for Black Ash, so as such we consider the health assessment under the following approach:

1. Identify and map all Black Ash.
2. Assess health using the 2024 Black Ash Assessment Guidelines. (Alternatively, assume all are healthy and move to Step 3.)
3. Delineate the associated habitat area (typically 30 m from the trunk unless updated guidance directs otherwise).
4. Determine whether project activities occur within that area.
5. Evaluate whether registration, exemption, or permitting requirements apply under SCA regulations.

2 Significant Wildlife Habitat Assessment - Candidate Bat maternity Colony

This Addendum acknowledges that the Ecoregion Criteria Schedule for 6E does not specify a minimum habitat size criterion for Bat Maternity Colony Significant Wildlife Habitat. Accordingly, the previously noted restriction regarding habitat size is hereby retracted through this document. The candidate habitat assessment stands as originally presented, confirming the feature as candidate Bat Maternity Colony habitat based on the established stand characteristics and wildlife tree density, with all associated mitigation measures and timing windows remaining in place.

3 Recommendations for Conditions Approval

The following recommendations have been included in accordance with peer review comments:

- Conditions to plant trees/shrubs within the Vegetation Protection Zone as well as in-fill plantings within the wetland, with a detailed landscape plan to be prepared by a qualified professional and to the satisfaction of the Town and NVCA. In addition, a 3-year monitoring plan should be conducted to ensure VPZ success or correct inefficiencies.
- Condition for a permanent fence be located along the 30m wetland buffer/development zone interface, with specific details provided at the detailed design stage

4 Supplementary References

The following references are included to supplement and fully document the sources cited throughout the EIS:

Ministry of the Environment, Conservation and Parks (MECP). 2024. Assessment of Black Ash (*Fraxinus nigra*) for the purposes of the Endangered Species Act, 2007: Black Ash Assessment Guidelines. June 2024.

Dobbyn, J. S. (1994). Atlas of the Mammals of Ontario. Federation of Ontario Naturalists.

Macnaughton, A., Layberry, R., & Jones, C. (2020). Ontario Butterfly Atlas Online. Toronto Entomologists' Association. http://www.ontarioinsects.org/atlas_online.htm

Ontario Nature. (2019). Ontario Reptile and Amphibian Atlas. Ontario Nature. <https://ontarionature.org/programs/community-science/reptile-amphibian-atlas/>

5 Closing

In conclusion, this Addendum addresses the outstanding peer review comments and provides necessary regulatory updates based on the current implementation of the *Species Conservation Act*. The clarifications, references, and text revisions detailed herein supplement the original Environmental Impact Study to ensure the assessment remains accurate and compliant with current provincial guidelines. We trust this information provides the necessary clarification to support the continued review and advancement of the development application.

Sincerely,

Beverly Saunders
Senior Land Use and Natural Heritage Planner