



Kristine Loft
Loft Planning Inc.
25 Maple Street
Collingwood, Ontario L9Y 2P7

July 2, 2025

**Re: 11476 Highway 26 Environmental Impact Study – 11476 Highway 26, Collingwood
Summary of Revisions**

Dear Kristine,

LGL Limited has prepared a revised Environmental Impact Study for 11476 Highway 26 which seeks to address Town of Collingwood and Nottawasaga Valley Conservation Authority review comments based on the previous Environmental Impact Study (EIS) submission. In addition, the EIS underwent thorough revision to address modifications, amendments, and replacements of municipal and provincial legislation such as the Endangered Species Act and revised Species at Risk listings, Ontario Regulation 41/24, and the Town of Collingwood Official Plan. Technical studies were completed by DS Consultants to address hydrogeological matters associated with the proposed underground structures and their potential impact on the wetland, and with Tatham Engineering a robust mitigation plan has been designed to initiate if specific impact-triggers occur during dewatering activities. These additional studies/submissions have informed the EIS and include:

- Additional Hydrogeological Investigation – DS Consultants, April 2025
- Wetland Risk Evaluation and Feature Water Balance Study, GBS Consultants, April 2025
- Water Taking and Discharge Plan, Tatham Engineering, June 2025
- Fill Management Plan, Tatham Engineering, June 2025
- Erosion and Sedimentation Control Plan, Tatham Engineering, June 2025
- Soil Management Plan, Tatham Engineering, June 2025
- Construction Management Plan, Tatham Engineering, June 2025

The framework of the EIS has been revised to address policy context and implications on suitable site design, additional background data review to augment the detailed inventories of the EIS, relevant policy conformance demonstration, species at risk implications, Significant Wildlife Habitat assessment, natural heritage system buffers and vegetation protection zones, updated impact assessment and mitigation, and detailed recommendations for Conditions of Approval. We trust this EIS submission accurately evaluates the existing natural heritage conditions of the subject lands and adjacent lands, the underlying hydrogeological conditions (refer to DS Consultants for specifics), and has resulted in a proposed development which acknowledges and respects species and their habitat features and functions to result in avoidance or elimination of negative impacts while ensuring that development proceeds in a sustainable manner.

Sincerely,

Martin O'Halloran
Senior Fish and Wildlife Technologist, ISA Certified Arborist

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