



**23 Herrell Ave  
Barrie, Ontario  
L4N 6T5**

November 14, 2022

Hill Ridge Homes  
110 Jardin Drive, Suite 14  
Vaughan, Ontario  
L4K 2T7

Attention: Frank Fragale

**Re: File No. 04-036-2020  
Ecological Offsetting Plan for the Property Identified as 11589 Highway 26, in  
the Town of Collingwood  
Town of File No: D001720  
NVCA ID: 43760**

Dear Mr. Fragale:

Birks Natural Heritage Consultants Inc. (Birks NHC) was retained to undertake the completion of an Environmental Impact Study (EIS) for the proposed development of a property located at the 11589 Highway 26 in the Town of Collingwood. Through completion of the study, Birks NHC identified wetland habitats within and adjacent to the property limits: a unit of the Silver Creek Provincially Significant Wetland (SWDM2-2) and an unevaluated deciduous swamp (SWDM4-1) which have been illustrated in Figure 2 of the EIS (Birks NHC, 2021) provided as attached. It is our understanding that the SWDM2-2 unit will be retained, and protected during the development through implementation of a 30 m naturalized setback. The SWDM4-1 is proposed for removal to permit the construction of the dwellings and road access.

Comments received by email (September 3, 2022) from Nottawasaga Valley Conservation Authority (NVCA) request the completion of a Wetland Offsetting Plan as part of the complete submission. These comments have been copied here for ease of review:



*Natural Heritage and Ecology - Advisory Comments*

4. *The 0.16ha SWDM4-1 wetland is proposed to be removed to accommodate the proposed development. The applicant will be required to demonstrate consistency with NVCA's board-approved Ecological Net Gains Guidelines with regards to the proposed offsetting methods to compensate for the removal of this feature.*
5. *NVCA staff will require submission of a satisfactory Wetland Offsetting Plan as part of a complete submission for any approval under the Planning Act. This requirement may not be deferred to detailed design or site plan conditions.*

The Nottawasaga Valley Conservation Authority (NVCA) has prepared a document "Achieving Net Gains Through Ecological Offsetting" (September 2021) which is the vehicle by which the SWDM4-1 is proposed for removal, following the cash-in-lieu option for offsetting.

The wetland unit was delineated in July 2022 by Birks NHC staff using protocols outlined in the Ontario Wetland Evaluation System Manual – Southern Manual, 3<sup>rd</sup> Edition, Version 3.2 (MNR, 2013) and was surveyed in October 2022 by Tatham and Associates (Figure 4 attached). After survey, the total area of the wetland unit was calculated to be 0.16 ha. A 30 metre setback to this limit has been applied, and the area of the setback calculated to be 0.32 ha. Thus, the Total Area of Loss for this scenario would be:

$$(0.16 \text{ ha} \times 2) + (0.32 \text{ ha} \times 1) = 0.64 \text{ ha}$$

The cash-in-lieu replacement fee for wetland habitats has been determined by the NVCA to be \$120,000.00 per hectare. Thus, the total cost to offset the removal of the SWDM4-1 wetland unit is:

$$0.64 \text{ ha} \times \$120,000.00 = \textbf{\$76,800.00}$$

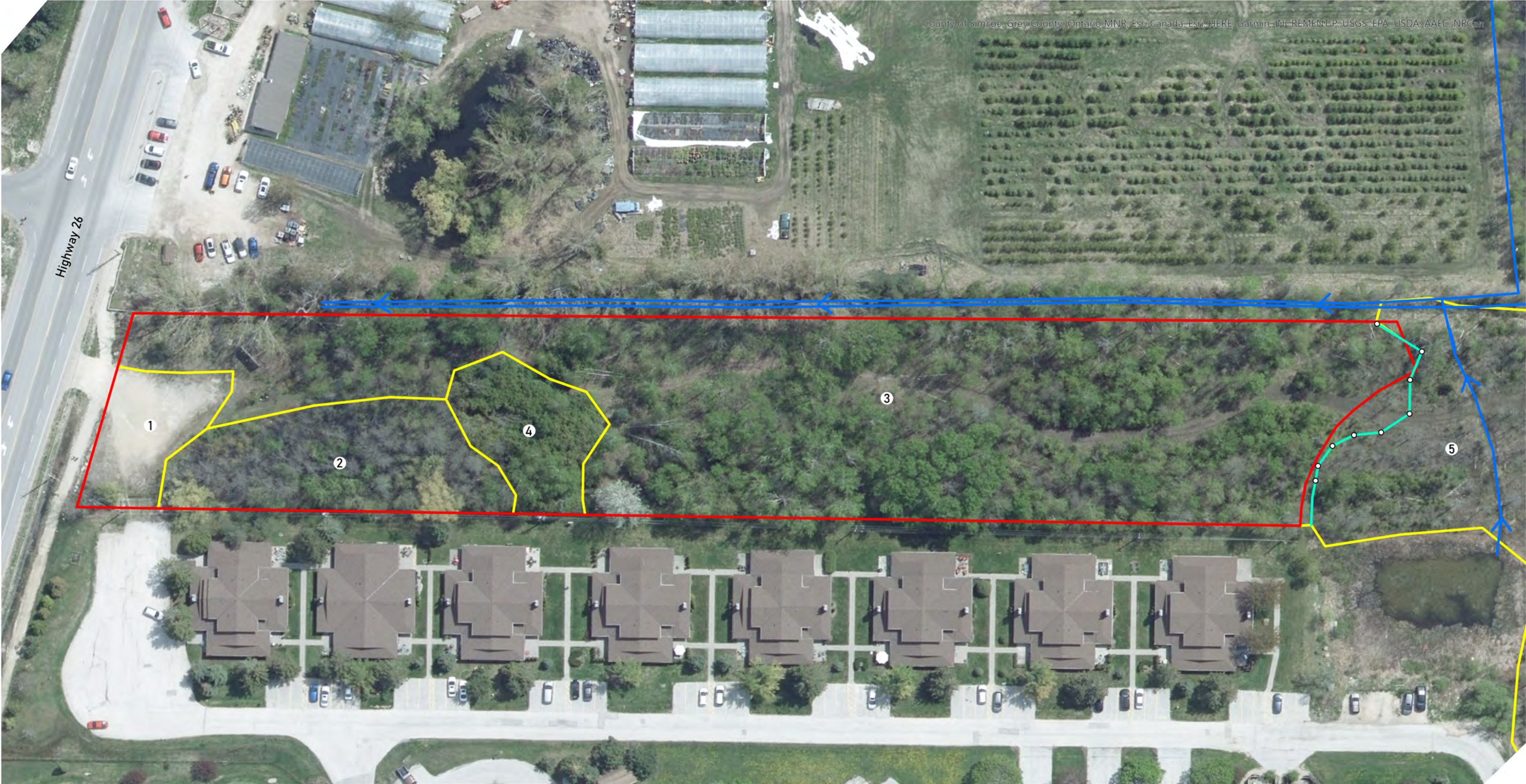
Thus, we propose remuneration of **\$76,800.00** to the NVCA for the for the permanent alteration of the SWDM4-1 wetland unit. Arrangements for remuneration should be directed to NVCA at the time of resubmission.

I trust that this satisfies the outstanding natural heritage items relating to the resubmission. Please do not hesitate to reach out should you require anything further.

Yours truly,  
Birks Natural Heritage Consultants, Inc.

  
Melissa Fuller, H.B.Sc.  
Ecologist





11589 Highway 26

Town of Collingwood

Figure 2.  
Existing Conditions

- Property Limit
- Existing Drainage Feature (Tatham)
- Wetland Limit (Birks NHC, May 2021)
- Wetland Delineation Points (Birks NHC)

**Vegetation Communities**

- 1) MA - Maintained Area
- 2) SWDM4-1 - Willow Mineral Deciduous Swamp Type

- 3) FODM3-1 - Dry-Fresh Poplar Deciduous Forest Type
- 4) FOCM4-1 - Fresh-Moist White Cedar Coniferous Forest Type
- 5) SWDM2-2 - Green Ash Mineral Deciduous Swamp Type



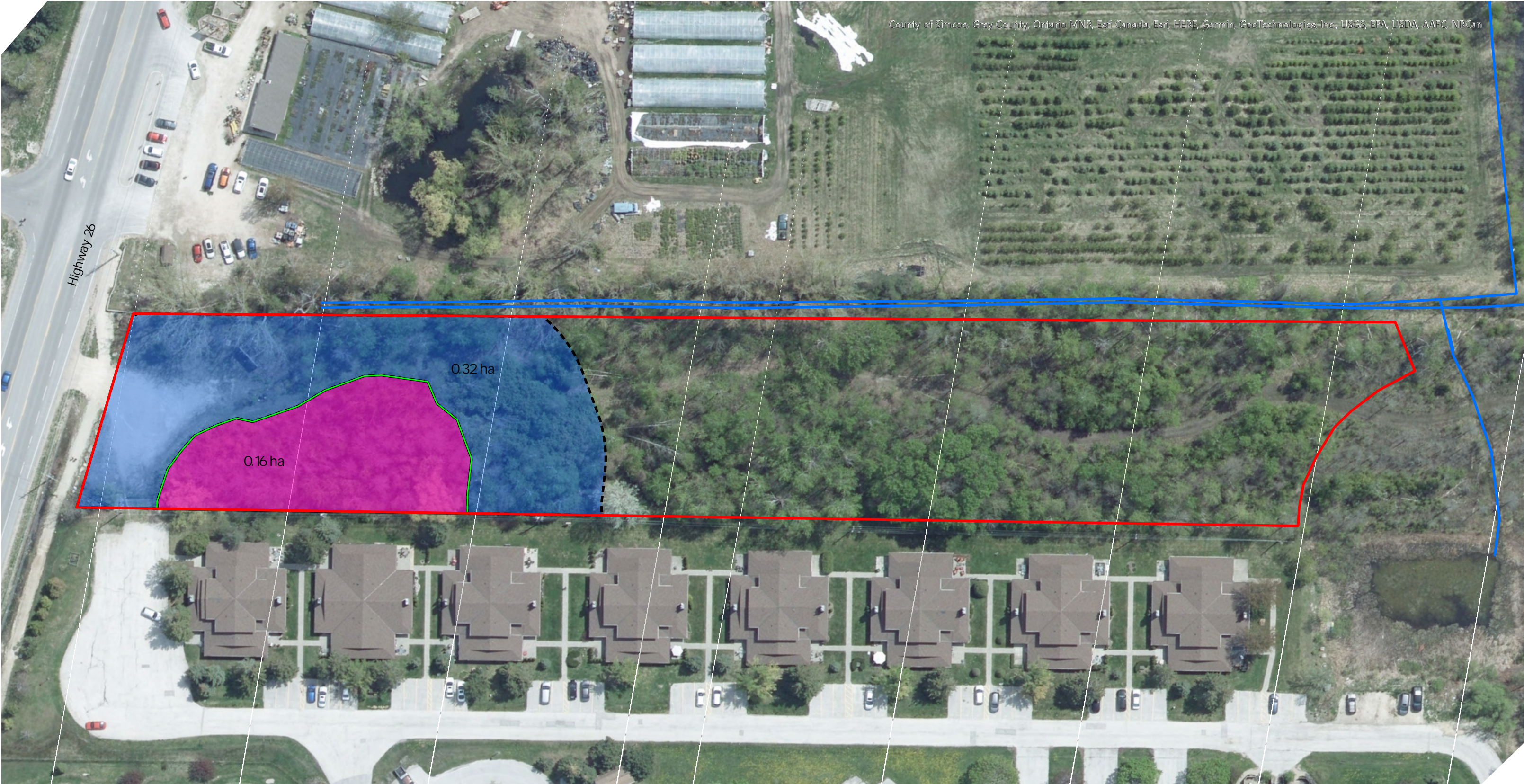
MAP DRAWING INFORMATION:  
DATA PROVIDED BY: ESRI CANADA  
MAP CREATED BY: SB  
MAP CHECKED BY: BB  
MAP PROJECTION: NAD 1983 UTM ZONE 17N



0 10 20 40 60 80 Meters

FILE LOCATION:  
Path: C:\Users\S\_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\SBrdy Projects\ArcGIS - Projects here\Projects - here\Cranberry\_Hwy26  
PROJECT: 04-036-2020 STATUS: DRAFT DATE: 09/06/2021





11589 Highway 26

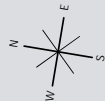
Town of Collingwood

- Property Limit
- Existing Drainage Feature (Tatham)
- Wetland Delineation (Tatham Engineering)
- Wetland VPZ (30m)
- Wetland Inclusion for Compensation

Figure 4.  
Wetland Compensation Plan



MAP DRAWING INFORMATION:  
DATA PROVIDED BY: ESRI CANADA  
MAP CREATED BY: SB  
MAP CHECKED BY: BB  
MAP PROJECTION: NAD 1983 UTM ZONE 17N



0 10 20 40 60 80 Meters

FILE LOCATION:  
Path: C:\Users\S\_Brady\Birks\NHC\Birks NHC Team for all - Documents\Project Folders\Birks Projects\ArcGIS - Projects here\Projects - here\Cranberry\_Hwy26  
PROJECT: 04-036-2020 STATUS: DRAFT DATE: 07/11/2022