



September 13, 2023

Project No. 3067

Julie Nolan
Town of Collingwood
97 Hurontario St.
Collingwood, On
L9Y 2L8

Dear Ms. Nolan,

**RE: 560-590 Sixth Street, Collingwood Environmental Impact Study
Ecological Peer Review of 2nd Submission**

Natural Resource Solutions Inc. (NRSI) was previously retained by the Town of Collingwood in March 2023 to undertake a peer review of an Environmental Impact Study (EIS) that was completed in regards to the proposed development of 560, 580, and 590 Sixth Street, in the Town of Collingwood. The EIS was completed by Azimuth Environmental Consulting Inc (Azimuth), dated July 11th, 2022 and builds on an earlier Scoped EIS completed by Hensel Design Group (HDG) in February 2018 for Lots 580 and 590. The proposed development consists of 75 townhouses and a 272-unit high-density residential block. NRSI was subsequently retained to provide natural heritage review and comment on the Second Submission materials, including the EIS Addendum prepared by Azimuth, dated July 6th, 2023.

In addition to the EIS and EIS Addendum, NRSI reviewed the following documents in order to further understand the subject site and the proposed development. However, NRSI's comments will pertain solely to the ecological considerations of the proposed development and the associated EIS Addendum. NRSI has not included review of the Arborist Report (Landmark Environmental Group Ltd. 2023) and understands that this report and the potential for impacts to trees is being reviewed separately.

- Scoped Environmental Impact Statement for 580 and 590 Sixth Street, Town of Collingwood, County of Simcoe, February 9, 2018; prepared by Hensel Design Group Inc.
- Functional Servicing and Stormwater Management Report. 560, 580 and 590 Sixth Street, Town of Collingwood, July 22, 2022; prepared by Husson.
- Geotechnical Investigation Report. Proposed Residential Development. 560 Sixth Street, Town of Collingwood, July 15, 2022; prepared by Golder Associates Ltd.
- Letter from Amy Knapp (NVCA) to Trevor Houghton (Town of Collingwood), September 4, 2018.
- Letter from Amy Knapp (NVCA) to Trevor Houghton (Town of Collingwood), December 5, 2018.
- Sixth Street Comment Matrix, May 19, 2023.
- Site Plan and Site Statistics, January 2021; prepared by CS&P Architects Inc.
- Central Block Parking Plan & Details, July 2023; prepared by CS&P Architects Inc.
- Draft Plan of Subdivision, July 2023; prepared by Van Harten Surveying Inc.
- Functional Servicing and Stormwater Management Report. 560, 580 and 590 Sixth Street, Town of Collingwood, July 11, 2023; prepared by Husson.

A Terms of Reference was not included in this submission, but a Terms of Reference was submitted by HDG to the Nottawasaga Valley Conservation Authority (NVCA), dated June 29th, 2017 during the preparation of the 2018 Scoped EIS. It is understood that the letter prepared by HDG (2018) in response to NVCA comments related to the original EIS (HDG 2018) and the reviewed EIS (Azimuth 2022) satisfactorily address comments provided by the NVCA in its review of the original EIS (HDG 2018), as stated in the NVCA's response letter dated December 5th, 2018. It is NRSI's understanding that the west portion of the current proposed development, which corresponds with the development proposal that was presented in the HDG EIS and was reviewed by NVCA, is relatively consistent with what was previously proposed.

Based on our review of the source materials, it is our assessment that the EIS Addendum addresses the comments previously provided on the EIS, and demonstrates compliance with subsection 11.2.1.2 of the Town of Collingwood Official Plan (OP, 2019), which provides guidelines on the completion of an EIS. The EIS Addendum adequately addresses the natural heritage policies relevant to the proposed development, and effectively demonstrates that the proposed development will avoid negatively impacting natural heritage features and wildlife habitat. We provide the following comments on the EIS Addendum.

- The EIS Addendum provides satisfactory connections between the Appendices and associated mapping and natural heritage features discussed within the report to clarify which documents were consulted for each natural feature determination.
- A thorough review of available species occurrence data has occurred through the review the Ontario Mammal Atlas (Dobbyn 1994), Ontario Butterfly Atlas (Macnaughton et al. 2023), and Ontario Odonate Atlas (NHIC 2023) to inform screenings, including Aquatic Species at Risk (SAR) data obtained from the Department of Fisheries and Oceans (DFO) online mapping tool (DFO 2019).
- The EIS Addendum includes discussion of additional bat habitat assessments. NRSI notes that the >25cm size criteria previously applied to the evaluation of candidate bat habitat no longer applies. However, NRSI agrees that a reasonable assessment of high-quality bat habitat has been completed, and acknowledges that the assessment of impacts to SAR bats is a proponent-led process with the MECP.
- A list of plant species observed during the updated vegetation inventory in June 2021, and descriptions of the community structure of the additional cultural meadow identified on 560 Sixth Street has been provided within the EIS Addendum.
- The EIS Addendum includes a map of wildlife monitoring locations.
- Three anuran surveys have been conducted in accordance with the Marsh Monitoring Program (2008).
- The EIS Addendum addresses the proposed changes to the Draft Plan and Grading Plan. NRSI agrees with the conclusion that the changes are minor in nature and do not alter the approach to servicing or surface water management, in combination with consideration of information provided within the Functional Servicing Report (Husson 2023). It is recommended that reference to relevant sections of other study team reports be included to facilitate review.
- NRSI understands that review of valleylands falls under the purview of the NVCA.
- As a result of including additional assessments, the EIS Addendum addresses the request to specifically speak to reviewed policies as they pertain to policies that have been updated since the development of the 2018 EIS. Although the results of the evaluation of feature/habitat significance and impact analysis did not change as a result, the EIS Addendum has now satisfied the requirements to discuss and present

information supporting these conclusions. The EIS Addendum provides concise evidence to support the conclusions made within.

- The EIS Addendum includes a detailed and thorough review of the Town of Collingwood Official Plan policies with respect to the subject property and proposed development.

Conclusion

The EIS Addendum sufficiently addresses the relevant natural heritage policies, and supports the conclusion that the proposed development will not have a significant impact on the natural heritage features within and adjacent to the subject lands as a result of the updated development footprint. Although the results of the evaluation of feature/habitat significance and impact analysis provided within the EIS did not change as a result, the EIS Addendum has now satisfied the requirements to discuss and present information supporting these conclusions.

Should you have any questions or comments regarding this peer review, please do not hesitate to one of the undersigned.

Sincerely,
Natural Resource Solutions Inc.

A handwritten signature in cursive script, appearing to read "Erin Bannon".

Erin Bannon
Terrestrial and Wetland Biologist/Certified Arborist