



**Scoped Environmental Impact Study
20 High Street Collingwood**

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1.0 Introduction

1.1 BACKGROUND

Stantec Consulting Ltd. has been retained to complete a Scoped Environmental Impact Assessment for part of Lot 44, Concession 10, Town of Collingwood, Simcoe County, alternatively known as 20 High Street. The subject lands are located within the urban boundaries of the Town of Collingwood as identified on Figure 1.

The proposed development plan is to construct eleven commercial buildings along with associated parking within the subject lands. This application is supported in the Collingwood Commercial Development, Planning Analysis Report as prepared by Stantec Consulting Ltd., July, 2006 as well as The Town of Collingwood Commercial Policy review completed by Malone Given Parsons, January 2005, which favors the expansion of the Western Commercial Node to include the subject lands.

2.0 Environmental Policy Context

2.1 NATURAL HERITAGE PLANNING CONSIDERATIONS

An assessment of the natural heritage features and functions of the subject lands was undertaken to comply with the requirements of the following:

- The Provincial Policy Statement;
- The County of Simcoe Official Plan (2006);
- The Town of Collingwood Official Plan (2004); and,
- Black Ash Creek Subwatershed Study, 2000.

2.2 PROVINCIAL POLICY STATEMENT

A new Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act, and came into effect on March 1st, 2005. Planning authorities "shall be consistent with" policy statements issued under the Planning Act. The PPS includes policies on development and land use patterns, resources, and public health and safety. This report deals with Policy 2.1 of the PPS, which is directed at protection and management of natural heritage resources.