



Collingwood Council (through Town Clerk)
Mark Bryan (Senior Planner)
Summer Valentine (Director, Planning, Building & Economic Development)

January 11, 2022

Re: Bridgewater – Request for Reconsideration

Since 2007 the Blue Mountain Watershed Trust (BMWTF) has been involved with the Bridgewater Development (then known as “The Preserve” by Consulate Developments) D1202121.

In 2007 the BMWTF reached a Minutes of Settlement (MOS) agreement with the developer (Attachment 1) which included 6 conditions that had to be met. Although not stipulated in these MOS, it must be understood that they were drawn up based on the development proposal advanced at that time. Clearly a MOS agreement could never have been reached at the time had the proponent suggested that the plans could be subject to a significant change at some unspecified date in the future.

Figure 1 in this letter shows the Provincially Significant Wetland (PSW - Blue) around the proposed development. In Figure 2 I have overlaid the proposed development on the PSW map. Although the buffers required in the original MOS have been maintained, these were set based on the original, 2007 proposed development.

Given the significant departure from the original approved 2007 proposal (on which the MOS were based) and extremely sensitive nature of the surrounding Provincially Significant Wetlands, the BMWTF would like to request that the higher density proposal be rejected by council.

Thank you for your consideration of this request.

Duncan Bristow, Director, Blue Mountain Watershed Trust

Figure 1 PSW shown in Blue.

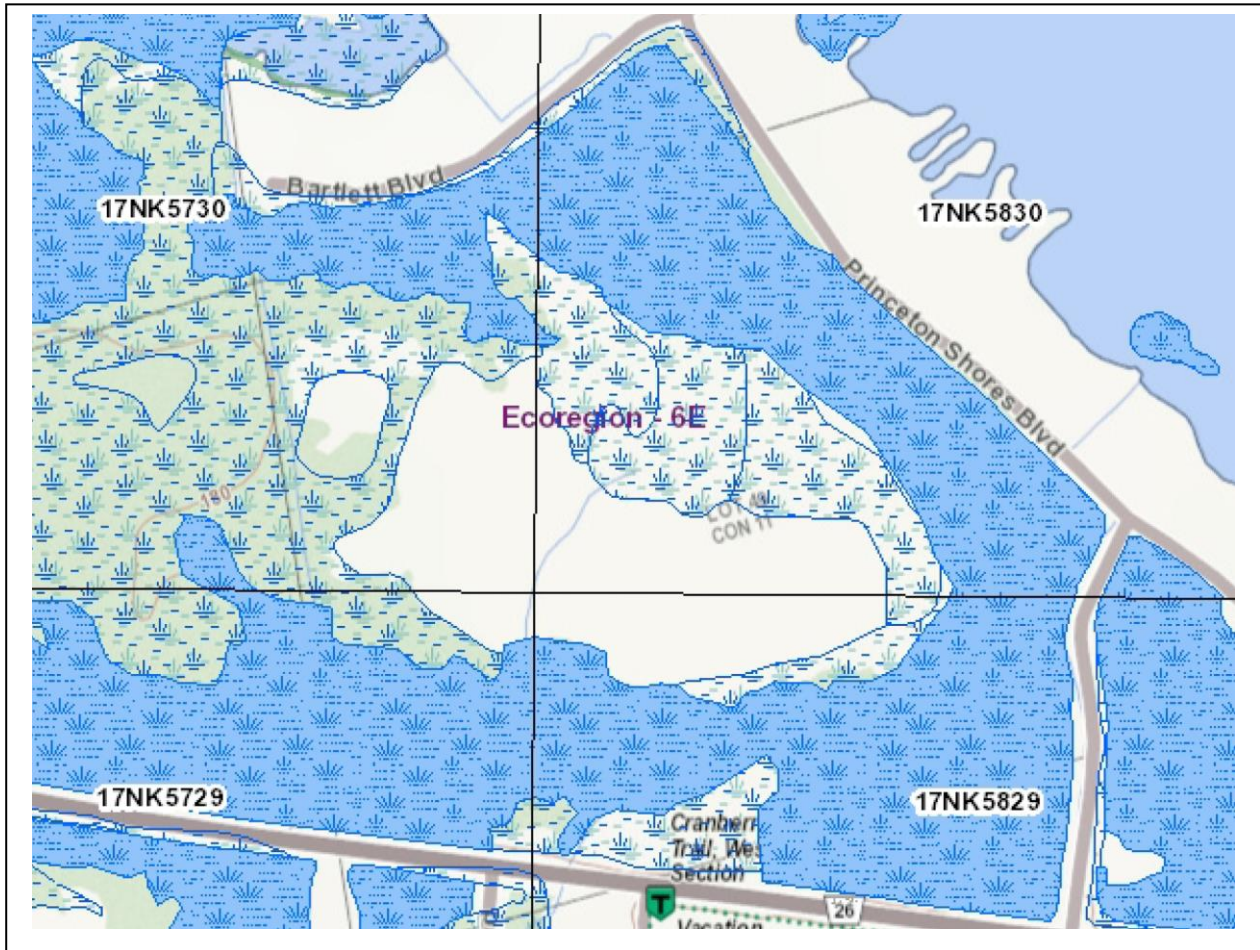
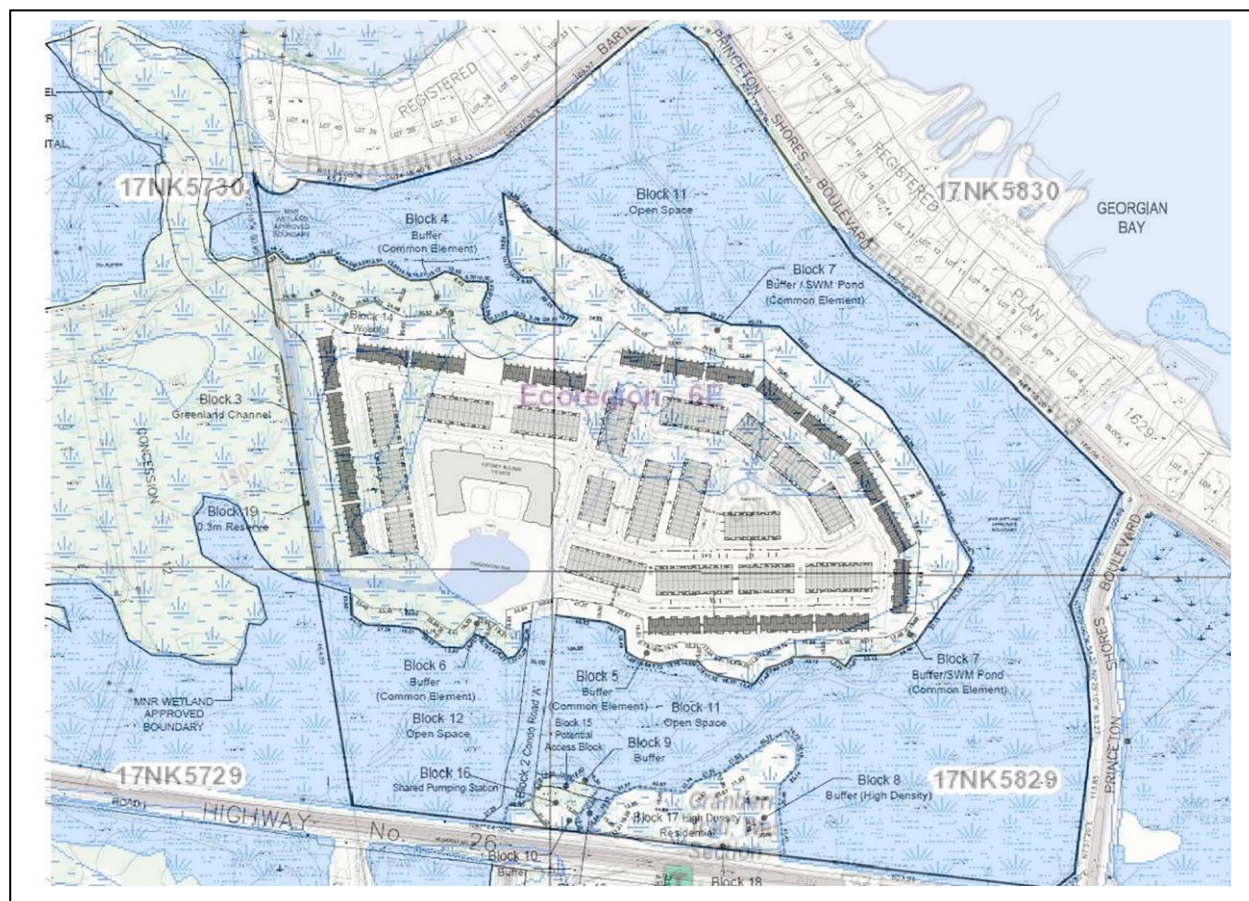


Figure 2 Overlaid with higher Density Plan (2018)



ATTACHEMENT 1

OMB Case Number PL040510

MINUTES OF SETTLEMENT

Between:

CONSULATE DEVELOPMENTS (ONTARIO) INC

and

BLUE MOUNTAIN WATERSHED TRUST FOUNDATION

WHEREAS on July 30, 2007, the Ontario Municipal Board will commence a hearing regarding appeals made by Consulate Developments (Ontario) Inc. ("Consulate") in respect of the Town of Collingwood official plan and appeals in respect of a proposed re-zoning and plan of subdivision for lands legally described as Part of Lots 48, 49 & 50, Concession 11, in the Town of Collingwood, in the County of Simcoe (the "East Lands");

AND WHEREAS Consulate and the Blue Mountain Watershed Trust Foundation ("BMWTF") have reached a resolution of the BMWTF's objection to Consulate's appeals.

THEREFORE, subject to the approval of the Ontario Municipal Board, the parties hereto agree to the following:

1. Consulate will reserve a twenty (20) meter strip for restoration and conservation purposes, zoned accordingly, which strip is shown as Block 14 on the plan attached hereto.
2. Consulate will involve the BMWTF early in the process of consideration of Consulate's lands west of the East Lands, including consulting with the BMWTF on terms of reference for an environmental impact study and involving the BMWTF in negotiations and mediations.
3. Consulate will study the upland habitat, including forested areas, on the lands west of the East Lands, in relation to supporting wetland functions, and any impact on this relationship, when considering development proposals.
4. Consulate agrees that a recreational trail should extend through Block 6 on the plan attached, connecting the access road with the Greenland Channel (Block 3), subject to the final location of the trail being acceptable to the Town of Collingwood and the Nottawasaga Valley Conservation Authority.
5. Consulate agrees that the buffers around the high density residential block (Block 17) should satisfy NVCA requirements, being a minimum of 30 meters

along the east side of Block 17 and 15 meters around the remainder of the Block, as shown on the plan attached hereto.

6. The BMWTF will not participate in the Ontario Municipal Board hearing regarding the East Lands in a position in opposition to Consulate.

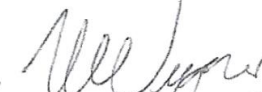
DATED at Collingwood this 30th day of July, 2007.


CONSULATE DEVELOPMENTS (ONTARIO)

INC. (JOHN SOROKLIT PRES)


me:

BLUE MOUNTAIN WATERSHED TRUST
FOUNDATION


Name: Donald J. W. W. W. W.
Title: Vice-President


Name: DONALD J. KERR
Title: DIRECTOR

I/We have authority to bind the BMWTF