



March 8, 2019

Dear Mayor Saunderson & Members of Collingwood Town Council:

SOS Collingwood has recently been advised by the Town's Planning Department that the development application for the Living Waters/Bear Estate property that was deferred back in August of 2018 has now been reactivated. We have also been advised that this new application may proceed to the Town's Development and Operations Standing Committee as early as March 18th and to full Town Council as early as March 25th.

As you are aware, SOS Collingwood has identified a number of concerns with the development proposal for this site ranging from non-compliance issues with the Town's Official Plan and Zoning Bylaw, to inconsistencies with the Waterfront Master Plan and an inadequate Environmental Impact Study (EIS). As you may recall, SOS Collingwood had a third-party peer review of the developer's EIS conducted by Birk's Natural Heritage Consultants last Fall. That review, a copy of which was sent to all Council members on November 26th, identified a number of significant shortcomings with the developer's EIS that should be addressed before the development is approved. Many of these concerns were also summarized in our August 13, 2018 presentations to the Development and Operations Committee and are laid out in greater detail in correspondence submitted to the Town's Planning Department on July 16, 2018 and in other presentations made to Town officials last Fall.

With the development approvals process for this site re-commencing, SOS Collingwood is looking forward to engaging with the Town in what we hope will be the type of transparent and consultative review process that received so much discussion and citizen support in last October's municipal election. That said, we are quite concerned to hear that the reactivated development proposal could proceed forward to the Town's Development and Operations Committee as early as March 18th and to full Council as early as March 27th. Such a timeline clearly does not provide the time necessary for the meaningful consultation process that SOS Collingwood and interested members of the community were led to believe would be forthcoming.

Our concerns with this apparent process are also rooted in the fact that to date SOS Collingwood has not received any form of response from the Town regarding the issues it has raised in its various submissions. For example, we remain in the dark as to what position if any the Town has chosen to take with regard with the peer review of the developer's EIS and the points of deficiency identified therein. We were hopeful those responses would be the result of a meaningful community consultation, but that process has not yet occurred.

We are also very concerned that the revised development proposal perpetuates the ad hoc and incremental planning approvals process that has plagued this site from the beginning. Based on the documents contained on the Town's website, the new application indicates a clear intention to keep the proposal entirely as originally submitted last year while breaking the original application into a series of

smaller applications or phases with the more controversial phases such as the Bear Estate expansion and the large multi-level parking lot being left for future applications. This characterization is reinforced by the fact that many of the supporting documents to the new application continue to make reference to all phases of the original development proposal.

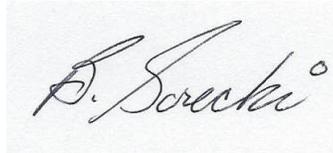
In short, it appears that nothing has really been changed from the original proposal, other than to break the project into more phases and sequence the approval applications. We are greatly concerned that this approach simply continues the flawed process of incrementally approving parts of a major development without clarity on what the final product will look like.

In conclusion, SOS Collingwood remains open and willing to engage in a collaborative consultation process on this development and we are hopeful the Town will establish that process and ensure it considers the full development plan for the site before proceeding with any further approvals. The public profile and interest in this development presents a perfect opportunity for the new Council to bring its stated commitment to improved transparency and enhanced citizen involvement to life. SOS Collingwood would welcome the opportunity to be a part of that.

Sincerely



Jeff Newton
Director
SOS Collingwood



Bern Gorecki
Director
SOS Collingwood



George Irwin
Director
SOS Collingwood

c.c. Mr. Fareed Amin, CAO, Town of Collingwood