

BIG BAY POINT RESORT

Further Tree Clearing and Other Activity to Commence

PROJECT CONTACTS:

Questions regarding the nature and timing of preliminary site works at the Big Bay Point Resort should be directed to one of the following contacts:

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This is the second in a series of information bulletins detailing the progress of site works at the Big Bay Point Resort. The first bulletin was issued on February 4, 2010.

PROGRESS TO DATE

The removal of trees has been completed within the Stage 1A Tree Clearing area, as shown in the figure below. This tree removal work was undertaken in accordance with an approved Pre-Development Agreement with the Town of Innisfil and a permit from the Lake Simcoe Region Conservation Authority. Where feasible, trees were processed and removed from the site for commercial lumber purposes. All other trees were processed for use as mulch on the site. The relocation of a number of existing trees to a temporary landscape buffer area along the southern boundary of the site adjacent to the existing marina has also been completed.

ADDITIONAL TREE CLEARING

Work will start in late October/early November 2010 on the second stage of tree clearing, identified as Stage 1B/1B2 Tree Clearing Areas in the figure below. This will include the route of the future public road and partial clearing of three golf course fairways. This work will be undertaken in accordance with plans approved by the Town, based on professional input from their peer review team, which includes ecologists, arborists, civil engineers, water resources engineers, planners and other experts. This additional tree clearing will be completed in approximately 6 weeks.

The site will be accessed from Big Bay Point Road by means of the two existing paved and gravel surface roadways within the site, as well as a third construction entrance to be established on the west side of the site, as shown in the figure below.

NEW URBANIST RESORT DEVELOPMENT

- ▶ 569 Acres
- ▶ Resort Units
- ▶ Boutique Retail Village
- ▶ 1,000-Slip Marina, 18-Hole Championship Golf Course
- ▶ 200 Acre Nature Preserve
- ▶ Resort Hotel Units & Conference Centre





Concept view of the future marina

Professional arborists will monitor the installation of tree preservation fences, which will be erected around all trees to be retained, and site activities related to the safe removal of trees within the Stage 1B /1B2 Tree Clearing Area. Salvageable timber will be processed and removed from the site. Unusable materials will be left on-site for incorporation into topsoil and use as mulch, or taken to an approved disposal facility.

A significant amount of reforestation will take place in compensation for the removal of trees on the site. The approved planning documents require tree replacement, either on-site or off-site, at a rate of 2 hectares of replanting for every hectare of trees removed. A methodology for achieving this required reforestation has been approved by the Town and the Lake Simcoe Region Conservation Authority.

STUMP CLEARING AND TOPSOIL STRIPPING

Stumps and remains from trees cut during Stages 1A and 1B/1B2 will be removed following completion of tree clearing. The stumps will be stockpiled on site for drying and further processing. These operations are anticipated to commence in December 2010 and to be completed in approximately 10 weeks.

Upcoming work will also include topsoil stripping within the non-treed portions of the future golf course lands. This work is expected to commence in the spring of 2011.

Prior to any stump removal and topsoil stripping operations, sediment and erosion controls including ponds, swales, fencing and dams will be installed in accordance with the approved plans.

AMPHIBIAN ENHANCEMENT

Work will also commence in late October/ early November on the creation of the first of three amphibian enhancement areas, shown as Amphibian Enhancement Area #1 in the figure on the preceding page. The purpose of this work is to create habitat conditions suited to amphibians (primarily frogs and turtles). Professional ecologists and arborists will monitor the construction of this work in accordance with the approved plans. This work will be completed in approximately 4 weeks.

WELL SURVEYS

On behalf of the developer, representatives from Golder Associates Ltd. will be conducting a voluntary survey of private water wells in the Big Bay Point area. The survey is being completed to collect information on existing wells in the vicinity of the proposed Big Bay Point Resort development and will be used to understand baseline conditions in the local private water well network, including the location and type of existing water wells and the aquifers in use.

The survey will be completed door-to-door with interested individuals. It consists of a questionnaire requesting basic well information such as well diameter and depth, water quantity and quality, location, type of water treatment, and water use. The survey will be completed in late October/early November.

For further information on the well survey, please contact Kevin Nelson from Golder Associates Ltd. at 705.722.4492 or kevin_nelson@golder.com.