

BIG BAY POINT RESORT

Update on Site Preparation Activity

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 third in a series of information bulletins detailing the progress of site works at the Big Bay Point Resort. The first bulletin was published on February 4, 2010 in support of the first stage of tree clearing, followed by a second bulletin in November 2010 supporting the second stages of tree clearing as well as amphibian pond construction.

PROGRESS TO DATE

The removal of trees has been completed within the Stage 1A, 1B, 1B-2 Tree Clearing areas, 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.

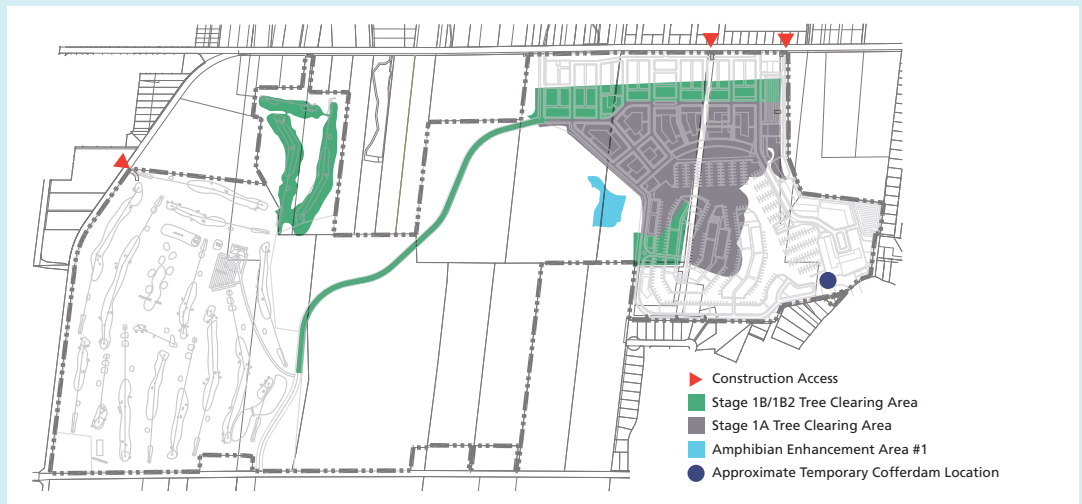
In addition, the first of three amphibian enhancement areas, shown as Enhancement

Area #1 on the enclosed figure, was created. The purpose of this work was to create habitat conditions suited to amphibians, and will be closely monitored this spring to gauge the success of the enhanced feature to support the life cycle of the amphibians.

In addition, the first stage of a temporary cofferdam was installed inland of the marina entrance to the Big Bay Point Resort property, as shown in the figure below. This temporary cofferdam will serve to isolate the marina basin from Lake Simcoe to minimize the influx of fish to the marina during the spring spawning season, while enabling the free passage of water. This mitigation measure will reduce the number of fish to be removed from the basin when dewatering of the basin commences this summer.

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

This first stage of cofferdam construction consisted of the installation of turbidity curtains followed by placement of quarry run, boulder materials and geotextile fabric.

This work was undertaken in accordance with plans approved by the Town and Lake Simcoe Region Conservation Authority, based on professional input from their respective peer review teams, which includes ecologists, arborists, civil engineers, water resources engineers, planners and other experts.

This work was required to occur prior to the March 15th restricted activity timing window for the protection of spawning fish and developing eggs and fry for in water works as enforced by Fisheries and Oceans Canada.

The second stage of cofferdam construction consists of the installation of steel sheet piles through the gravel cofferdam, and is anticipated to occur prior to the dewatering of the existing marina in summer 2011.

FUTURE WORKS

It is anticipated that other previously approved works will proceed in the spring, including grubbing (stump removal) of all cleared areas and topsoil stripping of the golf course. This work is described in Information Bulletin #2. In addition, the installation of the second stage of the cofferdam is anticipated to commence this summer, prior to the commencement of dewatering of the existing marina basin.