



Our File: 16-0043

June 22, 2023

Mario Gros-Louis
Huronne-Wendat Nation
Mario.gros-louis@wendake.ca

RE: Request for Initial Project Consultation – Proposed Draft Plan of Vacant Land Condominium (516681 7th Line, Town of The Blue Mountains)

Dear Mario,

We are contacting the Huronne-Wendat Nation to request and initiate consultation for a proposed twenty-two (22) unit residential development located at 516681 7th Line, Town of The Blue Mountains, Ontario. The development is referred to as “Georgian Bay Club Enclave”.

Project Information

1. The project is referred to as “Georgian Bay Club Enclave”.
2. The project site is municipally addressed as 516681 7th Line, Town of The Blue Mountains.
3. Formal planning applications are anticipated to be submitted in the summer/fall of 2023, with construction beginning in spring/summer of 2024.
4. The development is proposed to proceed as a Vacant Land Condominium. An application for Zoning By-law Amendment will also be required.
5. The proposed development includes a total of twenty-two (22) single detached residential dwelling units, including a 6.0m wide internal private condominium road. The lands will be serviced by extensions of existing watermain, sanitary and stormwater sewer stubs from the existing Georgian Bay Club Development located immediately to the north of the project site.
6. The proponent and consultant contact information are provided below:

Proponent

Company Name	Dunn Capital Corporation	City	Collingwood, ON
Address	40 Huron Street, Suite 300	Postal	L9Y 4R3
Contact Name	Travis Sandberg	Phone	705.445.1660 x 232
Contact Email	tsandberg@dunncap.ca		

Lead Engineering Consultant

Company Name	Tatham Engineering Limited	City	Collingwood
Address	115 Sandford Fleming Drive, Suite 200	Postal	L9Y 5A6
Contact Name	Jeremy Acres, C.E.T.	Phone	519-372-4884
Contact Email	jacres@tathemeng.com		

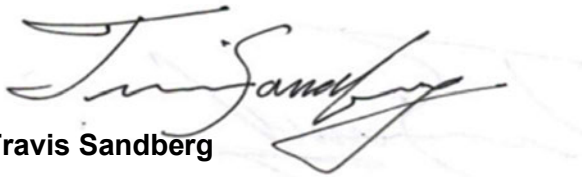
7. We are requesting consultation with HWN in advance of the application for Draft Plan Approval.

8. The completed Archaeological Study (Phase 1/2) is attached for further information.

We trust that the information contained herein is sufficient to initiate the consultation process. Please let us know if any further information is required. We look forward to hearing from your office.

If you have any questions, please contact the undersigned.

My Very Best Regards,



Travis Sandberg

Manager – Land Development and Planning

Dunn Capital Corporation
40 Huron Street, Suite 300
Collingwood, ON
P: 705-445-1660 Ext. 232
F: 705-443-8158

10129 Hwy 6
Georgian Bluffs, ON
N0H2T0
(519) 534-5507
saugeenojibwaynation.ca



20 DECEMBER 2022

SENT VIA EMAIL

DUNN CAPITAL CORPORATION % KEN HALE

VIA

TATHAM ENGINEERING % ANDREW SCHOOF
aschoof@tathameng.com

**Re: Letter of Agreement for GBC RESIDENTIAL ENCLAVE, a PROPOSED
RESIDENTIAL DEVELOPMENT by DUNN CAPITAL CORPORATION at
516681 7TH LINE IN THE TOWN OF BLUE MOUNTAINS**

Below is a Letter of Agreement between the Saugeen Ojibway Nation (“SON”) Environment Office and DUNN CAPITAL CORPORATION. (“the Proponent”) with respect to our mutual goal to set out a framework for consultation and accommodation with SON regarding the proposed GBC RESIDENTIAL ENCLAVE (“the Project”) operation in SON’s Territory.

This agreement is intended to support SON’s participation in and input into the technical assessments being undertaken as part of the application process. More specifically, this agreement will allow SON and the Proponent to identify a plan for addressing any potential impacts of the GBC RESIDENTIAL ENCLAVE on SON’s lands and SON’s constitutionally protected Aboriginal and Treaty rights, proven and asserted, including SON’s land claims. This will enable a process that ensures appropriate and meaningful consultation and accommodation of SON’s rights and interests throughout the life of the Proponent’s proposed operation. (See Schedule 2)

LETTER OF AGREEMENT BETWEEN SON AND DUNN CAPITAL CORPORATION

This Letter of Agreement (“LOA”) is made between the Saugeen Ojibway Nation (“SON”) and DUNN CAPITAL CORPORATION (“the Proponent”) and their agents to address SON’s concerns regarding the potential impact of the proposed GBC RESIDENTIAL ENCLAVE (“The Project”) on SON’s Aboriginal and Treaty rights, proven and asserted, SON’s lands and SON’s interests in and responsibilities to protect its lands and waters. .

The Project is a proposed 22 single detached dwelling units, described in planning applications as the ‘GBC RESIDENTIAL ENCLAVE’.

LOA _____ GEORGIAN BAY RESIDENTIAL ENCLAVE _____

The Project is located on lands within SON's Territory and may include sensitive species and natural heritage features of specific cultural value to SON, archaeological importance, or other environmental concerns. SON members exercise their constitutionally protected rights, both asserted and proven, throughout SON's Territory.

The Proponent has notified SON that they are in the consultation phase. SON has experts in the fields of Saugeen Ojibway Nation culture, archaeology, hydrogeology, natural heritage, engineering and law, to provide expert opinion to the Project considering SON's rights, interests and responsibilities. Technical studies will be peer reviewed by SON experts, then a summary will be sent to the Proponent ("the Parties") to properly identify the scope of the Project's potential impacts on SON's rights and interests and, will inform what measures and conditions must be agreed on in order to address those impacts.

The Proponent has made available to SON copies of any and all relevant information including studies, reports and any other documents and records. The Proponent will continue to make this information available to SON as it is available.

This LOA ensures that the Proponent funds SON's costs for SON's required involvement in consultation about the Project and required involvement in ensuring the Proponent implements the appropriate measures and conditions to avoid, minimize or otherwise accommodate impacts. The anticipated costs for SON's involvement are detailed in Schedule 1.

The Proponent agrees to pay SON [REDACTED] for this phase of consultation. Should the need for further consultative work be identified (scope change) SON will amend the budget detailed in Schedule 1 through discussion with the Proponent.

SON agrees to provide, to the Proponent, a summary report on the technical review related to this LOA.

Please be advised that this LOA and the provision of funding by the Proponent *does not* imply that the duty to consult with and accommodate SON has been satisfied. Once the technical review is complete, we will then determine whether any additional engagement and consultation is required as well as what measures and conditions need to be incorporated into the plan for the Project.

If you agree, please sign and date this LOA on the lines provided below and email a scanned copy to Emily Martin, Manager of Resources and Infrastructure, SON Environment Office (manager.ri@saugeenojibwaynation.ca) with Executive Assistant Juanita Meekins (execassist.ri@saugeenojibwaynation.ca) cc'd.

Respectfully,



Emily Martin
Manager of Resources and Infrastructure, Saugeen Ojibway Nation Environment Office

SIGNATURE PAGE

I, _____, hereby agree to the terms of the letter of Agreement and its Schedules.

DATE

SIGNATURE

cc': execassist.ri@saugeenojibwaynation.ca

****ORIGINAL SIGNED APRIL 14, 2023**

Saugeen Ojibway Nation – Environment Office

Category	Estimated Cost	Notes
Hydrogeology Bill Blackport		**COSTS REDACTED
Natural Heritage Terrestrial Jarmo Jalava		
Archaeology William Fitzgerald/Jacque Fisher/Monitors		
Rights, Land Claims and Fishing Rights Review		
SON Cultural Significance		
SON Disbursements		
Filing Fee		
Subtotal		
Administration Fee (10%)		
Estimated Total		

Before mailing, please send a scan or photo of the cheque to execassist.ri@saugeenojibwaynation.ca

SCHEDULE 2 - SON Consultation Process Overview



SON's General Engagement & Consultation Process

Step 1: Technical Engagement

- **Supported by a Letter of Agreement, the Environment Office of the Saugeen Ojibway Nation's (SON EO)** technical experts review all archaeology, natural heritage and hydrogeology reports completed as part of the application. Technical reviews are undertaken to ensure that SON's rights and interests are not impacted by the project, environmental and cultural aspects of significance of the SON are identified and protected, and that sufficient mitigations are in place. SON may also engage an elder and/or knowledge holder to identify any cultural significance of the project location and/or the identified cultural or environmental features at the site. A legal assessment of the project will determine any potential impacts of the project on SON claims, rights, interests and responsibilities with respect to its lands and waters. Ideally a proponent will contact SON prior to completing technical field work so that SON EO's technical experts can coordinate technical work (e.g. field work) with the proponent's technical experts.

Step 2: Discussions with SON Leadership

- **Phase 1:** SON EO staff provide the SON Leadership with a briefing on the technical aspects of the project and the work done to date. Leadership and SON EO will determine a reasonable and suitable consultation and/or (environmental) protection plan for the specific project.
- **Phase 2:** SON EO and proponent enter into an Environmental Protection Agreement confirming concerns and mitigations including monitoring and reporting measures related to the project and project impacts. and terms and conditions to be incorporated into the site plan for the project (e.g., SON involvement in long-term environmental monitoring and mitigation).

Step 3: Accommodation and Implementation, monitoring of any Agreements that arise from the SON Leadership Discussion (Environmental Protection Agreements or other)

- Accommodation can be: 1) mitigation measures, aimed at *avoiding the harm*; 2) where harm can't be avoided, then there must be fair compensation in exchange for SON's acceptance of the harm. Accommodation and/or compensation may be captured in site

LOA _____ GEORGIAN BAY RESIDENTIAL ENCLAVE _____

plans or agreements between SON and the proponent (e.g. an Environmental Protection Agreement or EPA).

- EPAs include both:
 - 1) Mitigation and avoidance measures (informed by the technical reviews)
 - 2) Because the only way to avoid all impacts would be for the project (e.g. pit or quarry) not to go ahead, EPAs for those pits and quarries that proponents do want to go ahead must include annual financial benefits to SON, in respect of the harm it will have on our Aboriginal and Treaty rights. For aggregates, financial benefits to SON are equal to the TOARC fees paid to the Province of Ontario and will keep pace over time. Even with consideration of annual financial benefits, SON may determine that the potential impacts of a proposed project on SON's rights and interests are too great, and may not be able to support project approval.

SCHEDULE 3 - Territory and Treaty Map

Saukiing Anishnaabekiing Saugeen Ojibway Nation Treaties

