



**IBI GROUP**  
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September 19<sup>th</sup>, 2021

Ms. Nancy Mott MCIP, RPP  
Senior Strategic Advisor  
Niagara Escarpment Commission

232 Guelph Street  
Georgetown, ON L7G 4B1

Dear Ms. Mott:

**574 NORTHCLIFFE AVENUE, DUNDAS - SECOND SUBMISSION - NIAGARA  
ESCARPMENT PLAN AMENDMENT – COLUMBIA INTERNATIONAL COLLEGE**

As you are aware, in February 2020, IBI Group, on behalf of our client (Columbia Northcliffe Campus Inc.), submitted an application for a NEPA, allowing for the use of the high-school for Grade 12 students enrolled in Columbia International College with maximum capacity of 1,000 students and approximately 85 staff members as well as the addition of a Gymnasium with a seat capacity of approximately 1,300 people.

On behalf of our client, IBI Group is pleased to resubmit the Niagara Escarpment Plan Amendment application materials. The submission materials have been revised and updated to address public and agency comments received to date during the planning process.

In support of the NEPA resubmission, we provide to you the digital submission with all materials in PDF Format;

- Comment Response Form
- Site Plan, as prepared by IBI Group
- Topographical Survey Sheets 1 & 2, dated August 7<sup>th</sup>, 2019, as prepared by Cunningham McConnell Limited
- Revised Niagara Escarpment Plan Amendment, dated April 30<sup>th</sup>, 2020, as prepared by IBI Group
- Planning Justification Report Addendum dated September 19<sup>th</sup>, 2021, as prepared by IBI Group
- Stage One Archaeological Assessment, dated August 18<sup>th</sup>, 2020, as prepared by Parslow Heritage Consultancy Inc.
- Slope Stability Assessment, dated August 27<sup>th</sup>, 2021, as prepared by MTE Consultants
- Hydrogeological Report, dated June 25<sup>th</sup>, 2021, as prepared by MTE Consultants
- Tertiary Treatment System Design Report, dated June 11<sup>th</sup>, 2021, as prepared by MTE Consultants
- Transportation Impact Study, dated February 9<sup>th</sup>, 2021, as prepared by IBI Group

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- Transportation Demand Management Report, dated July 5<sup>th</sup>, 2021, as prepared by IBI Group
- Environmental Impact Assessment Addendum, dated September 2021, as prepared by NRSI
- Tree Protection Plan, dated August 2021, as prepared by NRSI

We trust that the enclosed is to your satisfaction. Should you require any additional information or have any concerns, please do not hesitate to contact the undersigned.

Yours truly,

**IBI Group**



Mike Crough RPP, MCIP  
Associate Director – Practice Lead Planning



Ritee Haider RPP, MCIP  
Planner

Cc. Columbia International College c/o Clement and Vincent Chan  
John Ariens, IBI Group