

August 21, 2020

Riel Contracting Inc.  
213 Lonsberry Lane  
Douro-Dummer, ON  
K0L 3A0

Attention: **Jason Riel**, President/Owner

Re: Addendum Regarding the 2020 Provincial Policy Statement (PPS)  
Environmental Impact Study (EIS)  
Warsaw Severance and Multi-Residential Development  
Part Lot 13, Concession 2 (Dummer)  
Township of Douro-Dummer, County of Peterborough  
Our Project No. 17-2323

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Dear Mr. Riel:

## 1.0 Introduction

Oakridge Environmental Ltd. is pleased to present this addendum to our *Environmental Impact Study (EIS), Warsaw Severance and Multi-Residential Development* report dated July 31, 2019, conducted in support of the proposed development within the hamlet of Warsaw, Ontario.

It is understood that an application for severing the above-referenced property and the proposed subdivision application have not yet been filed at the time of this addendum. As a result, our July 2019 report would not include commentary with regards to the 2020 Provincial Policy Statement (PPS), which came into effect in May of this year.

Although there were no substantive changes to the PPS that would affect the conclusions and recommendations stated in our report, the following is intended to update and replace Section 4.1 of that report.

## 2.0 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. This document stresses the need for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of natural heritage features. Section 3 of the Planning Act requires that

planning authorities shall “have regard for” the PPS when exercising any authority that affects municipal planning matters.

ORE is knowledgeable of and has reviewed Section 2.1 (Natural Heritage) of the PPS with specific regard to the applicability of the Policy to the subject site. The excerpt below has been taken directly from Section 2.1 of the PPS (2020):

*“2.1 Natural Heritage*

*2.1.1 Natural features and areas shall be protected for the long term.*

*2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

*2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*

*2.1.4 Development and site alteration shall not be permitted in:*  
*a) significant wetlands in Ecoregions 5E, 6E and 7E; and*  
*b) significant coastal wetlands.*

*2.1.5 Development and site alteration shall not be permitted in:*  
*a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*  
*b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*  
*c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*  
*d) significant wildlife habitat;*  
*e) significant areas of natural and scientific interest; and*  
*f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 2.1.4(b)*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

*2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

*2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

*2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

*2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.”*

The proposed development will include lands that are adjacent to a known NHF (i.e., Warsaw Caves PSW complex) and potential NHF. The potential NHF include lands that are potentially suitable habitat for Species At Risk (SAR), Significant Wildlife Habitat (SWH), and potential Significant Woodlands. Based on the preceding, sections of the PPS that are directly or potentially applicable to the proposed development include 2.1.4, 2.1.5 b), 2.1.5 d), 2.1.7 and 2.1.8.

In addition to the above, our report includes discussion of the interaction between identified seepage areas and nearby hydrologically sensitive features, which is (at least partially) applicable to Section 2.2.1 d) and 2.2.1 e) of the PPS (2020) regarding water resources.

### **3.0 Closure**

Our July 2019 report complies with the relevant policies of the 2020 PPS. The proponent's planning consultant (DM Wills Associates Ltd.) has reviewed this EIS and this addendum to confirm that it complies with the planning requirements of the PPS.

–End of Addendum–

**Oakridge Environmental Ltd.**



Rob West, HBSc., CSEB  
Senior Environmental Scientist  
cc: file