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December 19, 2024

Kawartha Conservation  
277 Kenrei Road  
Lindsay, ON K9V 4R1

Attn: Harmanpreet Kaur – Resources Planner

**Re: Environmental Impact Study Addendum - Part Lot 19, Concession 19,  
Municipality of Trent Lakes, County of Peterborough  
Cambium Reference: 17986-001**

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Dear Harmanpreet Kaur,

Cambium Inc. (Cambium) has been retained by Jeffery Homes (the Client) to conduct an Environmental Impact Study (EIS) at Part Lot 19, Concession 19, Municipality of Trent Lakes (previously known as Township of Galway-Cavendish and Harvey), County of Peterborough, Ontario. The Client is pursuing Draft Plan approval for two phases of a residential subdivision (herein referred to as Phases I and II) which requires a settlement area boundary expansion to include the Phase II lands.

A meeting was held on December 2, 2024 with the project team and Kawartha Conservation (KC) to discuss the proposed development. Through this meeting, a staged approach for approvals (i.e., Phase I proceeding in advance of Phase II) was agreed upon by KC.

As a component of the Phase I approval, KC requested that an EIS Addendum Letter be prepared to review ecological sensitivities, policy framework, and the potential impacts to Wetland 1 and Wetland 3, which were identified within the Phase I boundary. The phased approval approach is in acknowledgement that potential impacts to wetlands within the Phase II lands, as well as outstanding peer review comments, will need to be addressed to facilitate Phase II approval. This letter has been prepared to address this request and is intended to accompany the EIS (Cambium, 2024), available under separate cover.



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**NATURAL HERITAGE POLICY CONTEXT**

The previously completed EIS (Cambium, 2024) serves to address all applicable natural heritage policies for the proposed development. Applicable policies, as they are related specifically to KC and Phase I of the proposed development, are provided below and include: the Provincial Planning Statement, 2024 (PPS), *Conservation Authorities (CA) Act*, 1990, and O. Reg 41/24 Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act.

**PROVINCIAL PLANNING STATEMENT, 2024**

The 2024 Provincial Planning Statement has now come into force as of October 2024 (PPS, 2024). However, given Phase I is located within a designated settlement area, no changes to natural heritage related policy provisions are anticipated for the Site.

The PPS provides direction on matters of provincial interest related to land use planning and development. Section 4.1 of the PPS (Ministry of Municipal Affairs and Housing, 2024) protects the form and function of eight types of significant natural heritage features, which include:

- significant wetlands in Ecoregions 5E, 6E, and 7E
- significant coastal wetlands
- significant woodlands in Ecoregions 6E and 7E
- significant valleylands in Ecoregions 6E and 7E
- significant wildlife habitat (SWH)
- significant areas of natural and scientific interest (ANSI)
- fish habitat
- habitat of endangered and threatened species
- coastal wetlands in Ecoregions 5E, 6E, and 7E

Given their significance, development and site alteration are prohibited within provincially significant wetlands (PSW) in Ecoregions 5E, 6E, and 7E and within



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significant coastal wetlands. Development and site alteration in fish habitat and the habitat of endangered and threatened species shall only be permitted in accordance with provincial and federal requirements. Development and site alteration within other natural heritage features and on lands adjacent to all natural heritage features may be permitted if it is demonstrated that there will be no negative impacts on the feature or its ecological function. The PPS defines “development” as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act. “Site alteration” means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Section 4.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features. Focus is given to maintaining hydrologic linkages and functions at the watershed scale to minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts of development. Mitigative measures and/or alternative development approaches should be considered for development near water features.

## ***CONSERVATION AUTHORITIES ACT***

Ontario’s Conservation Authorities are “community-based watershed management agencies, whose mandate is to undertake watershed-based programs to protect people and property from flooding, and other natural hazards, and to conserve natural resources for economic, social and environmental benefits” (Conservation Ontario, 2022).

KC regulates these features under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act.

Cambium understands that based on recent regulatory changes, KC will be commenting on this file related only to natural hazards and flooding. The proposed development will require the removal of an unevaluated wetland and will therefore require approval from KC under O.Reg 41/24.



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**EXISTING CONDITIONS**

As outlined in the EIS (Cambium, 2024), three wetland complexes were identified on the Site: Wetland 1 (composed of Community 7), Wetland 2 (composed of Community 3B, 6A, 6B and part of 7) and Wetland 3 (composed of Community 3A). As requested, this letter has been prepared to specifically discuss Wetland 1 and Wetland 3, which are located within the Phase I lands.

An overview of the form and function of each of these wetland complexes is provided below based on the field investigations completed by Cambium in 2023 and 2024. Additional details are provided in the comprehensive EIS, available under separate cover.

**WETLAND 1**

Wetland 1 was a Swamp Maple – Conifer Mineral Mixed Swamp Type (SWM2-2). The community was dominated by Freeman Maple (*Acer x Freemanii*) with Green Ash (*Fraxinus pennsylvanica*), Eastern White Cedar (*Thuja occidentalis*), and White Elm (*Ulmus americana*) associates. Black Ash (*Fraxinus nigra*) an endangered species was also observed in this community. Understory cover was minimal with European Buckthorn (*Rhamnus cathartica*) and Ash samplings being the most abundant. Ground cover was dominated by Nodding Beggarticks (*Bidens cernua*), Reed Canary Grass (*Phalaris arundinace*) and to a lesser extent various sedge spp. (*Carex spp.*). This community contained 0-30 cm of standing water at various points throughout the community with most of the community containing no standing water.

This feature provides potential habitat for both amphibian and reptile species. Amphibian calling surveys conducted within this community documented Gray Treefrog (*Dryophytes versicolor*) and Green Frog (*Lithobates clamitans*). This wetland complex was identified as candidate significant wildlife habitat (SWH).

**WETLAND 3**

Wetland 3 was classified as a Reed-Canary Grass Mineral Meadow Marsh (MAM2-2). This community was dominated by Reed Canary Grass, with Broad-



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leaved Cattail (*Typha latifolia*), and Spotted Joe Pye Weed (*Eutrochium maculatum*) associates and dominating certain areas of the community. Yellow Marsh Marigold (*Caltha palustris*) was present within the community in the spring. Some shrubs species were present on the edges of the community which included Red-osier Dogwood (*Cornus sericea*) and Willow spp. (*Salix* spp.). Some areas of the community contained standing water in the spring but were dry by July. No provincially rare (i.e., S1, S2 or S3) vegetation species were documented within this wetland, and there were no rare vegetation community types observed.

Cambium conducted wildlife surveys, including amphibian calling surveys within this feature, to document activity. Based on survey results completed in 2023 and 2024, Wetland 3 does not qualify as SWH.

Given the water depth and hydroperiod for this community it does not provide overwintering habitat for turtles and does not provide suitable basking habitat for turtles.

Overall, Wetland 3 is generally of low sensitivity and provides limited habitat to wildlife. Its habitat characteristics (i.e., form and function) are ubiquitously present on the landscape. No significant wildlife habitat or species at risk habitat was identified within the feature.

## IMPACTS AND DISCUSSION

The following section seeks to address potential impacts to Wetland 1 and Wetland 3, and summarize policy conformity under the PPS (2024), *Conservation Authorities (CA) Act*, 1990, and *O. Reg 41/24 Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act*. As outlined above, the details herein are specific to the proposed development of Phase I.

### WETLAND 1

Phase I of the proposed development is located entirely outside of Wetland 1. Avoidance and mitigation measures will incorporate a 30 m minimum setback to the feature. As such, no direct impact will occur to the wetland. Further, the EIS



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identified potential buffer enhancement areas within the setback areas which could serve to improve vegetation density and ecological function, post-development. This approach was informed and supported by KC during a meeting held on December 2, 2024.

To mitigate indirect impacts, a stormwater management plan has been prepared by D.G Biddle (Biddle) to ensure adequate quality and quantity controls for the proposed development. Nominal changes to flow patterns are expected post-development with further refinement available during Phase II and the detailed design process. In particular, a feature-based water balance will be completed to better understand the hydraulic capacity of Wetland 1 and inform site-specific mitigation strategies to the wetland.

Based on the above, and the details provided in the SWM Report (Biddle, 2024), potential impacts to Wetland 1 can be avoided or adequately mitigated. Further, it has been demonstrated that requirements under O.Reg 41/24, with respect to hazard lands and flooding, have been addressed, subject to KC review and associated permitting.

### **WETLAND 3**

The proposed development of Phase I requires the removal of Wetland 3 to accommodate the design. Through targeted ecological investigations, the wetland was not identified as significant wildlife habitat or habitat that supports endangered or threatened species. As such, the removal of the feature can be completed in conformity with the PPS (2024) and the *Planning Act*, subject to permitting from KC as it relates to hazard lands and flooding.

To facilitate permitting under the *Conservation Authorities Act* and *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits* it must be demonstrated that consideration to, and the control of, hazard lands and flooding is maintained in the post development conditions.

A stormwater management plan has been prepared by Biddle which will utilize an infiltration gallery at the road's low point in conjunction with 2 orifice plates to attenuate the post-development flows to the allowable pre-development levels at



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the Site's outlet to County Road 49. An infiltration trench has been sized to infiltrate 100% of the 5-year storm. Flow volumes exceeding the gallery's capacity will be stored within the roadside ditch and the post-development flows will be attenuated to the allowable pre-development levels through the implementation of a manhole complete with 2 orifice plates at the outlet. The use of LID measures provides sufficient storm reductions such that, no adverse impacts are anticipated on the existing downstream drainage network.

Based on the above, and associated details provided in the SWM Report (Biddle), the removal of Wetland 3 can be completed in conformity with O.Reg 41/24, subject to KC review and associated permitting.

**CONCLUSION**

As outlined above, Phase I of the proposed development and the associated removal of Wetland 3 can be completed in conformity with the PPS, CA Act, and O. Reg 41/24. Cambium acknowledges that approval of Phase II will require additional analysis including a feature-based water balance and responses to peer review comments.

We trust that this letter meets your needs at this time. If you have any questions or would like to discuss the contents of this letter, please feel free to contact me at 705-719-0700.

Best regards,

**Cambium Inc.**

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Technologist / ISA Arborist

BH/cj

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Camden Jerney, B.Sc., Can-CISEC  
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### Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

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