



Plan Review and Permitting Services Memo

To: Matt Wilkinson
From: Jasmine Gibson
CC: File
Date: March 15, 2022
Subject: Ecology Review of the NHE and Consent Applications at 4131 County Road 32
Roll #: 1522 010 003 14620
File: PPLD-2222 (B-21-22) & PPLD-2223 (B-22-22)

The Otonabee Region Conservation Authority (Otonabee Conservation) Plan Review and Permitting Services technical staff have received the December 2021 'Natural Heritage Evaluation' (NHE, ORE Project # 21-2882) prepared by Oakridge Environmental Ltd. (ORE). The NHE supports Consent Applications B-21-22 (Lot A) and B-22-22 (Lot B) to create two new residential lots at 4131 County Road 32 – a developed agricultural lot outside of settlement areas.

Available provincial mapping, Otonabee Conservation staff May 2021 observations, and the NHE (Sections 1.2, 2.4, 4.1 & 5.0 and Figure 4) confirm unevaluated wetlands on the subject property including the proposed severed parcels (Consent Applications and NHE Figure 4). Sawyer's Creek bisects the retained parcel – the NHE confirms this watercourse and the wetlands on site are hydrologically connected/extensions to the Sawyer Creek provincially significant wetland (PSW). Soils within the severed parcels include organics and iron precipitates/mottling, as well as limestone bedrock – blasting is proposed to enable development of these residential lots.

Hydrologic/Water Features

Based on the review, technical staff are of the opinion the applications have not demonstrated consistency with provincial policies – Growth Plan policies 4.2.3.1 & 4.2.4 (1-3) and PPS policies 2.1.4 (a), 2.1.8 and 2.2.1 e) or regulatory policies – Otonabee Conservation wetland policies 2.3.2, 7.0(1), 7.1(1), and 7.2(1, 2, 4, & 16) for the following reasons:

1. The NHE Figure 4 illustrates the ELC ecosites and wetland boundaries for Roll #1522-010-003-14620 – subject to these Planning Act Applications and Roll #1522-010-004-03505 – small lot to the south (wetland boundaries on the retained parcel were not confirmed in the NHE). Technical staff note that NHE Figure 7 is not consistent with NHE Figure 4 – the wetland boundary is not consistent with that of wetland ecosite SWM1-1 and excludes wetland ecosite SWT2 (see Figures A & B). The accuracy of mapping should be verified with ORE given the discrepancies.

- The Consent Applications as proposed do not appear consistent with the NHE mapping and recommendations or provincial and regulatory policies. The severed parcels should be relocated out of the wetlands and the 30-metre buffer/VPZ to demonstrate consistency with ORE confirmed wetland boundaries and applicable policies that prohibit development and site alteration within hydrologic features.

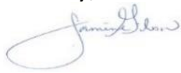
Natural Heritage Features – Species at Risk

Ontario's Make a Natural Heritage Map suggests the property is traversed by threatened species and special concern/significant wildlife species. The NHE confirms potential habitat for these species on the retained parcel (NHE Sections 5, 6 & 9, and Appendix D).

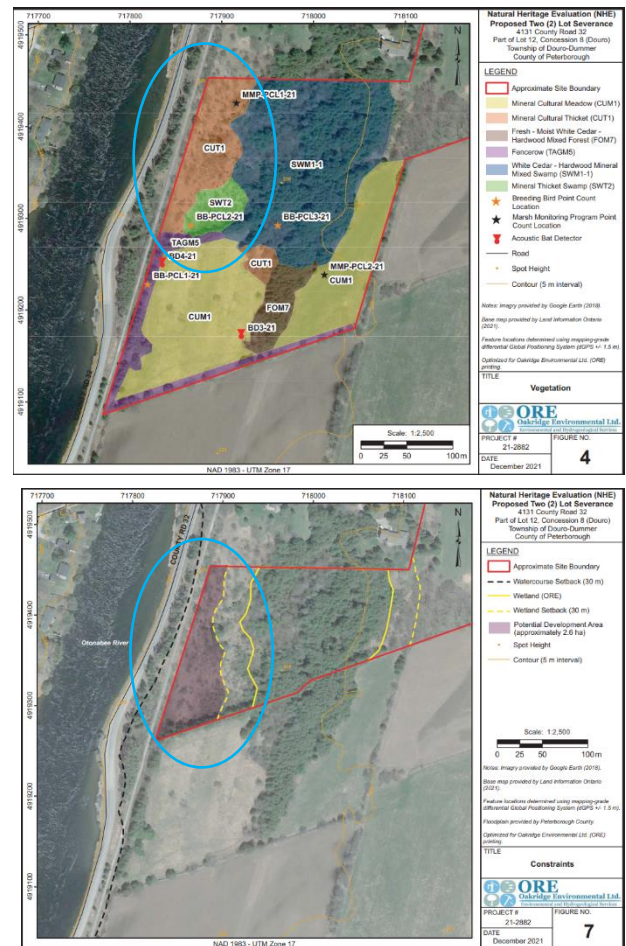
Given the proposed blasting and proximity of regulated threatened species, the landowner is responsible to demonstrate compliance with the Endangered Species Act (ESA) prior to commencement of any on-site development (grading, roads, buildings).

Should the proposal/applications change, technical staff may have additional comments/recommendations. If you have any questions, please contact the office.

Sincerely,



Jasmine Gibson
Planning Ecologist



Figures A & B – Figure 7 mapped wetland boundary is not consistent with the ELC wetland ecosites SWM1-1 and SWM2 boundaries. As such, the 30-m wetland buffer/VPZ is closer to the trail.