

10 October 2022

Dave Brown,
400 Douro First Line,
705.652.1645,
dbrown50@rogers.com

Re: **Proposed severance**
400 Douro First Line
Part Lot 5, Concession 3
Township of Douro-Dummer
County of Peterborough

Dear Mr. Brown

The property is approximately 41 ha in size and located in a rural area with mostly active agricultural properties. The proponent is applying for a single severance on top of the hill on the farm. The severance configuration is located in an area of drumlins with low areas contained wetland pockets.

The severance is about 120 m from an unevaluated wetland on the farm east of severance. Otonabee Conservation have also suggested there may be a wetland on the farm at the bottom of the hill near the farmhouse. This looks like a drainage area or wet area on aerial photography.

The County Land Division (Peterborough) has asked for an opinion letter from a qualified wetland biologist regarding the presence of wetlands on the property and if it is within 120 m of the proposed severance. A mapped unevaluated wetland is located approximately 120 m to the southeast of the proposed severance. There is currently no wetland mapped on the subject parcel on ORCA, County or MNRF GIS mapping or schedules.

GHD completed a site visit on August 7, 2022 to walk the property and confirm the presence/absence of wetlands on or within 120 m of the proposed severance.

This field is located just south of the farmhouse and barns and is used by cattle for pasture. As a result the field grass is short from moderate grazing and trampling. In the middle is a slightly lower area where reed canary grass and narrow-leaved cattail have established (0.5 acre). Although the cattle seemed to be walking through this area, the plant species are not ones that are browsed by cattle. The wetland is approximately 150 m from the proposed severance.

The damp soils, species of hydrophilic/wetland plants and some loamy soils, did confirm that pocket is wetland. It has not been evaluated under OWES and is an isolated feature in a low area. There was no evident outlet or inlet.

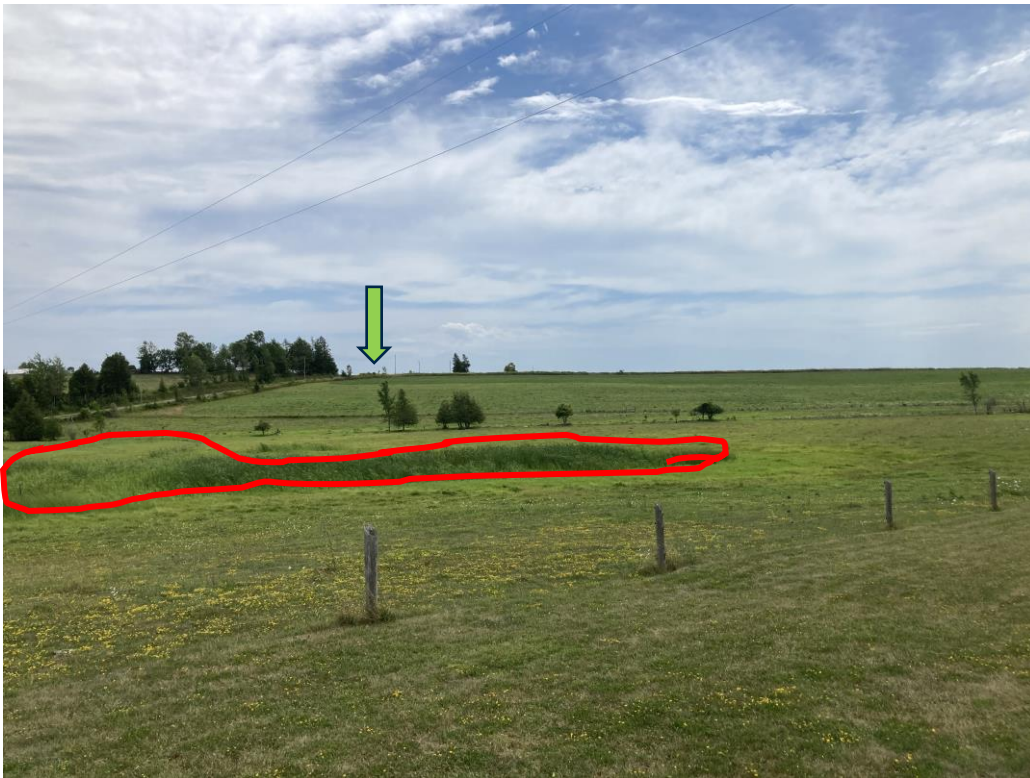


Photo 1. View of wetland pocket on farm pasture (red outline), facing south. Green arrow is location of proposed severance.

To the south of the proposed severance and on the east side of the road was a low area that conveyed some water to the east. The presence of reed canary grass, slender willow and red-osier dogwood and the saturated conditions confirmed this was wetland. The feature was narrow as mapped on MNRF Make a map and ORCA mapping and drained eastward.



Photo 2. View of wetland to south of proposed severance, facing north east. Wetland is the brown grass (reed canary grass and willow to right of cedars (outlined in red).

The location the proposed severance and the location of these two wetlands creates two 120 m regulated area lines, that leave a gap between at the top of the hill. This is the location of the proposed severance.

Modifications to the severance line and lot shape may be able to remain outside of the 120 m distance from both wetlands, however other factors such as MDS arc, required minimum road frontage and minimum lot area also are considered.

If the 120 m distance cannot be met as a result, the following statements can be made.

1. The wetlands are located on low areas to the north and south and associated with drainage off of the rolling hills and drumlins.
2. The northern wetland is less than 2 hectares in size, at 0.5 acres.
3. The hill where the severance is proposed is well above the elevation of the wetlands and at the highest point on the property.
4. The field associated with the severance is active agricultural land and has limited ecological functions.
5. The creation of lot and the construction of a single family dwelling would not have a negative impact on the natural features or ecological functions of the southern or northern wetland.
6. No hydrological impacts from the proposed severance or dwelling construction are anticipated as the runoff from the top of this hill will continue to be downslope to the north and south.

If you require further information please contact me.

Regards



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Figure 1. Google air photo showing location of wetlands and proposed severance.