

# Memorandum

Date: December 22, 2023

File #: 2105001

To: Uzo Rossouw - Beachcroft Investments Inc.

From: Austin Adams

CC:

Re: Addendum to Environmental Impact Study - Hillsburgh Subdivision

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This addendum letter is provided for the Environmental Impact Study (EIS) for the proposed subdivision development located within the Hillsburgh Urban Area, on the north side of Trafalgar Road, and west of County Road 22. This addendum is provided to demonstrate specific elements that have arisen from agency review of the first submission of the Plan of Subdivision Application (SPA), and to also demonstrate the changes in Site Plan that have precipitated from the review.

The changes in the Site Plan occur within the same development envelope as the original submission, and there are no changes to the conclusions of the EIS as a result. However, it was considered appropriate to demonstrate the revised Site Plan in relation to the Subject Property's Natural Heritage Features (NHF). Additionally, while most of the agency comments are addressed directly in the comment response matrix, a revised figure was considered necessary to demonstrate that the setbacks to other NHF (wetlands, seep) contained within the woodland are captured within the overall NHF/Woodland setbacks.

Towards that end, a revised version of the EIS **Figure 3** (Planned Development) is presented in this addendum.

## 1. Natural Heritage Feature Setbacks

Within the agency comments, Item 116 sought to clarify wetland and seep boundaries and corresponding buffers. Per Credit Valley Conservation Authority (CVC) policies, "other wetlands", such as the ones within the NHF areas of the Subject Property require a 10 m setback. Similarly, as only one seep was observed, the area would not qualify as Significant Wildlife Habitat (SWH). Regardless, the SWH criteria states that the forest area containing the seep would be the SWH. This forest has been protected and setback; **Figure 3** also now shows that the seep area itself has a minimum 10 m setback surrounding it, completely within the on-site woodland.

## 2. Planned Green Spaces and Offsetting

As stated in the Original EIS, the removal of the Cultural Woodland (CUW1) and Fencerows A to C (TAGM5) will result in the loss of trees and vegetated area that is considered outside the natural heritage system.

These areas are approximately 3.14 ha and largely will need to be cleared and graded to accommodate the proposed development including the installation of the stormwater management system.

The CVC *Ecosystem Offsetting Guideline* details that land removed from the *natural heritage system* should be offset at a minimum of a 1:1 ratio (Credit Valley Conservation Authority, 2020). As the areas removed are not considered part of the natural heritage system, and the *Guideline* also has adjustments for areas of high dominance of non-native and invasive species, such as the Cultural Woodland (CUW1), the 1:1 ratio is considered appropriate for the proposed development.

In the **original EIS**, planned green spaces accounted for 3.0 ha of the proposed development, and the 10 m natural feature setbacks are 1.5 ha; being 4.5 ha total. In addition, the individual lots will be landscaped. While the grading will result in a loss of treed area, in the long run this will result in a net gain in green spaces over the current agricultural lands. The larger open spaces were necessary for the planned stormwater detention tanks and management with public parks. The SWM Blocks are also Park Blocks. Per Bill 23, encumbered Parkland with infrastructure receives Parkland Credit.

In the **revised Site Plan**, planned green spaces now account for 3.2 ha of the proposed development, with the addition of a dedicated park space and the addition of another Stormwater Management (SWM) area. Note that detention tanks are no longer planned, in favour of the two SWM ponds now being proposed can be naturalized, and with open waters, would provide diversity in the planned green spaces.

Together with the 1.5 ha in natural feature setbacks (which remain unchanged), green spaces within the planned development total 4.7 ha.

### 3. Closure

We trust that this Addendum, in concert with the responses to first submission agency review comments, provides sufficient detail and clarity on the changes to the revised Site Plan. Please contact Austin at 647-461-2372 or [austin.adams@pecg.ca](mailto:austin.adams@pecg.ca) should you have any questions.



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Austin Adams, M.Sc., EP  
Senior Ecologist





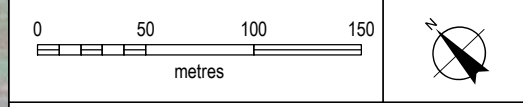
- LEGEND:
- Drainage Feature
  - Staked Limit (CVCA)
  - Waters Edge
  - Natural Feature Setback (10 m)
  - Ecological Land Classification (ELC)
  - Existing Trail
  - Planned Anthropogenic Green Space
  - Stormwater Management Pond
  - Development Plan
  - Subject Site (52.23 ha)

- ELC DESCRIPTION:
- CUM: Cultural Meadow
  - CUM1: Mineral Cultural Meadow
  - CUP3-2: White Pine Coniferous Plantation
  - CUP3-3: Scotch Pine Coniferous Plantation
  - CUW1: Mineral Cultural Woodland
  - FOD4: Dry-Fresh Deciduous Forest
  - FOD5-7: Dry-Fresh Sugar Maple - Black Cherry Deciduous Forest
  - SWT2-5: Red-osier Mineral Thicket Swamp
  - OAGM1: Annual Row Crop
  - TAGM5: Fencerow
  - HR: Hedgerow
  - CVC\_2: Light Industry
  - CVR\_1: Low Density Residential
  - CVR\_3: Single Family Residential
  - CVS\_1: Education

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CLIENT:  
**Ballantry Homes**

PREPARED BY:  
**Palmer** | PART OF SLR



PROJECT: Hillsburgh Due Diligence	
PROJECT NO. 2105001	REVISION: 3-3
DATE: Dec 22, 2023	SCALE: 1:3500
DRAWN: CV/SM	DATUM: NAD 1983
CHECKED: AA	PROJECTION: UTM zone 17

**Proposed Development**

**Figure 3**