

# Conservation Partners Partenaires en conservation



Via E-mail (Krista.Wiedenaar@uclg.on.ca)

June 30, 2022

Ms. Krista Wiedenaar  
Secretary/Treasurer of Consent Granting Authority  
25 Central Ave. West, Suite 100  
Brockville, ON  
K6V 4N6

**Re: Application for Consent (B-84-22)**  
**1902 Crowder Road, Township of Edwardsburgh-Cardinal**  
**Applicant: John Hunter**  
**Roll Number: 070170103511100**

Dear Ms. Wiedenaar,

South Nation Conservation (SNC) has reviewed the above-noted consent application to create a new residential lot.

We have considered the potential impacts of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020), issued under Section 3 of the *Planning Act*, 1990. The following natural heritage and natural hazards were considered, based on a desktop review.

<b>Natural Heritage Features (S.2.1 PPS):</b>	<b>Natural Hazards (S.3.1 PPS):</b>	<b>Clean Water Act (2006)</b>
Significant wetlands	Hazardous lands	Source Protection Areas
Significant woodlands	<i>Flooding</i>	
Significant valleylands	<i>Erosion</i>	
Significant wildlife habitat	Hazardous sites	
Significant Areas of Natural and Scientific Interest	<i>Unstable soils</i>	
	<i>Unstable bedrock</i>	
Fish habitat		

In addition, we review the application in accordance with the Source Water Protection Agreement between the Township of Edwardsburgh-Cardinal and SNC.

## **Natural Heritage**

### *Fish Habitat*

The retained lot contains a mapped watercourse that flows north connecting to the South Nation River.

Section 6.17.7 of the Edwardsburgh-Cardinal Official Plan requires the preparation of an environmental impact assessment for development and site alteration within or 120 metres adjacent to fish habitat to demonstrate there is no negative impacts on the fish habitat or their ecological function.

We note that no new development is proposed on the retained parcel. The severed parcel will be developed with a new residential use; however, the severed lot is more than 120 meters from the mapped watercourse.

The Official Plan of Leeds and Grenville section 4.2.14. b) allows local municipalities to scope EIA requirements in consultation with the appropriate Conservation Authority. Since no new development is proposed on the retained lot the Environmental Impact Assessment (EIA) could be scoped to address only the features on the severed lot. A scoped EIA can be completed by the landowner and would require ground truthing for any watercourses within 120 m of the severed lot.

If future development is proposed near any watercourses, please note that SNC implements Ontario Regulation 170/06, made under Section 28 of the *Conservation Authorities Act*. Any interference or alteration to a watercourse requires a permit from SNC, and restrictions may apply.

### *Significant Woodlands*

The severed and retained lots contain significant woodlands identified on Schedule B of the Township of Edwardsburgh-Cardinal Official Plan.

Section 6.17.5 of the Edwardsburgh-Cardinal Official Plan requires the preparation of an environmental impact assessment for development and site alteration proposed within or 120 metres adjacent to the significant woodlands to demonstrate there is no impact to the woodlands or their ecological function.

The Official Plan of Leeds and Grenville section 4.2.14. b) allows local municipalities to scope EIA requirements in consultation with the appropriate Conservation Authority. The proposed single residential development is considered minor and is not expected to have a significant negative impact on the woodland. A scoped EIA, completed by the landowner, should be completed including an assessment for species at risk, location of any unmapped features within 120 meters of the proposed property lines, building envelope, and mitigations for construction. South Nation Conservation can assist with the format and details of this scoped EIA.

## **Natural Hazards**

SNC's review did not identify any natural hazards on the proposed severed or retained lots.

## **Municipal Source Water Protection**

The proposed severed and retained lots are not within a Municipal drinking water Intake Protection Zone or Wellhead Protection Area.

## **Conclusion**

SNC does not object to the application; however, should the Approval Authority conditionally approve the application, SNC requests the following condition be included in the decision:

- 1. The applicant submits a scoped environmental impact assessment for the proposed severed lot, demonstrating there will be no negative impacts on the present natural heritage features.**

**The assessment can be completed by the landowner and should include a screening for species at risk and species at risk habitat, identify any unmapped natural features, identify a building envelope and mitigations, to the satisfaction of South Nation Conservation.**

I trust the above is to your satisfaction. Please feel free to contact our office if there are any questions or concerns.

Kind regards,



Alison McDonald  
Team Lead, Approvals  
South Nation Conservation

*SNC-2810-2022*