

Conservation Partners Partenaires en conservation



Via E-mail (wvankeulen@twpec.ca)

April 12, 2022

Wendy Van Keulen
Community Development Coordinator
Township of Edwardsburgh Cardinal
18 Centre Street
Spencerville, ON K0E 1X0

**Re: EIS and Geotechnical Review & Clearance
2017 County Road 2
Township of Edwardsburgh-Cardinal
Lot 20, Concession 1 (Edwardsburgh)
Applicant: David T. Annable – Annable Designs Co. Ltd.
Roll Number: 070170101515802**

Dear Ms. Van Keulen,

South Nation Conservation (SNC) has reviewed the revised technical studies at the above-noted property for consent application B-65-21. The following documents were included in our review:

- i. Severance Sketch for 2017 County Road 2. Dwg. Sv1. Prepared by Annable Designs. Dated January 6, 2022.
- ii. Environmental Impact Statement for 2017 County Road 2, Edwardsburgh-Cardinal, Ontario. Prepared by Kilgour & Associates Ltd. Dated February 9, 2022.
- iii. Geotechnical Investigation Proposed Development 2017 County Road 2 Edwardsburgh-Cardinal, Ontario. Prepared by Paterson Group. Signed, stamped and dated October 12, 2021.
- iv. Geotechnical Response to SNC Comments. Prepared by Paterson Group. Signed, stamped and dated February 4, 2022.

The review considers the impacts of the application and future development of the vacant lots on the local environment, as outlined under Sections 2.1 (Natural Heritage), 2.2 (Water) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020), issued under Section 3 of the *Planning Act*, 1990.

Natural Heritage

South Nation Conservation accepts the findings and recommendations of the final Environmental Impact Statement. The study includes the following mitigation and direction:

- The entire Johnstown Creek Marsh Complex PSW area on the Site will not be subject to severance or development and will remain as part of the retained parcel. As part of the rezoning application, the EP-w zone is proposed to be consistent with the Provincial wetland boundary.
- No shoreline infrastructure (dock, pathways, hard or soft landscaping) will be considered as part of future development.
- As the Provincial boundary represents a more conservative wetland delineation than the field exercise based on current conditions, the 15 m setback from the PSW will be established using the Provincial boundary.
- Following geotechnical recommendations, no vegetation clearing is to take place on the slope face itself, as the existing vegetation cover on the slope provides additional stability to the slope and reduces surficial erosion due to surface water runoff.
- Silt fence paired with sturdy construction fence along the project perimeter (i.e., along the setback from the top of the slope and the wetland). This fencing can also act as a wildlife exclusion measure for smaller and less mobile animals that may occupy the adjacent wetland habitat such as amphibians and turtles.

Slope Stability

The Geotechnical Investigation recommends a 6-metre setback from the top of slope. South Nation Conservation accepts the consultant's findings and recommendations.

Regulatory Requirements

SNC implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses, developed under Section 28 of the Conservation Authorities Act.

The property contains areas within the 100-year floodplain, an unstable slope, a Provincially Significant Wetland, and areas adjacent to these features. Any development within 120m of the Provincially Significant Wetland will require a permit and restrictions may apply. Further, any interference with the St. Lawrence River will require a permit and restrictions may apply.

Conclusion

South Nation Conservation accepts the findings and recommendations of the technical studies submitted for the application. Both studies recommend setbacks, and the greatest setback must be applied during the development of the properties. It is recommended that the greatest setback be reflected in the Zoning Bylaw to notify future landowners of the constraints.

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

Kind regards,

A handwritten signature in black ink that reads "James Holland". The signature is written in a cursive style with a large, stylized "J" and "H".

James Holland, MSc RPP
Watershed Planner
South Nation Conservation

c.c. David Annable, Agent

SNC-2383-2021