



Environmental Assessments & Approvals

October 23, 2018

AEC 14-146

Corseed Development
c/o Innovative Planning Solutions
150 Dunlop Street East, Suite 201
Barrie, Ontario
L4M 1B2

ATTN: Darren Vella, President and Director of Planning

Re: **Response to Grand River Conservation Authority comments concerning the Corseed Draft Plan Subdivision, Part of Lot 30, Concession 2, Town of Grand Valley, County of Dufferin**

Dear Mr. Vella:

Azimuth Environmental has reviewed the comments provided by the Grand River Conservation Authority (GRCA) in their June 19th, 2018 letter regarding the Corseed Draft Plan of Subdivision. We provide the following information to address the following comments (italicized) regarding Natural Heritage components of the submission:

- 1) Reply to Review Comment #1, the application of a wetland buffer ranging from 0 – 30m is not acceptable. The 2017 TRCA Wetland Water Balance Risk Evaluation is not appropriate for determining wetland buffer dimensions and treatments. The use of rear lot fencing is encouraged to limit encroachment and future impacts to the wetland. A 30m wetland buffer would be suitable with a minimum 10m no-touch setback from the confirmed wetland boundary. All rear lot lines should be located outside of the minimum 10m setback. The remaining 20m dimension could potentially support limited grading, SWM infrastructure, and enhanced vegetation plantings.*

Based on GRCA's most recent comments (June 2018), the Corseed Draft Plan of Subdivision has been updated (Figure 3). As per GRCA request, a 10m no touch setback from the limits of the wetland has been provided. Adjacent to the 10m wetland setback within the northern 2/3 of the boundary is a proposed stormwater management block



(Block 7; Figure 3). Residential lots will abut the stormwater management block and will be located >30m from the wetland. Stormwater infrastructure was listed as a potential use by GRCA outside of this 10m setback. Although not a natural feature, a properly managed stormwater management pond can represent a relatively benign use on the landscape and in many respects, function to provide habitat for local wildlife, much like a natural wetland community. Stormwater controls should be implemented to meet Ministry of the Environment and Climate Change standards for water quality and quantity.

Five lots along the southern 1/3 of the wetland will abut the 10m wetland setback. The 10m buffer will provide a screen to adjacent residential development and will aid in the attenuation of any potential excess nutrients and pollutants that may migrate towards the wetland community. The 10m setback is sufficient to protect the critical root zone of the vegetation within the delineated wetland feature. The homes within these five lots will front onto Street “B” and will be located at least 30m from the wetland itself therefore; the backyard amenity space would abut the 10m setback.

The 10m setback along the entire wetland should be delineated by a fence to prevent encroachment into the wetland buffer. The 10m buffer should be composed of native self-sustaining vegetation. Opportunity exists to further enhance the buffer area with native shrub/tree planting. The above recommended mitigation measures will reduce potential encroachment and degradation of the wetland by future residents of the subdivision.

- 2) *Natural Heritage – Advisory Comments Reply to Review Comment #3, the proposed setback/buffer dimensions and lot configuration should be deferred until confirmation from MNR regarding ESA species is received. Compliance with ESA species and habitat criteria potentially could influence buffer dimensions and treatment.*

The proponent is aware that consultation with MNR regarding potential Species at Risk is required prior to any site alteration or development to ensure compliance with Ontario’s *Endangered Species Act*. We would suggest that the requirement for written confirmation from MNR regarding Species at Risk is a condition of Draft Plan approval and should not delay discussions surrounding the wetland buffer.



We trust that the information provided addresses the comments provided by the GRCA in their aforementioned letter. Should you require further information, or have any questions regarding the natural history of the property, please contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

A handwritten signature in blue ink that reads "L. Moran".

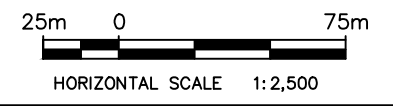
Lisa Moran, B.Sc.Env
Terrestrial Ecologist

Attach: Figure 3: Proposed Development Plan



LEGEND:

- Approx. Property Boundary
- Watercourse
- - - Floodplain (GRCA)



Proposed Development Plan

County Rd. 25,
Grand Valley, ON

DATE ISSUED:	October 2018	Figure No. 3
CREATED BY:	JLM	
PROJECT NO.:	14-146	
REFERENCE:	First Base Solutions	

Printed by: MCCARTNEY on September 26, 2018 at 11:12am
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