07 June 2023

Mr. Zayoun
11309455 Canada Inc.
1202 Carp Road
Stittsville, Ontario
K2S 1B9

Subject: 355 Franktown – Addendum to Environmental Impact Study

Dear Mr. Zayoun:

Bowfin Environmental Consulting (Bowfin) prepared an Environmental Impact Study (EIS) for the proposed residential development at 355 Franktown Road on behalf of 11309455 Canada Inc. Since that time, Bowfin has merged its services with those of CIMA+. As such, the mandate of addressing comments has been transferred to CIMA+. Following our review of the of the consolidated comments provide by the Lanark County Planning Department on March 27, 2023, CIMA+ offers the following input the comment concerning the EIS. Note that portions of the Bowfin report are included appended to this memo.

MVCA'S COMMENT

The Mississippi Valley Conservation Authority (MVCA) provided one comment on Bowfin's EIS, as reproduced below from the MVCA letter dated March 24, 2023:

> *"We understand that the wetland will be eliminated as part of the proposed subdivision. However, the EIS does not discuss any potential impacts. Given the importance of wetlands with respect to local flooding and erosion, we recommend that it be assessed in regard to the impact on adjacent features and flooding."*

RESPONSE

As per the Bowfin report, the vegetation communities included a tall shrub swamp in the centre, on the north side of the property that continued further offsite, to the north (figure and community description appended). Overall, only 0.06 ha of wetland was present within the 355 Franktown site. Based on Bowfin's interpretation of available satellite information, this wetland had a size of 1.9 ha (both on and off site). As such, the 355 Franktown Road project would require the removal of ±3% of the northern wetland.

A review of McIntosh Perry Consulting Engineers' Servicing Report (MPCE, 2022) notes the following:

- That under the existing conditions the site drains generally to the southeast with only a very little area that may contribute to the wetland to the north.
- A new storm water facility on the 355 Franktown Site that will store up to the 100-year event. Flows in excess to 100-year would flow overland and into the receiving waterbody.
- The SWM facility would outlet into a storm water pipe and discharge into a newly re-aligned tributary on the neighbouring lands to the east. The discharged flows will travel through erosion control and velocity reducing mechanisms to prevent erosion to the receiving waterbody.
- The stormwater management for 355 Franktown will ensure that pre-development and post-development 5 and 100-year flows will be the same.
- As seen on the figures in MPCE report, the remainder of the wetland, the portion offsite to the north, is scheduled to be removed as part of another unrelated development. It is anticipated that the development to the north will ensure that any flooding or erosion potential is addressed through their stormwater and servicing.

Further, in communications with MCPE they have indicated that there will be no erosion or flooding of the wetland associated with the receiving waterbody. The receiving waterbody includes a newly realigned channel that has been designed to accommodate all three developments.

"*As the channel has been designed to sustain flow throughout the year, incorporates upstream and downstream bankfull characteristics to maintain flow and utilizes a controlled outlet complete with flow spreaders to disperse flow", it is not anticipated that the proposed SWM facility and channel realignment will adversely impact the performance of the existing surrounding wetland*."

ASSESSMENT

Based on the information above, the 355 Franktown Road project will remove ±3% of the 1.9 ha wetland, and the overall contours and servicing information indicates that the property drains to the southeast and not to the north wetland. In addition, this new development includes a design to capture all surface runoff and to direct this to new servicing that has been designed to include this flow. Details on the proposed design elements including pre-development and post-development drainage, stormwater management, as well as temporary and permanent erosion and sediment control measures are included in the Servicing Report (MPCE, 2022). Based on the available information, the potential for adverse impact attributable to the proposed development is understood to be low with respect to the small (0.06 ha) reduction of the on-site wetland feature as it relates to local flooding and

erosion on-site and neighbouring lands. Further, the adjacent lands will all be developed and serviced.

It is noted that during construction, the contractor will need to ensure that appropriate erosion and sediment control measures are present on-site to capture any sediment-laden water as per the erosion and sediment control drawings that will be provided by MPCE at that time. The contractor will be directed to construct a sediment trap or other measure to provide the on-site storage during construction thereby preventing impacts to downstream land owners.

CONCLUSION

As noted above, the purpose of this letter is to address the comment from MVCA on the EIS (Bowfin, 2022). Provided that the design for during construction and post-development captures all water from the 355 Franktown Road property and that the stormwater management facility results in 80% Total Suspended Solids (TSS) removal, then no impacts from the removal of the 0.06 ha of swamp are anticipated to adjacent land owners.

Please do not hesitate to contact the undersigned should you have any questions

Sincerely,

Al Quinsey
Biologist

Michelle Lavictoire
Senior Biologist / Senior Project Manager

REFERENCES

Bowfin Environmental Consulting (2022) 355 Franktown Environmental Impact Study. Prepared for 11309455 Canada Inc. Prepared by Bowfin Environmental Consulting February 2022. 60pp.

McIntosh Perry Consulting Engineers Ltd (2022). Servicing and Stormwater Management Report – 355 Franktown Road. Prepared for 1139455 Canada Inc. Prepared on July 15, 2022. 67pp.

Vegetation Description of the Tall Shrub Swamp Community

"It was fairly disturbed with several brush piles and stumps as well as emerald ash borer, and glossy buckthorn. In some areas the glossy buckthorn was the only species present. The soil was sampled to a depth of 58 cm. The upper layer was a silty clay loam (0-32 cm) with a silty sand underneath (32-58 cm). The water table was 47 cm below the surface. The wetland was a tall shrub swamp with three forms. These were: dead deciduous trees (mostly dead ash), tall shrub (glossy buckthorn, green ash, white ash, black ash, slender willow, and nanny berry (note that these individual trees were <6 m tall), and ground cover (purple loosestrife, spotted joe-pyeweed, sensitive fern, river grape, Virginia creeper, swamp milkweed, bittersweet nightshade, boneset and spotted jewelweed.). Other species encountered were reed canary grass, broad-leafed cattail, silver maple, Freeman's maple, scouring rush, and sedges." (Bowfin, 2022)

Photo 1: Looking north from center of Tall Shrub Swamp (July 1, 2021)

Figure 1: Location of Wetland and Vegetation Description from EIS (Bowfin, 2022)