

Conservation Partners Partenaires en conservation



March 28, 2023

County of Lanark, Land Division
99 Christie Lake Road
Perth, ON K7H 3C6

Attention: Julie Stewart

Subject: **Grizzly Homes (Franktown Subdivision) c/o Mike Facchin
Draft Plan of Subdivision
Conc. 3, PT SW1/2 Lot 10, Township of Montague**

The Conservation Partners, Planning and Development Review Team (Rideau Valley Conservation Authority (RVCA)) has reviewed the above noted application within the context of 3.1 Natural Hazards of the Provincial Policy Statement, 2020, review of applicable municipal policy and from the perspective of the Conservation Authority regulations. The following comments are offered for your consideration:

Natural Hazards - Organic Soils

The subject lands are identified as having potential for organic soils. A geotechnical assessment was not submitted as part of the application. However, soils information was presented in both the terrain analysis and archeological assessments submitted with the application package. This along with the presence of local wetlands (noted below), support the presence of organic soils being present.

While the reports do not provide sufficient information or scope to determine the area of hazard, the terrain analysis indicates that organic material was present on site within topsoil ranging from 0.05 m to 0.6 metres in depth. It is recommended that geotechnical assessment be complete as a condition of draft approval that includes a remediation plan, where organic material is encountered prior to development.

Environmental Impact Statement

In support of transition of review, the following are offered for information:

The subject lands are identified as local wetlands and no other natural heritage features. The GEMTEC Environmental Impact Statement dated August 29, 2022 identifies two pockets of wetlands and recommends 15 metre setbacks from these features for property lines.. It should be noted that the Township of Beckwith Zoning By-law requires greater setbacks from the wetland boundary to both structures and private sewage systems. The 15 metre setback

recommended by the report is applied to property lines, and may be acceptable provided the zoning by-law setbacks remain in place.

Conclusion

The RVCA has reviewed the draft plan of subdivision application and no objections subject to review of conditions to address the comments contained in this letter. Please feel free to contact me regarding any questions you may have related to the information contained in this letter.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Lalande".

Eric Lalande, MCIP RPP
Planner, Regulations Officer
613-692-3571 ext. 1137, eric.lalande@rvca.ca