

October 4, 2024

File: 100436.004

Regional Group  
1737 Woodward Drive  
Ottawa, Ontario  
K2C 0P9

Attention: Stefanie Kaminski, Project Manager, Land Development

**Re: MVCA Comment Responses - Environmental Impact Statement  
Mill Run Extension, Almonte, Ontario**

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Please find enclosed, the GEMTEC Consulting Engineers and Scientists (GEMTEC) responses to the Mississippi Valley Conservation Authority comments provided in response to their review of the Environmental Impact Statement (EIS) prepared for the aforementioned property.

Sincerely,



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Drew Paulusse, B.Sc.,  
Senior Biologist  
Manager, Environmental Services

Enclosures  
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## Peer Review - 2nd Submission MVCA Comment Responses

Part of Lot 17, Concession 10 (Ramsey), Almonte, Ontario

MVCA Comment	GEMTEC Response
<p><b>Channel Details (Trib 4)</b></p> <p>4. Please provide comments in regards to the east-west channel which is situated between the current storm pond and the Phase 7-8 parcel.</p> <p>Partially Addressed: this topic is only discussed in the Regional Group response letter (July, 2024). It summarizes that the channel is likely a constructed feature along a fence line, and is likely a “cut off ditch constructed during the initial phases of the subdivision and provides rear yard drainage to the properties fronting Leishman Drive. ... Following the Headwater Framework, the feature would be considered to provide only contributing hydrologic functions at best and would be classified as mitigation only due to the surrounding habitat which is proposed for removal. Gemtec’s opinion is that no mitigation or compensation is required for this feature.” MVCA requests that the details of the feature and its contribution to the local hydrology be included in the EIS and HIS reports.</p>	<p>The EIS has been updated to include details of July, 2024 response.</p>
<p><b>MVCA O.Reg 153/06</b></p> <p>6. Provide recommended mitigation measures to prevent yard creep into the wetlands and Spring Creek shoreline.</p> <p>Partially addressed: Permanent fencing, or equivalent, is anticipated to be required at the rear of properties backing onto the remnant wetland and Spring Creek shoreline as part of the Overall Benefits Permit for work in Blanding’s turtle habitat. Further details and discussion on the type, height and extent of the proposed turtle fencing will determine if it will also meet the function of protecting the buffer areas from human use impacts that may cause degradation of the setbacks (such as erosion due to tramping).</p>	<p>Details regarding the permanent fencing design and placement have been provided in Section 7 of the EIS.</p>
<p><b>General</b></p> <p>Section 8.0 of the EIS concludes that “no significant residual impacts to natural heritage features identified on-site, including fish habitat, local wetlands, significant wildlife or habitats of species at risk are anticipated as a result of the proposed project” provided that mitigation and compensation measures are implemented as proposed. There were no updates to the EIS conclusions in the July, 2024 revision.</p>	<p>The EIS has been updated throughout to include that all wetland compensation is to occur off-site.</p>