

To:	Diane Reid, Environmental Planner
From:	Kelly Stiles, Biologist
RE:	Mill Run Extension, Phases 7 and 8
MVCA File No.:	09-T-23003
Munic. Ref. ID.:	
Date:	October 15, 2024

MVCA understands that the proponent is proposing to offset the loss of 3.42 ha of wetland from their residential development site (NE of Almonte) with a wetland created in partnership with Ducks Unlimited at a property SW of Almonte (565 Ramsay Concession 8). This proposed location is currently an agricultural property, and the new wetland is proposed in the NW corner, in an area of low topography that has historically been used as a hay field.

MVCA has reviewed this summary and are satisfied with considerations that led to the current proposal. We note that the proposed offsetting location is not in the same subwatershed as the area of impact, but it is within the same municipality and the lands contribute to the same reach of the Mississippi River.

MVCA is of the opinion that the concept current proposed is a viable offsetting option. We understand that detailed design will be provided at a later date. We take this opportunity to note some of the offsetting plan components that should be included during detailed design:

1. The created wetland will be designed to have thicket swamp features to offset the loss of this habitat type from the eliminated wetland at the development area.
2. The created wetland will have a footprint with a minimum replacement ratio of 1:1 compared to the wetland to be eliminated at the Mill Run Subdivision.
3. The created wetland will provide wetland features and functions that support habitat diversity and connectivity within the build location's wider landscape.
4. MVCA will require details such as;
 - a. A planting plan that uses local native species appropriate to the variety of planned wetland hydrology regions;
 - b. Details on how the new site will function hydraulically; and
 - c. Details on how the site will be managed and preserved over the long term.
5. That a well designed monitoring plan be created to determine post-construction plant survival and that the feature is functioning as intended. The plan should also include a response plan and contingency fund to address areas not meeting targets.

Kelly Stiles
MVCA Biologist