

September 3, 2022

To: Shane Wiseman
461 Highway 7A

RE: Proposed severance
761 Highway 7A
Part Lot 6, Concession 83
Cavan Ward, Township of Cavan-Monaghan
County of Peterborough

Environmental Impact Study

Dear Mr. Wiseman:

We are pleased to submit our Environmental Impact Study (EIS) letter report for the application to sever one lot from the property at 461 Highway 7A. The plan is to build a single-family dwelling on the severed parcel with access off of Tapley ¼ line. We have reviewed the record of pre-consultation dated February 15, 2022 from the Township and the requirement for an EIS report.

The proposed development is within 120 metres of a key hydrological feature (wetlands) and is partially designated Natural Linkage (NL). It is recommended that the creation and development of this lot be supported by a scoped environmental impact study (EIS). The report must meet the requirements of Cavan-Monaghan policies and Otonabee Region Conservation Authority (ORCA) .

The proposal is for the severance of one lot and the construction of a single-family dwelling and associated septic, well, driveway and garage. Currently, there exists an entrance off of Tapley ¼ line, gravel entrance and approximately 0.2 hectare cleared area. The property is within a small rural residential neighbourhood with occupied houses to the south and west. The property contains woodland, with maintained lawn areas, brush piles and uses associated with the current parcel and long term residence.

The Township of Cavan-Monaghan Official Plan Schedule 'A' Map (Land Use) has designated the property as Rural with a rural residential zoning. Schedule 'A' and Schedule 'B' Map (Key Natural Heritage Features) shows the land to the east of Tapley ¼ Line as part of the Township's Natural Heritage System and specifically the Natural Linkage Area designation, and being comprised of significant woodland.

A review of the schedules and our mapping shows the nearest wetland is over 330 m to the northwest, which is the Cavan Creek PSW. No other wetlands were found on site or in the surrounding area within 120 m.

A GHD biologist visited the property on June 14, 2022, to assess the woodland for significance, screen for any potential SAR species (butternut and bat habitat) and determine if wetland is present on or adjacent to the property. An assessment was also made to determine any potential impacts the development (lot creation and building envelope) would have on these features.

2. Site Conditions

The study area contained 3 different Ecological Land Classification communities, ranging from disturbed woodland, lawn/landscaped area and seepage zone. These communities and their descriptions are provided in the table below:

ELC Code	Vegetation Community Description
Cultural Communities	
Disturbed Area (Historically CUM1-1)	No ELC Code Applicable The disturbed area appears includes the maintained portions of the existing lot where the yard, septic and gardens are located. There was a variety of disturbances in the open and treed parts of the site. Tree species included Eastern white pine (<i>Pinus strobus</i>), sugar maple, Norway maple, Freeman's maple and white spruce. Many of these were planted.
Ephemeral drainags area	no applicable ELC code This community was mostly off of the property to the southwest with some drainage towards the existing house. It was dominated by wild red raspberry, but also contained young black walnut (<i>Juglans nigra</i>), staghorn sumac (<i>Rhus typhina</i>), and young trembling aspen (<i>Populus tremuloides</i>). Other species in this narrow swale included ostrich fern (<i>Matteuccia struthopteris</i>) and sensitive fern (<i>Onoclea sensitiva</i>) as well as motherwort (<i>Leonurus cardiaca</i>), thimbleweed (<i>Anemone virginiana</i>) and ground ivy (<i>Glechoma hederacea</i>).
Forest Communities	
FOD5-1	Dry-fresh sugar maple forest Located west of the property and east of Tapley ¼ line , was this mid-aged to mature sugar maple forest. The neighbour to the west harvests sap from the larger woodland. This forest adjoins with the main Significant Woodland outside of the property boundary.

3. Significant Woodland Assessment

While on site, a GHD biologist confirmed the boundaries of the woodlands located off of the property to the east. Dominant tree species were largely sugar maple with some trembling aspen along the edge.

Additional woodland to the west that overlaps the site on the western edge is too small to be part of the NHS system and core/linkage areas. Using aerial imagery, the larger contiguous woodland that is part of the woodlands on site was evaluated for size.

The woodland does not meet the following criteria for significance, as defined in the ORMCP Technical Paper #7:

- The contiguous woodland is less than 4 hectares (approximately 3.1 ha) This woodland is not part of the larger woodland located approximately 65 meters east that is mapped as NHS and Linkage Area. In this area large rural lots and farms with tree cover disrupt the contiguous woodland historically present. The gap separating that woodland to the east and the woodland on the property is greater than 20 meters.

The location of the building envelope on the proposed severed parcel will minimize any impact on the adjacent woodland. The proposed building envelope is located a minimum of 20 meters from the west edge of the NHD Linkage Area and on the opposite side of Tapley ¼ Line. Although several trees including sugar maples will need to be removed for the building envelope on the severed lot, the tree density and canopy on the new lot does have openings to accommodate those structures. The proposed building envelope will result in no significant negative impacts to the adjacent woodland and Natural Linkage Area.

The linkage area functions include wildlife movement and connectivity across the larger landscape for wildlife. The severance of the lot and a single family dwelling, will not impact on that function.

Any vegetation removal must not occur within the active breeding bird timing window (April 15 to August 15) as per the federal Migratory Birds Convention Act.

4. Species at Risk

GHD biologists did not identify any Species at Risk on the property. During the site walk, all trees were identified to rule out the presence of Butternut (*Juglans cinerea*). Potential bat habitat (3 snag trees) was identified within some of the larger trees but mostly along the property line. These trees will not be removed and will not be impacted by the development. Aquifer Vulnerability

5. Summary

1. Vegetation is not to be removed during the active bird breeding season (April 15 to August 15) in accordance with the Migratory Birds Convention Act.
2. There will be no impact on the functions of the adjacent woodlands and significant woodlands (as mapped by the Township of Cavan Monaghan, so long as appropriate silt fencing is installed around the perimeter of development envelope.
3. It is recommended that tree clearing be minimized and that if there are trees on the edge of the building envelope that can be retained, that limbing is undertaken instead.
4. No Species at Risk were identified on the property. However; candidate maternity roost habitat for SAR bats was identified in several cavity trees within the edges. These trees will be protected within the edges of the building envelope and will not be impacted by the development

6. Conclusion

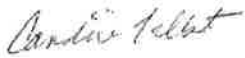
GHD Limited has prepared this EIS report to address potential environmental issues associated with a proposed one lot severance at 461 Highway 7A.

Significant natural features identified in the study area included Significant Woodland and Natural Linkage Area.

Mitigation measures have been recommended to protect the woodland and the woodland integrity.

Construction within the proposed development envelope will result in no negative impacts on the functions of identified natural features provided the recommendations are implemented. GHD's recommendations have been made to address potential impacts to natural features and/or their functions during the site preparation, construction and postconstruction period. Additional discussions with the township may need to occur so that appropriate permitting processes are followed.

Regards,



Candice Talbot
Terrestrial and Wetland Biologist
candice.talbot@ghd.com



Chris Ellingwood
Senior Biologist
Chris.ellingwood@ghd.com