



Niblett Environmental Associates Inc.
Biological Consultants

8 May 2020

PN 19-052

Ms. Ashley Mason
Mason Homes Limited
70 Innovator Avenue, Unit #1
Stouffville, ON
L4A 0Y2

Re: SUBDIVISION APPLICATION-PHASE 5
PART LOT 9 AND 10, CONCESSION 1
TOWNSHIP OF PORT HOPE
NORTHUMBERLAND COUNTY

ENVIRONMENTAL IMPACT STUDY-ADDENDUM

Dear Ms. Mason,

The Environmental Impact Study for the Mason Homes Phase 5 property was submitted late last year. Review comments were received from the Municipality of Port Hope, Ganaraska Region Conservation Authority, and the County of Northumberland. The key issue being the status of the wooded area on site and the potential impacts to that area from the proposed development.

From our review with Mason Homes and the study team, a phased plan has been prepared. This plan divides the Phase 5 development envelope into two phases. The first phase would include the western portion of the lands. This area is proposed for a 264 lot residential development. The second phase encompasses the wooded area on the eastern portion plus a 120 metre distance (figure 1). The 120m distance was established on the basis of requirements for review and setback to a Significant Woodland, in the event that the wooded area is determined to be of that significance. It should be noted that under the Provincial Policy Statements 2020, the 120m area does not denote an area where no development may proceed, but rather is an area where should the wooded area be determined to be a Significant Woodland, it would require demonstration that development within this setback area would not give rise to any negative impacts to the feature or its ecological functions. As proposed by the bifurcation of Phase 5, it goes further and ensures that no development may

proceed within this area until both the determination of the wooded area and the 120m setback area has been made.

The revised draft plan of subdivision provides an opportunity to complete an additional assessment of the second phase of this development, and determining the final status of the woodland and its ecological functions. A separate addendum to the EIS will be prepared for phase 2, which will be required to be completed prior to any further municipal approvals which may allow for development of Phase 2.

With respect to the first phase, the development envelope has been delineated so that it is entirely within the disturbed lands. These lands have previously been plowed for agriculture uses and comprises lands occupied by part of the former Port Hope Golf and Country Club. These lands have been previously assessed by NEA and we have determined that the lands which comprise Phase 1 do not contain any significant natural heritage features or any areas that would result in any limits to development. The proposed bifurcation does not impact that original assessment.

As part of this addendum, NEA has reviewed the draft plan of subdivision and the proximity to the wooded area to Phase 1. In our opinion, the development of Phase 1, at more than 120 m from the staked dripline of the wooded area, will have no negative impacts on the natural heritage features or their functions, provided the mitigation measures and recommendations in our EIS are implemented.

In our professional opinion, as no development will be able to proceed in Phase 2 without there first being a determination of the status of the wooded lot and if required an EIS to determine the impacts that may arise from any development within the 120m area, the plan as proposed is an appropriate and reasonable approach that will fully protect those areas that may potentially be determined to be environmentally significant while allowing those areas which do not contain any areas of significance to proceed to development.

If you have any further questions of the findings, please contact me.

Regards



Chris Ellingwood
President