

1176 Crumlin Sideroad

Focused Environmental Impact Study (EIS) dated February 9, 2023

Received at ECAC on May 18, 2023 agenda

Reviewed by K. Lee and S. Levin

RECOMMENDATIONS

1. The 30 m buffer on the east side of the Loveless Drain must be designated and zoned OS4, noting that agricultural uses will be permitted to continue. The reason for this recommendation is to ensure that future development applications recognize the work done for this application.
2. As the lands support downstream habitat for SAR fish, the 2022 Recovery Strategy and Action Plan for the Black Redhorse found at https://www.registrelep-sararegistry.gc.ca/document/default_e.cfm?documentID=3658 be reviewed prior to final conditions so that any relevant recommendations can be added to the Environmental Management Plan.
3. The boundary monuments must be (not should be) installed and marked with “Buffer” instead of OS4 for easier understanding.
4. ESC fencing should be installed at the 30 m buffer on the west side of the watercourse. There is nothing in the EIS to suggest there will be construction or soil stockpiling that close to the buffer limits.
5. There must be regular monitoring (at least weekly and following storm events) of ESC measures. All monitoring reports must be sent immediately to the appropriate city and UTRCA staff. Any interruption of ESC measures must be immediately remediated.
6. Bat boxes should be installed to replace any removed potential bat maternity trees.
7. ECAC agrees that portions of the west OS4 buffer which are not currently vegetated will be naturalized with native woodland edge species wherever woodland vegetation is not already present. Monitoring must take place after two growing seasons post planting (which is clearer than the recommendations in the EIS and the EMP). Monitoring reports must go to the appropriate city staff. It would be helpful if they were also included on ECAC agendas when received by the City.
8. Monitoring must also include monitoring of encroachment. It is noted from the Servicing Report that the new house will be within 15 m of the woodland. The

recent EIS implementation work done for the City by Duggan noted that encroachment is an issue when a buffer is less than 10 m.

9. Recommendation 17 on page 17 must be revised to read – “Sedimentation controls during site grading work must control and avoid runoff to the Loveless Drain.” The current wording is insufficient to protect the watercourse.

Other

ECAC appreciates the consultants consulting eBird and INaturalist during its work.

ECAC appreciates that the EIS includes the qualifications of the consultants as required by the City’s Environmental Management Guidelines.