

Myler Ecological Consulting

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01 December 2023

Kainthville Holdings Inc.
c/o: Prato Developments Inc.
102 Russ Road, Grimsby, ON L3M 4E7

Attention: Enzo Prato

RE: Update - Constraint Analysis and Scoped Environmental Impact Study - Draft Plan of Subdivision for Proposed Development of South Grimsby Concession 9, Part Lot 5, in Smithville (Town of West Lincoln), Ontario.

INTRODUCTION

Myler Ecological Consulting (Myler) was retained by Kainthville Holdings Inc., c/o Prato Developments Inc., to conduct a Constraint Analysis and Scoped Environmental Impact Study (EIS) in support of the Zoning Bylaw Amendment (ZBA) for proposed development of the property at South Grimsby Road Concession 9, Part Lot 5, in the community of Smithville, Town of West Lincoln, Ontario (the site). The location and extent of the site is depicted on **Figure 1**, below.

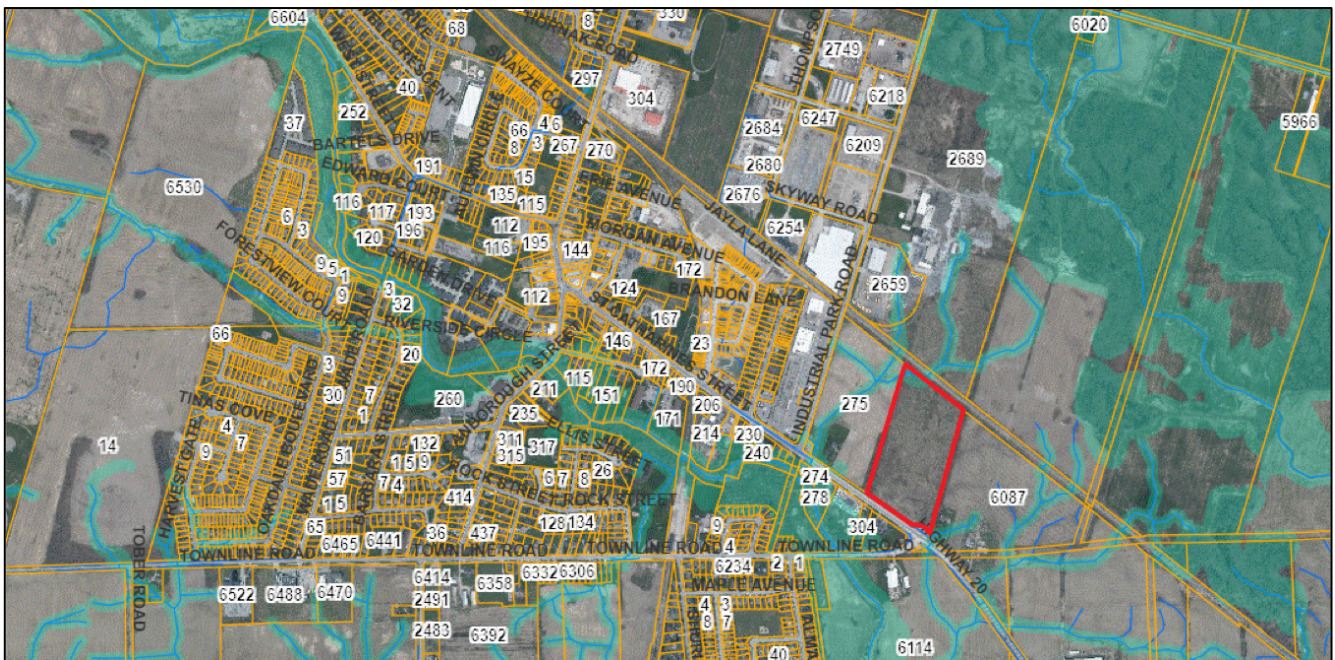


Figure 1: The site (red outline) on an excerpt of NPCA Watershed Explorer mapping, showing its location within southeast Smithville and the segment of regulated watercourse that crosses through its northwest corner.

The Constraint Analysis and Scoped EIS, dated 19 May 2023, was triggered by the occurrence of a watercourse segment on the site, its designation as fish habitat that requires a buffer/setback, and agency interest in confirming the potential occurrence of wetland on its banks. The EIS investigated the

watercourse and potential wetland constraints and confirmed that wetland is absent from the site and recommended that the watercourse, in its existing location and alignment, be preserved within a watercourse block outside of the limits of development that provides at least 10 metres of watercourse buffer. The EIS further recommended the development of plans at the Site Plan stage to enhance the watercourse buffer through focused control of invasive plant species and planting of native trees, shrubs and herbaceous plants.

This EIS Update is triggered by the current Draft Plan of Subdivision application and is intended to confirm that the proposed subdivision reflects the conclusions and recommendations of the EIS.

ANALYSIS

Myler reviewed the Draft Plan of Subdivision (NPG, 31 August 2023), the Preliminary General Plan of Services (S. Llewellyn & Associates, November 2023), the Preliminary Grading Plan (S. Llewellyn & Associates, November 2023), and the Functional Servicing Report (S. Llewellyn & Associates, November 2023).

Key findings of Myler's review include:

- The watercourse block has been retained as shown at the ZBA stage such that the EIS-recommended minimum of 10 metres watercourse buffer will be provided adjacent to the segment of watercourse in the site's northwest corner.
- Proposed erosion and sedimentation measures will protect the watercourse from impact during site preparation and construction.
- The stormwater management design describes the post-development catchment areas adjacent to the watercourse block and how drainage will be managed and directed south and east without discharge to the watercourse segment. Overland flow within the vegetated watercourse block will continue to the watercourse.

Accordingly, the proposed Draft Plan of Subdivision is consistent with the conclusions and recommendations of the 19 May 2023 EIS that were meant to protect the watercourse. As such, there is no anticipation of negative impacts on the watercourse or its ecological functions.

CONCLUSIONS AND RECOMMENDATIONS

The proposed Draft Plan of Subdivision and its servicing complies with the conclusions and recommendations of the 19 May 2023 EIS. No negative impact to the watercourse and its ecological functions is anticipated.

As a reminder, the EIS recommended development of a buffer planting plan at the Site Plan stage to include removal/control of invasive plant species, specified plantings of native trees, shrubs and herbaceous plants, and proposed monitoring of those measures for a period of three years.

Please contact me with any questions.

Sincerely,


Barry Myler
Biologist