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March 8, 2023

Our Project No.: AA16-162B

Nitin Jain
President
Crescent Homes
180 Frobisher Drive, Unit #3
Waterloo, ON, N2V 2A2

**Re: Draft Plan of Subdivision 30T-20301, 1940 Wrigley Road,
Township of North Dumfries, Regional Municipality of Waterloo
(Former 14300 ND Landco Subdivision)
Letter of Opinion - Scoped Environmental Impact Study
Recommendations**

Dear Nitin:

This letter of opinion is in reference to the subject lands, consisting of an 8.7 hectare parcel of land, known as Draft Plan of Subdivision 30T-20301, municipally addressed as 1940 Wrigley Road, located in the Township of North Dumfries (Community of Ayr), within the Regional Municipality of Waterloo. Formerly known as the 14300 ND Landco Subdivision.

About & Associates prepared a Scoped Environmental Impact Study (Project Number AA16-162A), dated August 11, 2021, for the subject site in support of a Zoning Bylaw Amendment Application ZC-01/20 and Draft Plan of Subdivision Application 30T-20301 by ND Landco Inc., based on the following documents:

- Draft Plan of Subdivision, dated June 10, 2021, prepared by Dryden, Smith & Head Planning,
- Conceptual Erosion & Sediment Control Plan, Conceptual Grading Plan, Conceptual Servicing Plan, dated December 18, 2019, prepared by Meritech Engineering (Project No. 4628),
- Preliminary Servicing Report dated July 2021, prepared by Meritech Engineering (Project No. 4628), and
- Preliminary Stormwater Management Report dated July 2021, prepared by Meritech Engineering (Project No. 4628).
- Hydrogeological and Salt Assessment, 1940 Wrigley Road, Township of North Dumfries, BluMetric Environmental, January 6, 2020.

Regional Municipality of Waterloo Post Circulation Comments (File No: D18-20/30201) dated December 17, 2021 indicate that:

- Grand River Conservation Authority staff was satisfied with the August 11, 2021, Scoped Environmental Impact Study, subject to detailed conditions associated with registration and construction, and
- Regional Municipality of Waterloo staff found the August 11, 2021, Scoped Environmental Impact Study acceptable, and had no objection in principle to the approval of the proposed Draft Plan of Subdivision, subject to detailed draft conditions related to the recommendations in the Scoped Environmental Impact Study report.

It is our understanding that the subject lands have been acquired by 2825618 Ontario Inc. As part of the current Draft Plan of Subdivision Application, Aboud & Associates has reviewed the following documents to assess if any of the recommendations in the August 11, 2021, Scoped Environmental Impact Study, in our opinion, should be revised:

- Correspondence with Nitin Jain, Paul Britton, and Luisa Vacondio, February 2023,
- Wrigley Road Draft Plan, MHBC Planning, Urban Design and Landscape Architecture, January 27, 2023,
- Functional Servicing Report, 1940 Wrigley Road, Township of North Dumfries, WalterFedy, February 28, 2023,
- Stormwater Management Report, 1940 Wrigley Road, Township of North Dumfries, WalterFedy, February 28, 2023, and
- Hydrogeological and Salt Assessment, 1940 Wrigley Road, Township of North Dumfries, BluMetric Environmental, March 9, 2023.

Revised Draft Plan

The internal layout of the January 27, 2023, Draft Plan of Subdivision is different from the Draft Plan used to inform the recommendation of the August 11, 2021 Scoped Environmental Impact Study; however, the subdivision limit of work is unchanged, requiring no further studies or mitigation recommendations.

Revised Functional Servicing Report and Stormwater Management Report

The Preliminary Functional Servicing Report (July 2021) prepared by Meritech Engineering concluded that the Preliminary Stormwater Management Report (July 2021) stormwater management plan can effectively service the proposed design.

As the internal site design has since changed with the January 27, 2023 Draft Plan, WalterFedy has been retained by the client to revise the Functional Servicing Report and Stormwater

Management Report. The February 2023 Functional Servicing Report concluded that the grading design and January 27, 2023, Draft Plan will continue to result in stormwater flowing to the planned facilities for treatment.

The revised 2023 Stormwater Management Report also states that overland stormwater flows post-development is expected to follow treatment train measures as previously recommended in the July 2021 Reports. Post-development, a total of 9.17 ha in catchments 601 and 602 of stormwater overland flow will be directed through grass swales and catchbasins toward the park central to the site, before being piped into an ADS water quality unit, followed by an oil/grit separator and infiltration facility. Although catchment 603 (0.08 ha) will drain directly northwest towards Jedburgh Pond and the Provincially Significant Wetland. This overland flow is minimal in nature and flows through the rear yards of a few of the proposed residential dwellings along the northeastern property boundary, where deleterious substances are less likely to occur.

No additional or increased impacts to the surrounding natural heritage features are expected based on the revised February 2023 Functional Servicing Report and Stormwater Management Report. No further studies or revised mitigation recommendations to the August 11, 2021, Scoped Environmental Impact Study are required.

Revised Hydrogeological and Salt Assessment

The revised March 2023 Hydrogeological and Salt Assessment report, prepared by BluMetric Environmental, indicate no major changes from the January 2020 version apart from the subject site being identified as agricultural use (previously indicated as aggregate extraction under active rehabilitation). The report concludes that there will be an estimated 14,871 cubic meter per year increase in infiltration post-development as 100% of runoff will be infiltrated. This runoff will be directed through the treatment train as described within the Storm Water Management Report and will flow through approximately 9.5 meters of unsaturated soils mitigating potential thermal impacts. Salt concentrations will remain below the Ministry of Environment, Conservation and Parks' Reasonable Use Concept (RUC) guidelines.


No additional or increased impacts to the surrounding natural heritage features are expected, based on the revised March 2023 Hydrogeological and Salt Assessment Report. No further studies or revised mitigation recommendations to the August 11, 2021, Scoped Environmental Impact Study are required.

Summary and Conclusion

Based on our review of the revised January 2023 Draft Plan, revised February 2023 Functional Servicing Report, revised February 2023 Stormwater Management Report, and revised March 2023 Hydrogeological and Salt Assessment, it is our opinion that the recommendations of the GRCA and Regional Municipality of Waterloo accepted August 11, 2021 Scoped Environmental Impact Study are sufficient to limit negative impacts to the surrounding natural heritage features and no further studies or recommendations are required.

Prepared by:

ABOUT & ASSOCIATES INC.



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reviewed by:



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Ecology Lead & Wildlife Ecologist
OMNR Certified Ecological Land Classification
OMNR Certified Wetland Evaluation

References:

- 14300 ND Landco Subdivision Environmental Impact Study, Aboud & Associates Inc., 2021
Wrigley Road Draft Plan, MHBC Planning, Urban Design and Landscape Architecture, January
27, 2023
- 1940 Wrigley Road Functional Servicing Report, WalterFedy Engineering, February 28, 2023
- 1940 Wrigley Road Stormwater Management rEport, WalterFedy Engineering, February 28,
2023,
- 1940 Wrigley Road Hydrogeological and Salt Assessment Report, BluMetric Environmental,
Summary information provided by email, March 7, 2023