



**Environmental Impact Study Addendum
2509 Cedar Creek Road, North Dumfries,
Ontario**

January 21, 2025

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ENVIRONMENTAL IMPACT STUDY ADDENDUM 2509 CEDAR CREEK ROAD, NORTH DUMFRIES, ONTARIO

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Introduction
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1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was retained by Cedar Creek Road Holdings Inc. (“the Client”) to complete a Scoped Environmental Impact Study (EIS) in support of an Official Plan and Zoning By-Law Amendment Application related to the lands municipally known as 2509 Cedar Creek Road (“the Subject Lands”) in the Township of North Dumfries, in the Regional Municipality of Waterloo, Ontario.

The EIS was submitted in June 2024 to the Regional Municipality of Waterloo, Township of North Dumfries and Grand River Conservation Authority for review and comment as part of the Official Plan and Zoning By-Law Amendment process. Following their respective reviews, comments from the reviewers were provided back to Stantec in September, 2024.

The majority of comments received were able to be resolved through providing responses to the individual comments in a comment-response matrix that is part of the second submission for this Project. However, some comments required edits to original text, expanded discussion or edits to figures. This EIS Addendum is intended to address those comments that could not be addressed through simple responses in the matrix.

2.0 RESPONSE TO COMMENTS

2.1 R.J. BURNSIDE PEER REVIEW COMMENTS DATED JULY 22, 2024

Comment #3 on the original EIS submission highlighted that *the duration of validity of bird nest sweeps identified in section 6.1.2.2 of 3-5 days is longer than typically used*, and further suggested that the wording regarding bird nest sweep timing should *reduce the validity of the bird nest sweep to no greater than 72 hours*.

In response, the wording originally contained in Section 6.1.2.2 of the EIS, should be adjusted to reflect the following: *If clearing is to be completed during the bird nesting season, nest sweeps should be completed within **no greater than 72 hours of the sweep** prior to clearing activities.*

This wording should be carried forward in any mitigation discussions at detail design and in any contractor notes that will accompany construction/grading drawings.

2.2 PEER REVIEW OF ENVIRONMENTAL IMPACT STUDY (EIS) BY NORTH-SOUTH ENVIRONMENTAL DATED SEPTEMBER 11, 2024

2.2.1 Natural Heritage Policy Context – Conservation Authorities Act

Comment #1 from the North-South Peer Review suggested a revision to the discussion of the revised Conservation Authorities Act, as follows: *As noted in the EIS, on April 1, 2024, Ontario Regulation 41/24*



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(Prohibited Activities, Exemptions and Permits) and Part VI of the Conservation Authorities Act came into effect. This regulation replaces the Grand River Conservation Authority's (GRCA) previous "Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses" regulation (Ontario Regulation 150/06). As such GRCA's policies and guidelines have also been updated. Please update Section 2.2.2 of the EIS to reflect the current regulations of the Conservation Authorities Act and policies of the GRCA.

Following a review of the previous Ontario Regulation 150/06, additional text was provided in the EIS to recognize that the new Ontario Regulation 41/24 under the Conservation Authorities Act (CAA) had come into effect prior to the submission of the EIS in June of 2024. The wording was as follows: *A new regulation under Ontario's Conservation Authorities Act referred to as Regulation 41/24: Prohibited Activities, Exemptions and Permits, came into effect on April 1, 2024. The updates consolidate the regulations of 36 conservation authorities into a single Minister's regulation. While this new Act is now in effect, the planning application process and consultation for the Subject Lands occurred under the previous Act and this EIS assumed that the process would continue under the guidance of Regulation 150/06.*

The Project is within the Grand River Conservation Authority (GRCA) jurisdiction which administers *Ontario Regulation (O. Reg.) 41/24: Prohibited Activities, Exemptions and Permits* under section 28 of the Conservation Authorities Act. Ontario Regulation (O.Reg.) 41/24 of the CAA identifies prohibited activities, exemptions and permits for development activities within regulated areas which include hazardous lands (areas associated with flooding, erosion, dynamic beaches or unstable soil or bedrock), watercourses, and wetlands. Development activities are defined in the regulation, and include construction, site grading, and temporary and permanent stock piling of material. Prohibited activities may not require a permit if they are part of development authorized under the provincial Environmental Assessment Act.

As of April 1, 2024, GRCA reviews and makes decisions on applications for permits in accordance with Part VI of the Conservation Authorities Act and O.Reg. 41/24. GRCA undertook review of the EIS submission and provided comments in accordance with their mandate as directed by O.Reg. 41/2, which clarified that the current process will indeed proceed under O.Reg. 41/24, despite the application process initially being undertaken while O.Reg. 150/06 was still in effect.

2.2.2 Stormwater Management

Figure 3.0 Site Plan, originally located in **Appendix A** of the EIS, has been updated by adding the following elements to the figure:

- grassed swales
- SWM Facility and slope grading
- 700 m outlet channel, including termination at outlet end
- plunge pool and spreader swale



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The updated **Figure 3.0** is in **Appendix A** of this Addendum and should be used for future reference and context of discussions regarding the site plan in relation to natural heritage features. The revised figure should also be referenced when reviewing the response to comments contained in the response matrix, particularly where the termination of the outlet channel is clarified.

2.2.3 Mitigation Measures

Comment #8 in the comment-response matrix suggested the following: *To account for any potential loss of natural features on the subject property, like candidate SWH, the EIS should discuss how the loss of habitat will be mitigated. Please update the EIS to address mitigation measures for the loss of candidate SWH. For example, relocating / constructing snake hibernacula elsewhere on site (e.g. in the SWM block).*

At the detailed design stage and prior to construction, MECP will be consulted with respect to species at risk (SAR) bat species that were recorded during field studies and candidate bat maternity trees that were identified. That consultation will identify any additional studies or mitigation requirements as well as the need for permits under the Endangered Species Act. Of note, no other SAR species, including reptiles, were observed on the Subject Property.

A single Eastern Gartersnake was observed on the site, and while an old foundation in the northwest section of the Subject Lands was identified as a potential hibernaculum, this was not confirmed, nor was the depth of the foundation that may provide additional details on its suitability as a hibernaculum. Additional examination should be undertaken to determine if the foundation extends below grade and to what depth to confirm whether this may actually be candidate SWH.

In the event that the foundation does extend below grade to sufficient depth to potentially provide snake hibernaculum habitat, opportunities to replicate this feature can be examined. During detail design, internal collaboration between ecological staff and engineering staff will examine the feasibility of locating a constructed snake hibernaculum in other areas of the Subject Property, including the suggested SWM block, and will discuss elements of suitable locations (particularly in the context of pedestrian and vehicular traffic), space requirements, risk of compromising necessary infrastructure (pond stability implications) and other constraining factors.

2.2.4 Future Work and Detail Design Considerations

This EIS was prepared in support of an Official Plan and Zoning By-law Amendment Application for the development of the Subject Property, with recognition that some additional work will be required at the detail design stage to address certain components of the development. The following items are anticipated to be addressed in the detail design submission:

- Final design of the infiltration cell within the SWM pond based on a comprehensive understanding of local groundwater conditions.



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- Should the water balance targets be revised during detail design and site plan changes are required as a result, an EIS Addendum will be prepared to discuss the revisions.
- If it is determined that additional infiltration measures are required at-source, the incorporation of additional infiltration measures (e.g., low impact development approaches) where soil conditions permit will be examined.
- The SWM outlet channel and design will be finalized and the actual separation distance between the buckthorn shrub thicket and the termination endpoint of the channel will be confirmed.
- An Arborist and Tree Preservation Plan to support the removal of hedgerows along the property line and other trees from the Subject Property will be developed at detail design.
- Foundations on the property will be examined for depth below grade and suitability for their potential as a snake hibernaculum.
- If candidate hibernaculum habitat is confirmed, the study team will examine the feasibility of incorporating a constructed snake hibernaculum into a suitable location on site.
- Consultation with MECP will be undertaken to determine any additional information needs that are required to address the presence of SAR bats.
- An erosion and sediment control (ESC) plan will be required to accommodate the grading plan in the detail design submission.
- A monitoring plan that includes what needs to be monitored and methods to be implemented will be developed in conjunction with municipal and agency staff.
- The need for an Environmental Management Plan will be discussed with municipal staff.
- All permit and approval requirements will be identified for detail design. At a minimum, the following permits/approvals are anticipated to be considered with respect to the natural environment:
 - GRCA Permit Pursuant to Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation)
 - Consultation with MECP with respect to SAR bat presence and provincial SAR species in the Grand River (related to the SWM discharge infrastructure), initiated through the submission of an IGF.



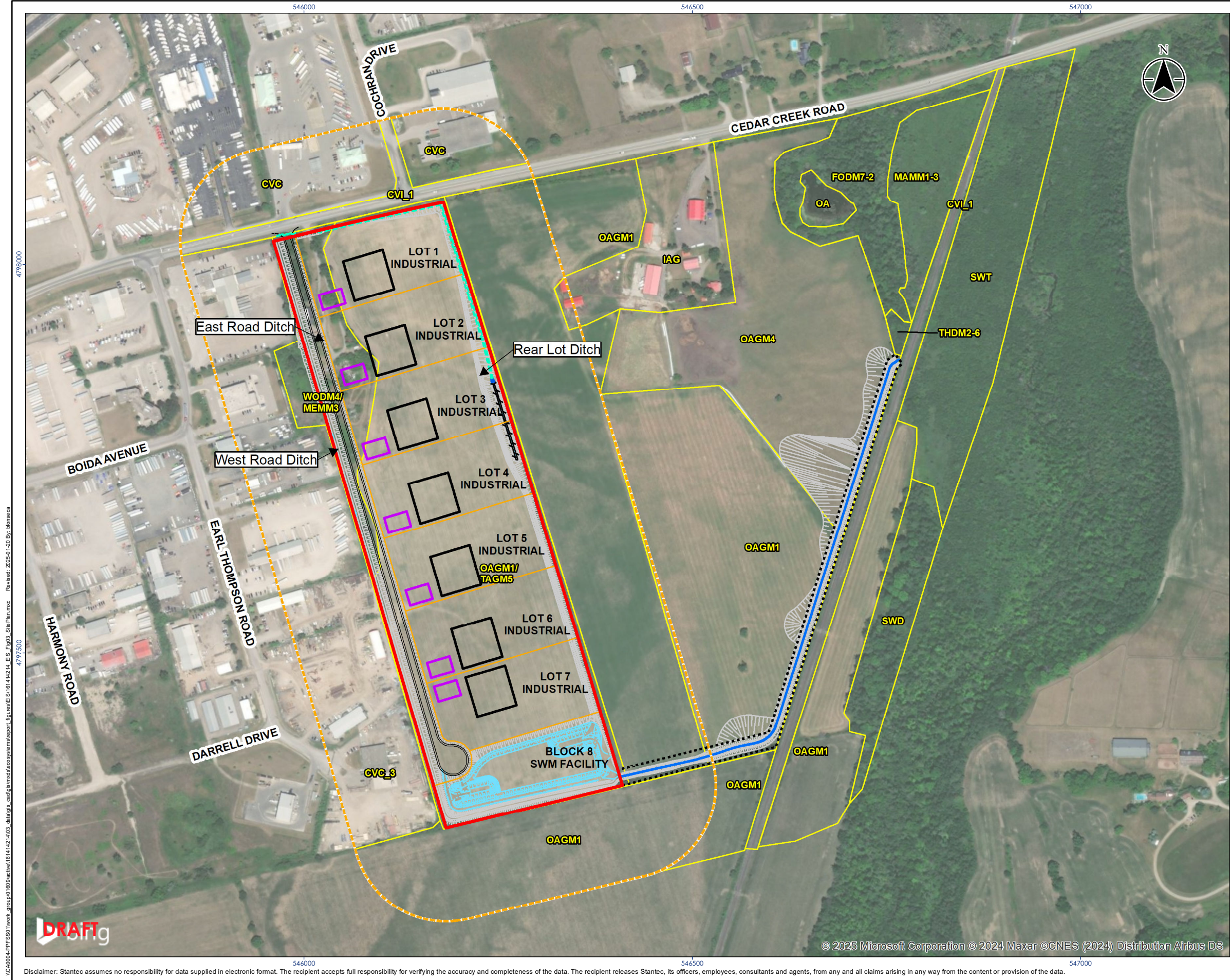
APPENDIX A:

Revised Figure 3



Figure 3 Site Plan

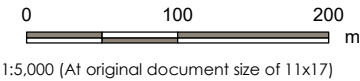




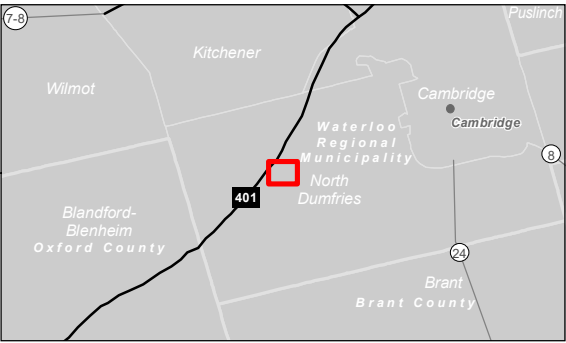
- Legend
- Subject Lands (Approximate)
 - Study Area (120 m)
 - ELC Inclusion
 - ELC Boundary
 - Proposed Site Development
 - By-pass Storm Sewer
 - Easement
 - Grading Limit
 - Outlet Channel
 - Plunge Pool
 - Property Line
 - Proposed Building
 - Proposed Septic Field
 - Road
 - Spreader Swale
 - SWM Facility

ELC Description

CVC - Commercial and Institutional
CVC_3 - Heavy Industry
CVL_1 - Transportation
FODM7-2 - Fresh - Moist Green Ash - Hardwood Lowland Deciduous Forest Type
IAG - Agricultural Infrastructure
MAMM1-3 - Reed-canary Grass Graminoid Mineral Meadow Marsh Type
OA - Open Water
OAGM1/TAGM5 - Annual Row Crops/Fencerow
OAGM1 - Annual Row Crops
OAGM4 - Open Pasture
SWD - Deciduous Swamp
SWT - Thicket Swamp
THDM2-6 - Buckthorn Deciduous Shrub Thicket Type
WODM4/MEMM3 - Dry - Fresh Deciduous Woodland Ecosite/Dry - Fresh Mixed Meadow Ecosite



- Notes
- Coordinate System: NAD 1983 UTM Zone 17N
 - Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.
 - Orthoimagery © First Base Solutions, 2023. Imagery Date, 2022.



Project Location
Township of North Dumfries

161414214 REV2
Prepared by BF on 2025-01-20
Technical Review by DH on 2023-11-20

Client/Project
BIKRAM DHILLON - CEDAR CREEK ROAD HOLDINGS INC.
ENVIRONMENTAL IMPACT STATEMENT
2509 CEDAR CREEK NORTH DUMFRIES

Figure No.
3

Title
Site Plan

DRAFT