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**Locations**

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September 24, 2021

Mr. Michael Michaud, MCIP RPP  
Manager of Planning  
Department of Development Services  
The Corporation of the County of Prince Edward  
332 Picton Main Street  
Picton, ON, K0K 2T0

Attn: Mr. Michael Michaud

**Re: Addendum to the Environmental Impact Study – Hennessy Street  
Subdivision, Rossmore, Ontario**

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Dear Mr. Michael Michaud,

This letter forms an addendum to Cambium's Environmental Impact Study (EIS) –Hennessy Street Subdivision, Rossmore, Ontario report, July 06, 2021 (herein referenced as the EIS). This letter includes a response to the peer review letter prepared on August 31, 2021 by Muncaster Environmental Planning Inc. (MEP) regarding Cambium's EIS report for the Hennessy Street Subdivision.

**Response to the MEP Peer Review Comments**

Thank you for providing these comments. A response to the MEP peer review is provided below for your review and consideration.

- **Background Information:** In addition to the background information listed in Section 3.1 of the EIS, the Ministry of Natural Resources and Forestry (MNRF) database was accessed as a part of the background information review on February 26, 2021 and May 18, 2021. The MNRF data included mapping and identifying natural heritage information, including wetlands, woodlands, provincial parks, species at risk (SAR), rare species, natural heritage system, and other Natural Heritage Information Centre (NHIC) data.
- **Breeding Birds:** The breeding bird surveys adhered to the Ontario Breeding Bird Atlas protocol such that surveys were completed at least seven (7) days apart. This protocol is used to obtain the strongest breeding evidence for as many bird species as possible on and adjacent



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to the Site. The field data collected for breeding birds is sufficient to demonstrate evidence of breeding birds for the Site and adjacent lands.

- **Vegetation:** Section 4.4. of the EIS provides a full description of the vegetation communities present on the Site. Appendix B-Vegetation Species Lists of the EIS provides detailed lists of vascular plant species observed and photographs of each vegetation community. The timing of field investigations and level of effort was sufficient to describe the vegetation community and provide a comprehensive impact assessment. A summer investigation may have yielded more vascular plant observations. It is agreed that the disturbed character of the Site was not anticipated to have changed the impact assessment of the proposed development.
- **Wetlands:** The wetland boundary delineation was completed by T. Jamieson and M. Wheeler. Both individuals have completed the Ontario Wetland Evaluation System course delivered by the MNRF. MEP agrees with the 15 m setback for the small unevaluated wetland and the 30 m setback for the Sawguin Creek Provincially Significant Wetland (PSW). Section 6.1 of the EIS report recommends that no site alteration occurs within 30 m of the verified wetland boundary to protect the ecological function of the PSW. The only exception is to allow the creation of a 4 m wide pedestrian pathway from each lot to access the PSW.
- **Floodplain Setbacks:** Section 5.4. of the EIS states, “....a 15 m setback will be applied from the Bay of Quine Shoreline, no direct impacts to fish are proposed as a part of this development.” M. Wheeler, a Cambium Ecologist, had a phone conversation with Paul McCoy from Quinte Conservation on September 14, 2021 to discuss the EIS. Based on this discussion, Cambium clarifies that the 15 m setback applied to the development is from the floodplain (i.e. the 75.8 m flood elevation as shown on the Site Plan prepared by Jewell Engineering). The EIS provides a 15 m setback from the existing floodplain elevation (i.e. the current Quinte CA regulated area). It is acknowledged that Quinte



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Conservation is reviewing their 1 in 100-year flood elevation levels in the region. The Development Site Plan prepared by Jewell Engineering identifies the 15 m setback from the floodplain and the 30 m setback from the PSW.

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- **Fish Habitat:** Fish habitat should have been listed in the first bullet of Section 6.0. Aside from floating docks, no development or site alteration is proposed within fish habitat. There will be no negative impacts to fish or fish habitat in the Bay of Quinte, or adjacent lands provided the following mitigation measures are followed:
  - **In-water Work:** Aside from floating docks, permissible by Quinte Conservation, on the lots with frontage on the Bay of Quinte, no additional in-water works are proposed by the subdivision. The installation of floating docks is not anticipated to result in negative impacts on fish or fish habitat.
  - **Land-based Activities:** Riparian vegetation will be maintained within the 15 m floodplain setback. The only exception is to allow the creation of a 4 m wide pedestrian pathway from each lot to access the shoreline. Erosion and sediment control (ESC) measures will be installed and maintained during site preparation and construction activities to prevent sediment release into the waterbody, which could adversely impact fish. Disturbed soils will be seeded, vegetated and stabilized before removing ESC measures. During land preparation activities and home construction the contractor should take the following actions to prevent the entry of deleterious substances into the Bay of Quinte;
    - Develop a response plan to be implemented in the event of a spill of a deleterious substance;
    - Keep an emergency spill kit on-site;
    - Stopping work and containing a deleterious substance to prevent dispersal;





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- Reporting any spills of oil, fuel, poured concrete, concrete wastewater, or other deleterious material whether near or directly into a water body to the Ontario Spills Action Centre (1-866-663-8477 or online at <https://www.ontario.ca/page/report-pollution-and-spills>);
- Clean up and appropriately dispose of the deleterious substances;
- Maintain all machinery on-site in a clean condition and free of fluid leaks to prevent any deleterious substances from entering the water, and
- washing, refuelling and servicing machinery and store fuel and other materials for the machinery in such a way as to prevent any deleterious substances from entering the water.

- **Significant Wildlife Habitat:** MEP agrees with the impact assessment for Eastern Wood-pewee.
- **Species at Risk:** The MNR's Natural Area Report (1998) for the Sawguin Creek PSW and associated PSW Data Record Update Summary (2005) do not document Blanding's Turtle within the Sawguin Creek Marsh PSW. The reports list records of Snapping Turtle, Painted Turtle and Map Turtle. The nearest occurrence for Blanding's Turtle to the Site is approximately 6.4 km to the south (as the crow flies) and over 9.0 km via wetlands/waterbodies. The General Habitat Description for Blanding's Turtle is only applied for suitable wetlands/waterbodies within 2 km of an Element Occurrence (EO) record for this species. The MNRF's NHIC database contains no Blanding's Turtle EO records within 2 km of the Site. As Blanding's Turtle is not known to occupy the habitat on or adjacent to the Site, the proposed subdivision is not likely to contravene subsections 9(1) or 10(1) of the *Endangered Species Act* (2007) for this species.



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- **Stormwater:** Additional information relative to stormwater management for the Site is provided in the Functional Servicing Report prepared by Jewell Engineering Ltd.
- **Mitigation Measures:** MEP finds the mitigation measures reasonable and provides suitable protection for natural features on and adjacent to the Site. MEP supports the recommendations to enhance the Site through the removal of garbage, seeding and plantings. The recommendations for docks are supported to protect the Bay of Quinte.

This letter forms an addendum to Cambium's EIS for the Hennessy Street Subdivision, Rossmore, Ontario. Please get in touch with the undersigned if you have additional comments or questions.

Best regards,

**Cambium Inc.**

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Matthew Wheeler, B.A. Hons., Cert. Restoration  
Ecology

Senior Ecologist / Project Manager

MBW

*P:\12500 to 12599\12586-001 George Georgiou - Hennessy Street Development - Rossmore\Deliverables\REPORT - EIS Peer Review\Final\2021-09-24  
Hennessy St\_Rossmore\_EIS Addendum.docx*

