



Environmental

Geotechnical

Building Sciences

Construction Testing  
& Inspections

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**Locations**

Peterborough  
Kingston  
Barrie  
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**Laboratory**

Peterborough

 Professional Engineers  
Ontario



November 22, 2024

Bufflehead Holdings Inc.  
100 Regina Road, Unit 3  
Woodbridge, ON L4L 8M7

Attn: Gianni Del Degan

Sent via email to: <[gianni@royalcliffhomes.ca](mailto:gianni@royalcliffhomes.ca)>

**Re: Addendum to the Environmental Impact Study – 17945 Loyalist Parkway, Rosehall, Prince Edward County, Ontario**  
**Cambium Reference: 15435-001**

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Dear Mr. Del Degan,

Cambium Inc. was retained by Bufflehead Holdings Inc. (Client) to prepare an Environmental Impact Study (EIS) in relation to the proposed development of 17945 Loyalist Parkway, Prince Edward County (Site). The final EIS report, dated November 6, 2023, included three figures. Each figure depicted the watercourse at the south end of the Site based on Provincial mapping obtained from the Land Information Ontario (LIO) database; this mapping has been produced at a relatively coarse scale based on available desktop resources.

In 2022, the Site was surveyed by an Ontario Land Surveyor (OLS). The Site survey included a detailed delineation of the watercourse, which is more accurate to the conditions on the ground than the Provincial mapping. As such, Figures 2 and 3 from the EIS have been updated to depict the more accurate surveyed watercourse (see enclosed). The 30 m watercourse buffer and the 'Developable Area' that lies outside of the combined watercourse and wetland buffers on the Site have also been updated on the enclosed version of Figure 3. Note that Figure 1 of the EIS has not been updated, as the intention of Figure 1 is to show the background resources available from the Province.

The watercourse shown on the enclosed updated Figure 2 and Figure 3 now reflect the same watercourse and buffers as shown on project drawings A-0.11 and A-0.03. No further edits to the EIS report text are required to fully incorporate the updated figures.



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November 22, 2024

This addendum should be included with the EIS report in any future submissions related to the proposed development of the Site.

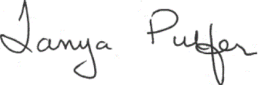
We trust that this letter meets your needs at this time. If you have any questions or would like to discuss the contents of this letter, please feel free to contact the undersigned at 705-742-7900.

Best regards,

**Cambium Inc.**

Signed by:  
  
29FC8ECFB08446D...

Kristina Domsic, B.E.S.  
Coordinator / Ecologist

Signed by:  
  
92F4B6B5A4FA43C...

Tanya Pulfer  
Project Manager / Senior Ecologist

KD/tp

Encl. *Figure 2 - Natural Heritage Features and Ecological Survey Stations; updated November 2024*  
*Figure 3 - Natural Heritage Constraints; updated November 2024*  
*Cambium Qualifications & Limitations*

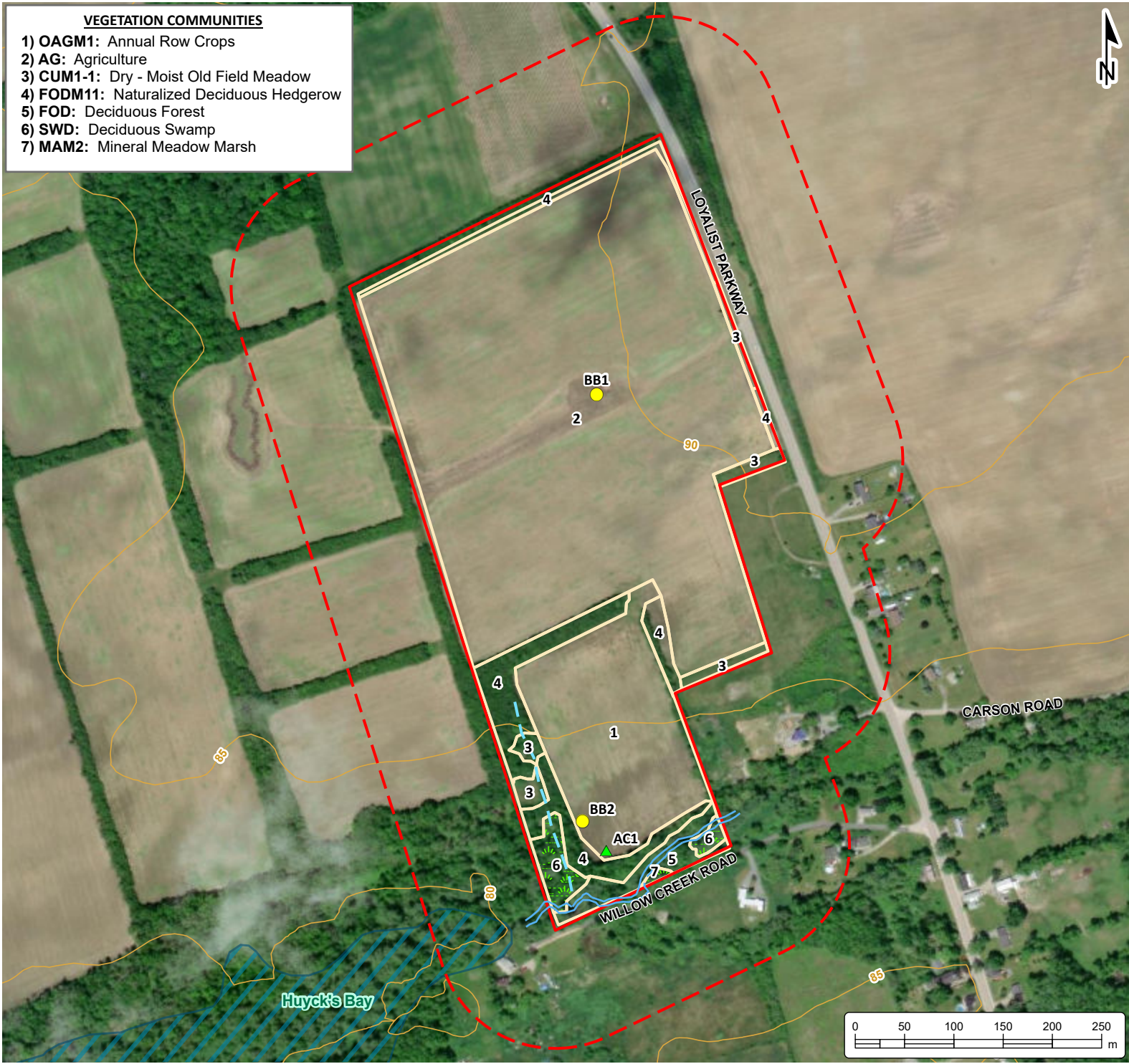
Copies: Carolyn Ross, Senior Planner, RFA Planning Consultant Inc. <carolyn@rfaplanningconsultant.ca>

P:\15400 to 15499\15435-001 Bufflehead Inc - EIS - 17995 Loyalist Parkway, PEC\Deliverables\LETTER - EIS Addendum\2024-11-22 LTR Addendum to the EIS - 17945 Loyalist Parkway, PEC.docx

**ENVIRONMENTAL  
IMPACT STUDY  
ADDENDUM**  
BUFFLEHEAD INC.  
17944 Loyalist Parkway,  
Rosehall, Prince Edward County

**VEGETATION COMMUNITIES**

- 1) OAGM1: Annual Row Crops
- 2) AG: Agriculture
- 3) CUM1-1: Dry - Moist Old Field Meadow
- 4) FODM11: Naturalized Deciduous Hedgerow
- 5) FOD: Deciduous Forest
- 6) SWD: Deciduous Swamp
- 7) MAM2: Mineral Meadow Marsh



**LEGEND**

- Amphibian Calling Survey Station (AC)
- Breeding Bird Survey Station (BB)
- Contour 5m Interval (Minor)
- Agricultural Ditch
- Watercourse
- Provincially Significant Wetlands
- Field Verified Wetland
- Vegetation Communities
- Site (20.84ha) (approximate)
- Adjacent Lands (120 m)

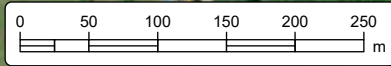
**Notes:**  
 - Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).  
 - Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.  
 - Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



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**NATURAL HERITAGE  
FEATURES AND  
ECOLOGICAL SURVEY STATIONS**

Project No.:	15435-001	Date:	November 2024
Scale:	1:5,500	Rev.:	
Created by:	DBB	Projection:	NAD 1983 UTM Zone 18N
Checked by:	MW	Figure:	<b>2</b>







**ENVIRONMENTAL  
IMPACT STUDY  
ADDENDUM**  
BUFFLEHEAD INC.  
17944 Loyalist Parkway,  
Rosehall, Prince Edward County

**LEGEND**

- Watercourse
- Field Verified Wetland
- Watercourse Setback (30m)
- Wetland Setback (30m)
- Developable Area (19.2 ha) (approximate)
- Site (20.84ha) (approximate)
- Adjacent Lands (120 m)

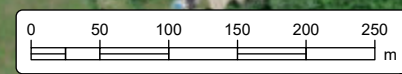
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**NATURAL HERITAGE  
CONSTRAINTS**

Project No.: 15435-001	Date: November 2024
Scale: 1:5,500	Rev.: NAD 1983 UTM Zone 18N
Created by: DBB	Checked by: MW
Figure: <b>3</b>	





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## CAMBIUM QUALIFICATIONS AND LIMITATIONS

### Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

### Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work or reports.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

### Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

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The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

