

MATTAMY & COSCORP - 5520 & 5552 Eighth Line Draft Plan of Subdivision and Zoning - 3rd Submission Comment Response Matrix (Z22-06, Z22-07, Z3T-22003, Z3T-22004)

Town of Erin Comments

Department / Category	Document / Sub Category	Item No.	Comment No.	Comments	Response
Environmental Impact Study & Arborist Report Peer Review Comments (GWS Ecological & Forestry Services Inc.)	Greg Scheifele, M.A., R.P.F. Principal Ecologist/Forester GWS Ecological & Forestry Services Inc.	1	1	1.The proposed measures to be implemented for the protection of clammy ground-cherry, a locally significant plant, seem appropriate. It is my understanding that more details on this matter will be provided in a subsequent Ecological Benefit Actions and Monitoring Plan. (EBAMP)	This comment has been addressed. See Section 3.4 of the Ecological Benefit Actions and Monitoring Plan (February 2025).
		2	2	2.A satisfactory compensation planting plan has been provided for the removal of one retainable butternut tree.	Complete
		3	3	3.Additional details have been provided on the design of the proposed wildlife tunnel and linkage enhancement area joining the north and central woodland/wetland areas and it is my understanding that further details on these areas and the sanitary sewer wetland rehabilitation will follow in the EBAMP.	This comment has been addressed. See Section 3.7.2 and 5.4 of the Ecological Benefit Actions and Monitoring Plan (February 2025).
		4	4	4.The EIS and Arborist Report have been revised as requested and now indicate that a tree protection fence will be installed at least 1m from the dripline of trees to be retained.	Complete
		5	5	5.GEO Morphix provided a very detailed and comprehensive analysis of potential thermal impacts to the West Credit River as a result of stormwater discharges. I am satisfied that the proposed thermal mitigation measures will adequately protect this coldwater fishery. Detailed landscaping plans are still, however, required for the two stormwater management facilities.	Detailed landscaping plans will be provided at Detailed Design. Approval will be part of Proposed Draft Plan Condition 17.
		6	6	6.Additional details are now provided on the removal of common buckthorn from woodland and wetland edges and I am satisfied with the proposed control measures. However, I also suggest that other highly invasive species such as tartarian honeysuckle and Manitoba maple should also be removed at the same time.	This comment has been addressed. See Section 3.6 of the Ecological Benefit Actions and Monitoring Plan (February 2025).
		7	7	7.Additional details have now been provided on the long-term monitoring plan and the general approach seems appropriate. However, I fail to see the need for follow-up surveys of amphibian breeding habitat since only common amphibians were previously found in wetland habitats. I also suggest that a larger vegetation plot size than the proposed 1m2 should be utilized to capture trees and shrubs also growing in wetlands.	Given their sensitivity to changes in their environment (i.e., pollutants) , amphibian breeding monitoring is often included as part of standard wetland monitoring to assess the health of the ecosystem pre and post development compared against baseline conditions; additionally, this wetland is considered Significant Wildlife Habitat for amphibian breeding and contains overwintering/breeding Eastern Newts. There is also a wildlife tunnel being installed at this wetland under Street E, because a potential amphibian linkage is being impacted by the development that is linked with this wetland and the forested ecosite to the south. We have adjusted the vegetation plot size to 2m2. Additionally, a general assesment of the ecosite and photo record is included in monitoring. These surveys will capture changes in shrub and tree assemblages. See Section 4.2.1 of the Ecological Benefit Actions and Monitoring Plan (February 2025).
		8	8	8.Understand that the proponent has removed all the trees from P29 (33 trees) and P52 (40 trees) which were protected under the County's Forest Conservation Bylaw. Appropriate compensation will have to be provided for these tree losses in addition to ecological enhancements that are otherwise required.	County compensation would require an additional 159 trees be planted on site, or a cash in lieu payment of \$500 per tree, for a total of \$37,500 (35 trees from P29, 40 trees from P52) . The proponent has chosen to proceed with planting the additional 159 trees. To accommodate this planting, 159 trees were added to the Buffer Enhancement Plan, increasing the total number of trees from 2,069 to 2,228. See also Section 3.5 of the Ecological Benefit Actions and Monitoring Plan (February 2025).