



Environmental

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March 27, 2025

Kawartha Utility Services Ltd.
4108 ON-28
Lakefield, ON K0L 2H0

Attn: Fran Woods, Vice President, Kawartha Utility Services Ltd.
Sent via email to: fran@kawarthautility.com

**Re: Wetland Assessment at 4488 County Road 29, Douro-Dummer,
County of Peterborough, Ontario**
Cambium Reference: 18842-002

Dear Fran Woods,

Cambium Inc. (Cambium) was retained by Kawartha Utility Services Ltd. (the Client) to conduct a Wetland Assessment (the Study) at 4488 County Road 29, Douro-Dummer, County of Peterborough, Ontario. The subject property is approximately 13.1 acres in size and is currently vacant. We understand the Client is proposing construction of a commercial building and maintenance shop, with associated new entrance, parking, and septic bed, as detailed on the enclosed Concept Plan. Given the type and scale of development proposed, the entire property is considered the Site for this Study (see Figure 1, enclosed).

No natural heritage or hydrologic features are provincially mapped on the Site. This Study was conducted to confirm the presence of wetlands in relation to Ontario Regulation 41/24 and the *Conservation Authorities Act*, as administered by the Otonabee Region Conservation Authority (ORCA). Section 2. (3) of the regulation prohibits development activities within 30 m of a wetland. The regulation defines 'development activity' as:

- (a) the construction, reconstruction, erection or placing of a building or structure of any kind,*
- (b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,*



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- (c) site grading, or
- (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere

The intent of this study was to identify and delineate wetlands within the Site at the request of the Client to facilitate compliance with O. Reg. 41/24.

LOCATION CONTEXT

The Site is located in a rural area approximately 2 km north of the town of Lakefield. The Site fronts County Road 29 to the north and County Road 28 to the south. It is surrounded by agricultural and rural lands to the north, south, east, and west.

FIELD INVESTIGATIONS

Ecological investigations were completed on September 18, 2024 by a qualified Cambium ecologist, as summarized in Table 1. Survey stations/areas are shown on Figure 2. Representative Site photos are also enclosed with this letter. A discussion of the survey findings is presented below.

Table 1 Field Investigations

Activity	Details
Vascular Plant Survey and Community Classification	Single-season vegetation survey and community classification according to the Ecological Land Classification (ELC) System for Southern Ontario.
Wetland Boundary Delineation	The wetland boundary delineation was carried out by Cambium staff certified in the Ontario Wetland Evaluation System (OWES), according to the 50% wetland vegetation rule. Boundaries on the Site were recorded with handheld GPS and marked with pink flagging tape with black dots.
Aquatic and Drainage Feature Mapping	Surveyed the Site for any unmapped watercourses, waterbodies, springs/seeps, or other surface drainage features.

A visual summary of the results of the field investigation results is shown on Figure 2. Representative Site photos of each vegetation community are also enclosed with this letter. A discussion of the survey findings is presented below.



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March 27, 2025

The majority of Site was comprised of fallow agricultural fields (Community 1) with exposed soil and scattered vegetation and cultural meadows (Community 2). Hedgerows (Community 3) present in between fields were comprised of common tree and shrub species, with ground cover similar to the adjacent fields. A Staghorn Sumac thicket was present in the southern portion of Site (Community 4).

A small wetland (Communities 5 and 6) was present at the west edge of the Site, as shown on Figure 2. Community 6 was on Site and Community 5 (contiguous with Community 6) extended onto adjacent lands. The edge of Community 6 on the Site was flagged with pink tape with black dots. Community 6 was characterized as a young deciduous swamp dominated by Freeman's Maple (*Acer × freemanii*), with Balsam Poplar (*Populus balsamifera*), Trembling Aspen (*Populus tremuloides*), and Bebb's willow (*Salix bebbiana*) associates. The understory included Red-osier Dogwood (*Cornus sericea*) and Pussy Willow (*Salix discolor*) and the groundcover was comprised of Swamp Milkweed (*Asclepias incarnata*), Reed Canary Grass (*Phalaris arundinacea*), and Narrow-leaved cattail (*Typha angustifolia*). This community is bordered by small Black Locust (*Robinia pseudoacacia*) dominated forest (Community 7).

Community 5 is a meadow marsh dominated by Reed-canary Grass (*Phalaris arundinacea*) with Canada Goldenrod (*Solidago canadensis*), Canada Rush (*Juncus canadensis*), Grass-leaved Goldenrod (*Euthamia graminifolia*), Eastern Panicked Aster (*Symphotrichum lanceolatum*), and Purple-stemmed Aster (*Symphotrichum puniceum*). Community 5 ties into the roadside ditch, representing the only portion of the ditch dominated by wetland vegetation; the remainder of the ditch was generally dominated by terrestrial vegetation species. Based on the condition of the ditch observed between the wetland and the existing Site entrance (near the northern corner of the Site), it is understood to provide an ephemeral drainage function (i.e., primarily conveying snowmelt and occasional heavy precipitation away from the road). There is no culvert under the existing entrance to the Site (i.e., indicating no surface water connection between Communities 5/6 and the off-site wetland to the east, discussed further below).



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No surface water was observed in Communities 5 or 6. The wetlands are expected to contain seasonal surface water following snow melt.

Another unmapped wetland was observed off-site to the east (Community 8). Community 8 consisted of a meadow marsh with a central drainage feature connected to a culvert under County Road 29. Based on topography, vegetation, and the existing Site entrance (which does not have a culvert), there is no present or historical connection between the wetland on the Site and the wetland to the east.

REGULATORY COMPLIANCE AND RECOMMENDATIONS

The above-detailed wetland communities are depicted on the enclosed Concept Plan and Figure 2. The wetland boundary on the Site (Community 6) was delineated in accordance with the wetland definition provided in Ontario Regulation 41/24 and the provincial Ontario Wetland Evaluation System for southern Ontario (MNRF 2022). The off-site wetland (Community 8) occurs approximately 65 m from the development footprint and outside the regulatory limit per O. Reg. 41/24, therefore delineation was not completed.

As stated above, Ontario Regulation 41/24 prohibits development activities (i.e., the building footprint as well as all site preparation and construction activities, grading, etc.) within 30 m of a wetland. Cambium understands that the Client has discussed the potential for an on-site wetland with ORCA staff during pre-consultation for the development application, and ORCA indicated the need to confirm and address this feature.

Given the existing size and condition of the wetland that was field-verified through this Study, Cambium feels the 10 m setback is sufficient to protect the wetland, provided standard mitigation measures (e.g., erosion and sediment control measures, as well as standard practices to minimize harm to wildlife and maintain ecological function) are implemented. As such, the surveyed wetland boundary and a 10 m setback from the on Site wetland is shown on the enclosed Concept Plan and Figure 3, and appropriate mitigation measures are detailed in Table 2.



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Table 2 Best Management Practices

Potential Impact	Recommended Best Practice
Erosion and Sedimentation	<p>Prior to any construction activities taking place, it is perimeter erosion and sediment control fencing should be installed between the wetland and up-gradient development activities. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart. This key control measure will help prevent sediment from entering surface water features (i.e., wetlands and the watercourse) in the surrounding landscape. All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. Any observed overland drainage channels originating from Site, that may or may not have arisen as a result of erosion, should be directed to a check dam structure, prior to discharging to off-site areas.</p> <p>Construction activities that require earthworks (e.g., grading, excavation, etc.) should be scheduled to avoid dates of heavy rainfall events and times of high runoff volumes.</p>
Wildlife: Birds (Disturbance and Harm)	<p>Nesting birds and their nests, eggs, and young are protected under the federal <i>Migratory Birds Convention Act, 1994</i>. Vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 1 to August 31 in the local area (as per Environment and Climate Change Canada Guidelines).</p> <p>If vegetation clearing or construction is to occur between April 1 to August 31, the vegetation should be investigated by a qualified biologist to confirm if any active nests are present, prior to site alteration. Vegetation clearing can proceed provided there are no active nests. If active nests are confirmed, the nests should be left undisturbed until young have fledged or the nest is determined to be inactive. Note that some birds nest on the ground and in low-lying vegetation and shrubs; therefore, all habitat types should be inspected prior to ground disturbance if removals are to occur during the breeding season.</p>
Species at Risk (SAR; Threatened and Endangered)	<p>Threatened and Endangered species are protected under the provincial <i>Endangered Species Act</i>. Observations of any threatened or endangered species, including most species of snakes and turtles, should be reported to the Natural Heritage Information Centre (NHIC).</p> <p>If any individuals are encountered, they should be photographed and allowed time to move out of harm's way. SAR should not be handled by unauthorized individuals.</p>



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Potential Impact	Recommended Best Practice
Spread of Invasive Species	<p>Invasive species are becoming problematic throughout Ontario and can adversely impact our natural landscapes, including wetlands, woodlands, and watercourses. Best management practices to reduce the spread of invasive species include:</p> <ol style="list-style-type: none"> 1. Revegetate with species native to the local area. 2. Request fill and compost from reputable sources that are conscious of the potential for the spread of invasive species via these media. 3. Get to know the most common invasive species in the area. 4. Brush off or clean any shoes, boots and equipment that have encountered invasive species before returning to the property. Equipment and vehicles coming into the work area should be free of soil and seeds that could introduce non-native and invasive species following the Clean Equipment Protocol for Industry: Inspecting and Cleaning Equipment for the Purposes of Invasive Species Prevention (Halloran, 2013) 5. Immediately eradicate invasive species if they are observed on the property. 6. Do not compost invasive species; put them in plastic bags and dispose of them in the garbage. 7. Do not dispose of lawn or garden clippings in the forest or wetlands to avoid species introductions. <p>An excellent resource for identifying and controlling invasive species can be found through the Ontario Invasive Plant Council: Home - Ontario Invasive Plant Council (ontarioinvasiveplants.ca) (OIPC, 2022)</p>

Provided these recommendations are implemented, the proposed development is not anticipated to have a negative impact on the existing wetland. The reduced setback (10 m as opposed to 30 m per Ontario Regulation 41/24), would require a permit from ORCA.

It should be noted that this study was conducted from an ecological perspective and does not include a detailed assessment of the wetland as a flood hazard. However, based on local topography (wetland in bowl type depression) and presence of terrestrial tree species along the periphery (primarily Black Locust), it is anticipated that the slope immediately along the wetland edge generally



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March 27, 2025

contains the majority of seasonal flooding in this area; no signs of erosion or wetland development were observed above the slope.

CLOSING

This Study involved confirmation of the wetland boundary on the Site through characterization of the local vegetation and drainage conditions. Based on observations made during the field investigations, a reduced wetland buffer of 10 m is anticipated to provide the necessary protection to the wetland on the Site, provided the best management practices detailed herein are implemented. The reduced 10 m wetland setback would require a permit from ORCA, which must be obtained prior to any Site alteration or construction within 30 m of the wetland boundary. 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.

Jaclyn Rodo, H.B.Sc.
Project Manager / Senior Ecologist

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

BH/KD/jr

Encl. *Cambium Qualifications & Limitations*
 Concept Plan
 Figure 1: Site Location and Policy Areas
 Figure 2: Natural Heritage Features and Ecological Survey Stations
 Figure 3: Natural Heritage Constraints
 Representative Site Photos

Copies: *Chris Conti, Senior Planner, EcoVue Consulting Services Inc, <cconti@ecovueconsulting.com>*

\\cambiumincstorage.file.core.windows.net\projects\18800 to 18899\18842-002 Kawartha Utility -EIS- 4488 County Rd 29\Deliverables\Wetland Assessment\Final\2025-03-27 LTR Wetland Assessment 4488 County Rd 29.docx



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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.

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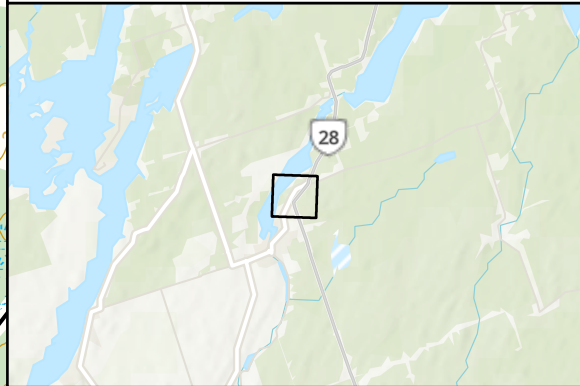
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REGIONAL LOCATION



ISLANDS IN
THE TRENT
WATERS 36A

MNRF District: Peterborough Bancroft District
MECP District: Peterborough
Conservation Authority: Otonabee Conservation
Applicable Policy Boundaries Not Depicted on Map: Growth Plan for the Greater Golden Horseshoe

WETLAND ASSESSMENT
KAWARTHA UTILITY SERVICES LTD.
 4488 County Road 29
 Douro-Dummer, Ontario

LEGEND

- Aquatic Resource Area Survey Point
- Highway
- Major Road
- Minor Road
- Contour (5m Interval)
- Watercourse, Permanent
- Watercourse, Intermittent
- ▨ Unevaluated Wetland
- ▨ Fish Spawning Area
- ▨ First Nations Reserve
- ▭ Ecodistrict
- ▭ Water Area
- ▭ Wooded Area
- ▭ Built Up Area
- ▭ Site (approximate)
- - - 120m Adjacent Lands

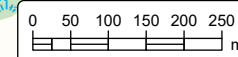
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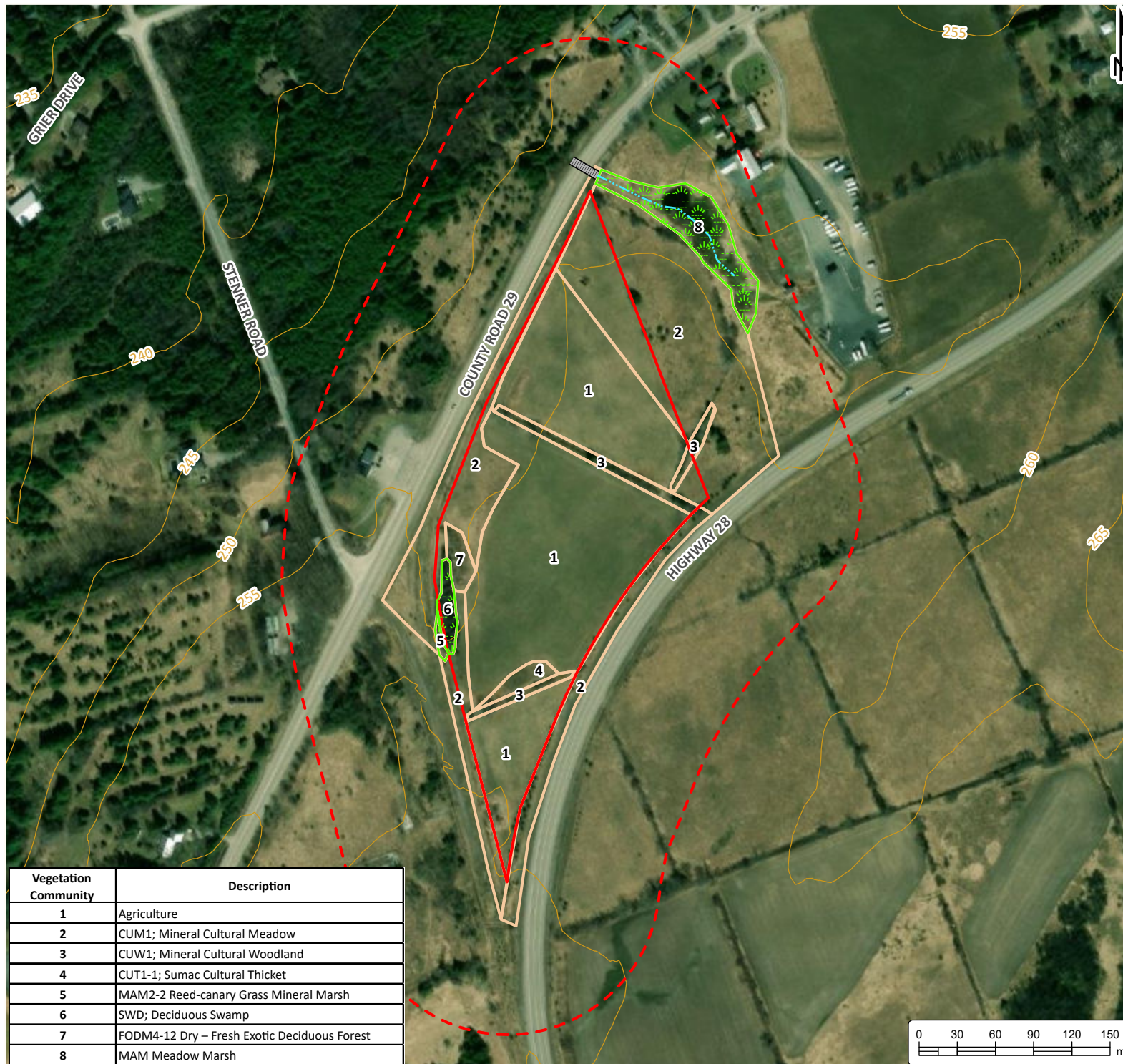


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SITE LOCATION AND POLICY AREAS

Project No.: 18842-001	Date: October 2024
Scale: 1:10,000	Rev.: Rev.
Created by: DBB	Projection: NAD 1983 UTM Zone 17N
Checked by: JR	Figure: 1





Vegetation Community	Description
1	Agriculture
2	CUM1; Mineral Cultural Meadow
3	CUW1; Mineral Cultural Woodland
4	CUT1-1; Sumac Cultural Thicket
5	MAM2-2 Reed-canary Grass Mineral Marsh
6	SWD; Deciduous Swamp
7	FODM4-12 Dry – Fresh Exotic Deciduous Forest
8	MAM Meadow Marsh

WETLAND ASSESSMENT
KAWARTHA UTILITY SERVICES LTD.
4488 County Road 29
Douro-Dummer, Ontario

LEGEND

- Culvert
- Drainage Feature
- Contour (5m Interval)
- Field Verified Wetland
- Vegetation Community
- Site (approximate)
- 120m Adjacent Lands

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**NATURAL HERITAGE FEATURES
AND ECOLOGICAL SURVEY
STATION**

Project No.: 18842-001	Date: October 2024
Scale: 1:4,250	Rev.: NAD 1983 UTM Zone 17N
Created by: DBB	Checked by: JR
Figure: 2	



WETLAND ASSESSMENT

KAWARTHA UTILITY SERVICES LTD.
4488 County Road 29
Douro-Dummer, Ontario

LEGEND

- Culvert
- Drainage Feature
- Contour (5m Interval)
- Field Verified Wetland
- Wetland Setback (10m)
- Wetland Setback (30m)
- Vegetation Community
- Potential Developable Area (5.1 ha) (approximate)
- Site (approximate)
- 120m Adjacent Lands

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NATURAL HERITAGE CONSTRAINTS

Project No.: 18842-001	Date: November 2024
Scale: 1:4,250	Rev.: Rev.
Created by: DBB	Checked by: JR
Figure: 3	



Photo 1 ***Representative photo of agricultural fields (Community 1) across the Site, September 2024.***



Photo 2 ***Representative photo of cultural meadow areas on the periphery of the Site (Community 2), September 2024.***



Photo 3 *Representative photo of hedgerows on the Site (Community 3), September 2024.*



Photo 4 *Representative photo of the Sumac thicket on the Site (Community 4), September 2024.*



Photo 5 *Representative photo of the meadow marsh along the ditch at the northwest edge of the Site (Community 5), September 2024.*



Photo 6 *Representative photo of the swamp on the Site (Community 6), September 2024.*



Photo 7 *The flagged edge of the swamp on the Site (Community 6), September 2024.*



Photo 8 *Black Locust forest on the Site (Community 7), September 2024.*



Photo 9 *Meadow marsh on adjacent lands northeast of the Site (Community 8), Image sourced from Google Street View, dated October 2021.*