

March 28, 2024

Project 2011

Devon Posthumus  
Sifton Properties Limited  
165 Dufferin Ave, Suite 800  
London, ON N6A 1K7

**RE: Forest View Draft Plan of Subdivision  
Lot Layout Change and Environmental Considerations**

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Natural Resource Solutions Inc. (NRSI) was retained by Sifton Properties Limited (hereafter 'Sifton') to complete a Development Assessment Report (DAR) in support of a development application, located on the Vansevenant Farm property in the Town of Mount Brydges. The DAR was completed and submitted in May 2019. Following the submission of the DAR, comments and responses were provided through a response matrix, and a DAR Addendum letter was prepared and submitted by NRSI in February 2020. The concept plan was further revised in 2024, and this memo discusses the proposed development per the March 25, 2024 concept plan.

It is our understanding that changes have been proposed for the Forest View draft plan as Hydro One will be decommissioning the hydro pole line that existed within the subject property and will remove the associated easement from the lands. With this easement removed, the lots along Block 111 (referred to as Block 119 on the original concept plan) Natural Environment have been revised to allow for an additional lot, now shown as Lot 87. The area where the easement was had been previously identified as Environmental Protection and would need to be rezoned to residential to allow for this new lot.

The area around the new proposed lot 87 is currently agricultural which extends basically to the top of bank, with limited trees and natural buffer. The addition of this lot would result in the following:

- Encroachment of 65m<sup>2</sup> into the 20.5m buffer from the watercourse feature;
- Removal of 205m<sup>2</sup> from the compensation area previously identified.

Within the DAR and DAR Addendum, the woodland and valleyland were proposed to be protected with a 10m buffer and the wetlands with a 15m buffer. Both of these buffers are still being adhered to for the new proposed lot 87. It has been recommended that native species plantings occur within these buffer areas, as well as fencing along the natural environment blocks, which should extend to this new proposed lot.

With the implementation of the mitigation measures identified above, it is the opinion of NRSI that there will be no negative impacts resulting from the addition of the proposed lot 87 and the reduced watercourse buffer. Within the overall subject property, the addition of this lot results in the encroachment of 1,915m<sup>2</sup> and 2,940m<sup>2</sup> of compensation area, which is still a greater amount of compensation. In addition to the compensation areas, the buffers will be restored through plantings, resulting in a net improvement as it is primarily agricultural lands. Therefore, a reduced buffer is not anticipated to have an impact on the roots of boundary trees within the woodland, to the watercourse or wetland features.

I trust this information is satisfactory for answering the questions and concerns of the Municipality and County. If you have any questions, please do not hesitate to contact me.

Sincerely,

Natural Resource Solutions Inc.

A handwritten signature in black ink that reads "J. Weber". The signature is written in a cursive style with a large, looped initial "J" and a trailing flourish.

Jacqueline Weber  
Terrestrial & Wetland Biologist

