



21-MM-SP

March 22, 2021

Maggie Yet  
Town of Mississippi Mills  
3131 Old Perth Road  
R.R. #2 P.O. Box 400  
Almonte, ON K0A 1A0

Dear Ms. Yet:

**Re: Application for Site Plan Control (D11-TER-20)  
Part Lot 11, Concession 10, Town of Mississippi Mills (Pakenham)  
354 Lynx Hollow Rd.  
TERPSTRA**

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Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Heritage and Natural Hazard issues. Specifically, the purpose of this review is to assess potential impacts of the proposed development on known natural heritage features on and adjacent to the subject property. These features could include wetlands, wildlife habitat and areas of natural and scientific interest. This review also includes an evaluation of the subject property for natural hazards such as unstable slopes and areas prone to flooding and erosion. **A review for Species at Risk and Significant Woodlands is outside the scope of MVCA's review process.**

#### **PROPOSAL**

According to the information provided, the purpose of the subject application is to *permit the construction of a single detached dwelling in the Rural Settlement Area and Hamlet designation, zoned Rural Residential (RR). The subject property is within 120m of a Provincially Significant Wetland (PSW).*

#### **PROPERTY CHARACTERISTICS**

According to a review of GIS mapping and aerial imagery, the subject property is partially within 120 m of a Provincially Significant Wetland (PSW) referred to as the *Pakenham Mountain Wetland Complex*. The PSW is located across the road from the subject property. Based on MVCA's estimates, the proposed septic system is the closest point of the new development, at roughly 87m from the PSW, while the dwelling is approximately 106m.

## **REVIEW**

### Natural Heritage Features:

#### *Provincially Significant Wetland*

The subject property is located within the adjacent lands (i.e. within 120m) of a PSW. Guidelines prepared in support of the Provincial Policy Statement (PPS) require that new development and site alterations, within 120 m of a PSW only be permitted if it has been demonstrated that there will be no negative impacts on the natural features or ecological functions of the feature identified. As part of the subject Site Plan Control Application with the municipality, we understand that an Environmental Impact Statement (EIS), was requested to assess potential impacts.

MVCA has reviewed the above noted EIS (*Scoped Environmental Impact Assessment, Terrapex, March 2, 2021*). We note that Section 7.5 concludes that *the proposed development of the subject property satisfies the requirements of the Endangered Species Act, 2007. Further, in the opinion of Terrapex, the proposed development conforms to the policy requirements of the Provincial Policy Statement, MMM Community Plan and the MVCA Regulation Policies document.* MVCA concurs with the methods, recommendations and conclusions within the EIS.

Natural Hazards: None identified

## **RECOMMENDATIONS**

With all of the above in consideration, MVCA does not have any objection to the subject application. We note that, pursuant to Ontario Regulation 153/06 - *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*, a permit is required from MVCA for the proposed development, within MVCA's Regulation Limit of a PSW.

## **NOTES**

The applicant should be advised that, pursuant to Ontario Regulation 153/06 – *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*”, a permit is required from MVCA for the subject work. Written permission is also required from MVCA prior to any interference in or within the Regulation Limit (i.e. within 120 m) of, the PSW.

Should any questions arise please do not hesitate to call. Please advise us of the Committee's decision in this matter.

Yours truly,



Diane Reid  
Environmental Planner