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July 22, 2024

Gloria Windover
Box 37
Buckhorn, ON
K0L 1J0

Sent via email to: <gwindover11@gmail.com>

**Re: Wetland Delineation – Barcroft Road, Municipality of Trent Lakes,
County of Peterborough
Cambium Reference: 17360-002**

Dear Gloria Windover,

Cambium Inc. (Cambium) was retained by Gloria Windover (the Client) to conduct a Wetland Delineation (the Study) on an existing vacant lot fronting on Barcroft Road to the north, located in the Municipality of Trent Lakes, in the County of Peterborough, Ontario (roll number 154201000150020; the Site).

Bear Creek Provincially Significant Wetland (PSW) and several unevaluated wetlands are mapped on or adjacent to (within 120 m of) the Site (see Figure 1, enclosed).

No development of the Site is currently proposed on the Site. This Study was completed to facilitate the Client's sale of the property for future construction of a single residential dwelling.

POLICY CONTEXT

The Municipality of Trent Lakes Zoning By-Law B2014-070 (ZBL) maps the majority of the Site as Rural Residential (RR) zone; a small area at the northeast corner of the Site is mapped as Environmental Protection (EP) zone. The extent of EP Zoning is associated with a 120 m setback from the provincially mapped PSW boundary on adjacent lands to the east (owned by the Client).

Section 6 of the ZBL permits construction of a single detached dwelling (and a number of other developments of similar scale) within RR zoned areas, provided a number of stipulations are met (e.g. yard setbacks, building size, etc.). Per Section 21 of the ZBL, similar scales of development are not typically permitted



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within EP zoned areas; EP zoning is typically associated with natural areas reserved for uses such as agriculture, conservation, recreation, forestry, and parks.

Section 4.30.7 (General Zone Provisions – Setbacks from Water Bodies, Watercourses, and Wetlands) of the ZBL states:

New development within 30 metres (98.4 feet) of the boundary of a wetland either within the Environmental Protection (EP) Zone or in any other zone category shall only be permitted with the approval of Council, or the local Conservation Authority, where applicable. An approved Environmental Impact Study (EIS) may require a greater setback.

Municipal planning staff previously provided a constraint map to a potential purchaser indicating a 30 m setback from the boundary of the EP zone, resulting in a reduced building envelope, potentially precluding the construction of a residence with area for associated well and septic systems. The wetland delineation was undertaken to determine the boundary of the wetland from which the 30 m setback would be applied as per policy 4.30.7 of the Zoning By-law.

TECHNICAL APPROACH AND DATA COLLECTION METHODS

In Ontario, wetlands are mapped and evaluated under the Ontario Wetland Evaluation System (OWES). Mapped evaluated wetlands have undergone extensive study and been assessed based on their form and function under four categories: Biological, Social, Hydrological, and Special Features (Ministry of Natural Resources, 2022). Evaluated wetlands that score high enough are deemed Provincially Significant Wetlands (PSW). Evaluated wetlands that do not score high enough to be a PSW are classified as Locally Significant Wetlands (LSW) or non-significant.

The province also maps unevaluated wetlands. These mapped wetlands are approximate; as such, they require field verification to confirm their presence and determine their boundaries.

Wetlands on the Site were delineated following provincially approved methods outlined in the Ontario Wetland Evaluation System: Southern Manual, 3rd Ed.



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(Ministry of Natural Resources, 2022). Wetland boundaries were initially delineated and classified by orthoimagery interpretation. The presence/absence and extent of wetlands on and adjacent to the Site was confirmed through field investigations by provincially certified Cambium staff on June 25, 2024. Wetland boundaries were determined using the 50% wetland vegetation rule.

Wetland boundaries on the Site were marked with a hand-held GPS unit. The adjacent property, with the municipal address 361 Flynn’s Road, is also owned by the client. As such, the field investigations extended beyond the Site onto Client owned lands to the east and south, as needed to delineate the wetland boundary. Additional areas beyond the client-owned lands were observed from property boundaries and publicly accessible lands (i.e., along Flynn’s Road).

FIELD INVESTIGATIONS

Data acquired through field investigations is summarized in the following sections and illustrated on Figure 2, enclosed. Representative photos of the Site and wetland boundary are also enclosed.

The Bear Creek PSW is mapped on adjacent lands approximately 100 to 120 m east of the Site. Provincial mapping also shows several unevaluated wetlands on and adjacent to the Site, as shown on Figure 1.

The field investigations confirmed that the Site and surrounding forested areas are located on high and dry tableland type topography; the unevaluated wetlands mapped west and south of the Site were confirmed to be absent. Evidence of spring flooding in these areas on orthoimagery from some years was found to be likely associated with shallow bedrock causing temporary surface pooling following snow melt; these areas appear to be dry for the majority of the year, as confirmed through the lack of wetland plant species present.

The PSW was confirmed to be present further east (i.e., farther from the Site) than shown on provincial mapping. The PSW boundary was distinct on the landscape, with surface water and aquatic plants present nearly to the wetland edge. The PSW was found to be separated from the Site tablelands by distinct



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rise in topography; a rise of approximately 5 m in height on an approximately 45° angle was observed in some areas.

The vegetation communities on the Site and adjacent lands are summarized in Table 1. Detailed field data records are available from Cambium upon request.

Table 1 Vegetation Communities

No.	ELC Code	Community Description	Community Type	S -Rank
1	CUT2-1	Common Juniper Cultural Alvar Thicket Type	Cultural	SNA
2	FOC2-2	Dry-Fresh White Cedar Coniferous Forest Type	Terrestrial	S5
3	FOM2-2	Dry-Fresh White Pine – Sugar Maple Mixed Forest Type	Terrestrial	S5
4	FOM7-1	Moist-Fresh White Cedar - Sugar Maple Mixed Forest Type	Terrestrial	S5
5	SWM	Mixed Swamp	Wetland	N/A

CONSTRAINTS ANALYSIS

While the PSW boundary was field-verified to be located farther from the Site than provincially mapped, a 30 m setback has been conservatively applied to the provincially mapped PSW boundary on Figure 2.

Based on the current conditions in 2024, as presented herein, there is no wetland constraint to future development of the Site; the 30 m PSW setback is located fully on adjacent lands, and no other wetlands were found to be present on or adjacent to the Site.

Future development of the Site should be undertaken in consultation with the Municipality of Trent Lakes to ensure that all requirements of the RR and EP zones are respected.





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CLOSING

We trust that this Wetland Delineation 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 705.559.2136.

Cambium Inc.

DocuSigned by:

 29FC8ECCFB08446D...

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

DocuSigned by:

 2C38292BECC5413...

Robin LeCraw, Ph.D.
Senior Ecologist – Team Lead (A)

KV/KD/rl

- Encl. *Cambium Qualifications and Limitations*
 Figure 1: Site Location and Special Planning Areas
 Figure 2: Verified Wetland Boundary & Recommended Setback

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CAMBIUM QUALIFICATIONS AND LIMITATIONS

Limited Warranty

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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.

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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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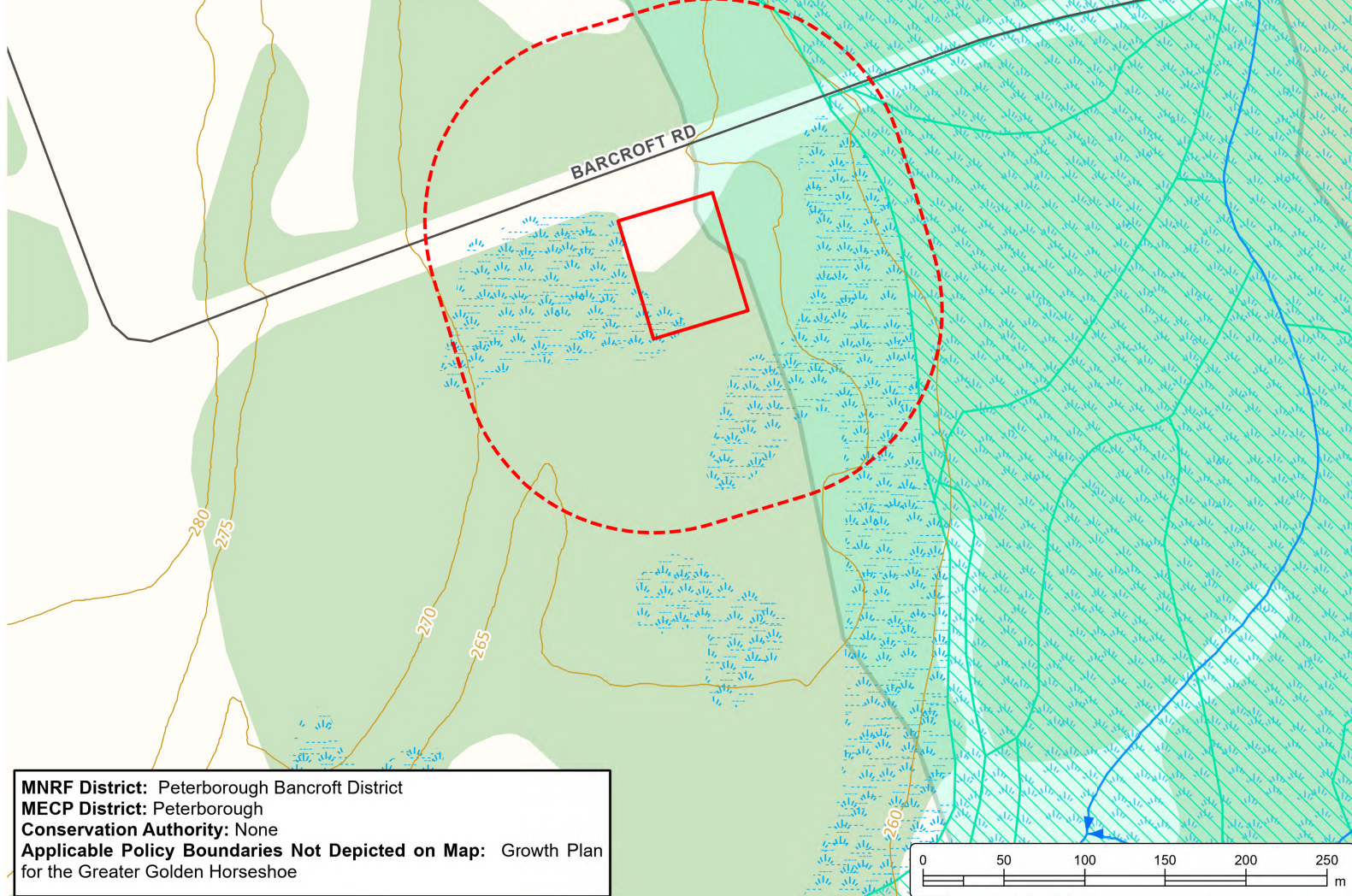
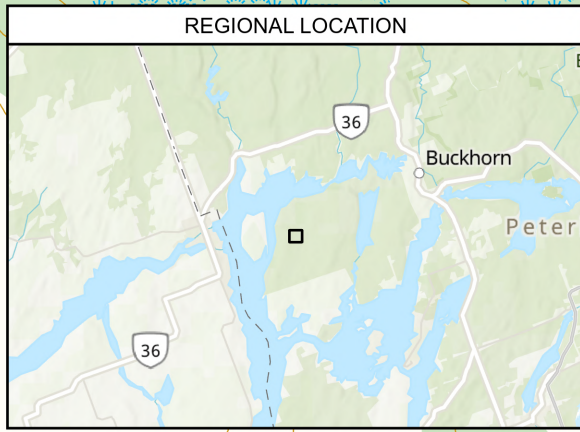
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Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

Personal Liability

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.





WETLAND ASSESSMENT
GLORIA WINDOVER
 Barcroft Road
 Trent Lakes, Ontario

LEGEND

- Minor Road
- Contour (5m Interval)
- Watercourse, Permanent
- Watercourse, Intermittent
- Unevaluated Wetland (Provincial Mapping)
- Provincially Significant Wetland
- Wooded Area
- Trent Lakes Environmental Protection Zone
- 120m Adjacent Lands
- Site (approximate)

Notes:
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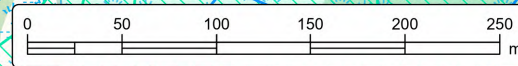


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SITE LOCATION AND SPECIAL PLANNING AREAS












Project No.: 17360-002	Date: July 2024
Scale: 1:4,000	Rev.: RL
Created by: MAT	Checked by: RL
Figure: 1	

MNRF District: Peterborough Bancroft District
MECP District: Peterborough
Conservation Authority: None
Applicable Policy Boundaries Not Depicted on Map: Growth Plan for the Greater Golden Horseshoe



WETLAND ASSESSMENT
GLORIA WINDOVER
 Barcroft Road
 Trent Lakes, Ontario

LEGEND

-  Contour (5m Interval)
-  Watercourse, Permanent
-  Watercourse, Intermittent
-  30m Wetland Setback
-  Verified Wetland Boundary
-  Provincially Significant Wetland
-  Verified Wetland Area
-  Trent Lakes Environmental Protection Zone
-  Vegetation Community
-  120m Adjacent Lands
-  Site (approximate)

Note: The 30m Wetland Setback is the most conservative of the PSW or the verified wetland boundary.

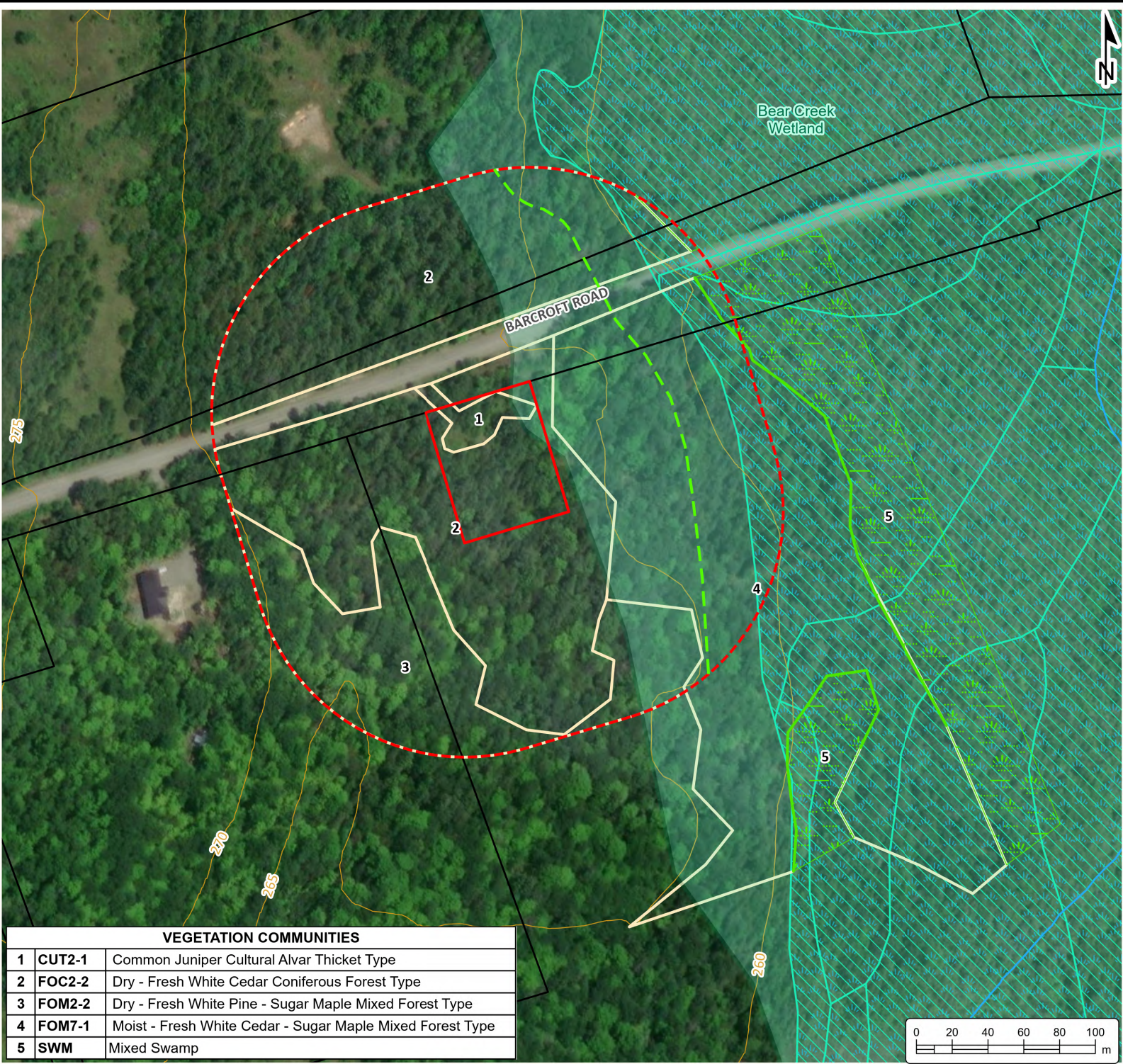
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VERIFIED WETLAND BOUNDARY AND RECOMMENDED SETBACK

Project No.: 17360-002	Date: July 2024
Scale: 1:3,000	Rev.:
Created by: MAT	Checked by: RL
Projection: NAD 1983 UTM Zone 17N	Figure: 2



VEGETATION COMMUNITIES

1	CUT2-1	Common Juniper Cultural Alvar Thicket Type
2	FOC2-2	Dry - Fresh White Cedar Coniferous Forest Type
3	FOM2-2	Dry - Fresh White Pine - Sugar Maple Mixed Forest Type
4	FOM7-1	Moist - Fresh White Cedar - Sugar Maple Mixed Forest Type
5	SWM	Mixed Swamp