

From: [Leslie Drynan](#)
To: [Schaefer, Damien \(MMAH\)](#)
Cc: [Jim Hutton](#); [Michael Czarny](#)
Subject: Implementation - Mitigation Measures - GEMTEC Environmental Impact Statement - Proposed Residential Development - Campus Habitations - Rows Corners
Date: July 11, 2024 3:15:00 PM
Attachments: [image002.png](#)

Hello Damien,

Further to your inquiry (Teams meeting of July 11, 2024) pertaining to the implementation of the mitigation measures of **Section 7.0 Recommended Avoidance and Mitigation Measures** (pg 28 of EIS), the Township intends to take the following measures:

- In accordance with Section 41 of the Planning Act, prior to the issuance of a building permit for the property, the Township's approval of a site plan and a site plan agreement will be required;
- The approved site plan and site plan agreement will be registered on the title of the property so that it will apply to current and future owners of the property;
- The EIS will be included as an Appendix to the site plan agreement; and
- The site plan agreement will include a clause requiring the proponent to update the Township on a regular basis on the implementation of the mitigation measures of Section 7 of the EIS.

These steps are intended to ensure that the following conclusions of Section 8.0 of the EIS are achieved:

8.0 CONCLUSIONS

The proposed project supported by this EIS is the proposed residential development on an existing 11.93 ha property. The residential development will include 38 residential dwellings, a small commercial space, park and amenity space, 4.28 ha of landscaped greenspace, internal roadways and parking, septic tank and bed installation, and a stormwater management area. The proposed development is presented on Figure A.5 of Appendix A.

Based on the results of the impact analysis, impacts to the natural environment are anticipated to be minimal. Provided that mitigation measures recommended in Section 7 are implemented as proposed, no significant residual negative impacts are anticipated from the proposed future development.

Following review of the information pertaining to the natural heritage features of the site, the following general conclusions are provided by GEMTEC in regards to the Environmental Impact Statement.

- No significant negative impacts to natural heritage features identified on-site, including provincially significant and local wetlands, significant woodlands, significant wildlife habitat, fish habitat, and species at risk from future residential development are anticipated.
- The proposed project complies with the natural heritage policies of the Provincial Policy Statement.
- The proposed development complies with the natural heritage policies of the Township of Elizabethtown-Kipley Official Plan and the United Counties of Leeds and Grenville Official Plan.

If you have any questions, please do not hesitate to contact Jim, Michael or I.

Sincerely,

Leslie