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February 28, 2023

**Municipality of Port Hope
5 Mill Street South
Port Hope, ON L1A 2S6**

Attn: Planning and Development Department

**Re: ADDENDUM to Environmental Impact Study – 3852 Ganaraska Road,
Garden Hill, Ontario (Cambium Inc., December 12, 2022)
Response to 3rd Submission Comments – North South Environmental
Applicant: Mistral Land Development Inc.
Cambium Reference: 12728-001**

INTRODUCTION

Cambium Inc. (Cambium) has received the Peer Review of Environmental Impact Study for 3852 Ganaraska Road, Garden Hill, Ontario – 2nd Submission, dated February 7, 2023, prepared by North South Environmental (NSE) on behalf of the Township of Port Hope. The comments pertain to the revised Environmental Impact Study (EIS) for the proposed development, prepared by Cambium and dated December 12, 2022, submitted as a component of the 3rd submission of the development application for Garden Hill Estates.

SUMMARY OF OUTSTANDING ISSUES

The Peer Review provided by NSE identifies several outstanding issues that, in the opinion of NSE, were not adequately addressed in the revised EIS and recognizes that the majority of comments on the 3rd submission were appropriately and adequately addressed. A response to the outstanding issues has been provided in the Response Matrix prepared to address all comments on the 3rd submission, which is provided under separate cover. To ensure that NSE's comments are thoroughly addressed, Cambium has prepared this EIS Addendum to accompany the EIS through to Draft Plan approval.

The outstanding comments are summarized below in italic text, with Cambium response provided below.



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Comment 1b) – Relating to buffer widths, setbacks, and the location of cul-de-sac (Street A):

- a) *Request for wider buffer adjacent to Lot #9 and Street A cul-de-sac to achieve variable width buffer of 15 m.*

Cambium agrees with this recommendation, and the buffer width has been adjusted to 20 m width adjacent to Lot#9 and the terminus of the cul-de-sac.

- b) *Request for an adjustment to the position of the terminus of Street A cul-de-sac to allow for 20 m ecological buffer adjacent to sensitive features and functions.*

Cambium agrees that the cul-de-sac should be shifted to the south, to a distance of 20 m or greater from the woodland edge to allow for a minimum 20 m buffer in this area, reflective an increased ecological buffer between the development and the adjacent sensitive adjacent features.

- c) *Request for term “setback” to be replaced with “buffer” along the woodland to indicate intended function of this area.*

The Site Plan and Draft Plan have been adjusted accordingly.

Comment 2b – Relating to installation of a curb and gutter to capture road runoff along Street C and the terminus of Street A.

Cambium understood that a curb and gutter system was not supported by the Municipality, based on the Municipality's response to the request for curb and gutter during the agency meeting held November 15, 2022. Cambium agrees that installing a curb and gutter would add increased mitigation of potential impacts to the adjacent wetland, related to the proximity of Street C and terminus of Street A to the wetland feature. Cambium supports this recommendation, provided it is acceptable and feasible for the Municipality.

Comment 3b – Relating to the use of the terms “setback” and “buffer”.

Cambium understands NSE's position on the use of the term “buffer” and agrees that it does have different implications from the term “setback”. Cambium further



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understands that revisions to the EIS are no longer required, and clarification of the use of this term may be presented in an EIS Addendum (as provided herein).

General Comment – Relating to Summary of Opinion regarding “setbacks” and “buffers”.

Cambium agrees with NSE’s position that a buffer is intended to provide a mitigating function, is informed by ecological considerations, and is not necessarily consistent with development setbacks that may be dictated by provincial or municipal policy. In the case of this development, the ecological buffer is intended to mitigate potential development related impacts to adjacent features and ecological functions. The term setback should be reserved for separation of development from a feature/area/building which is not informed by ecological considerations. The term “buffer” has replaced “setback” on the revised Site Plan and Draft Plans.

The concluding statements of the NSE Peer Review acknowledge that the 3rd submission comments can be addressed through an EIS Addendum, rather than a revised EIS. The EIS Addendum provided herein should be included with the EIS dated December 12, 2022, for any and all future submissions of the EIS.

CLOSING

Cambium trusts that this correspondence, and the associated response matrix, adequately address the Peer Review of the 3rd submission of the EIS for the Garden Hill Estates development application.

Best regards,

Cambium Inc.

Andrea Coppins, BA Hons., Dipl.
Project Manager / Senior Ecologist

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February 28, 2023

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