



MEMO

November 8, 2023

Emily Elliot
MHBC
540 Bingemans Centre Drive, Suite 200
Kitchener, ON N2B 3X9

Re: 3770 Hazel Street
Updated Site Plan
Environmental Impact Statement Addendum

GeoProcess Research Associates Inc. (GeoProcess) was retained by Schout Group to prepare an Environmental Impact Statement (EIS) for a proposed residential development at 3770 Hazel Street, Fort Erie. The property was formally a public elementary school and is proposed to be developed into 13 townhouse blocks with 93 2-storey units, an amenity area and 141 parking spaces. GeoProcess assessed impacts which the proposed development could have on the surrounding natural environment, the findings of which were reported in, *Environmental Impact Study 3770 Hasel Street, Fort Erie, ON* dated February 21, 2023. The EIS stated:

Overall, the EIS concluded that the proposed development conforms with applicable policies, acts and regulations and will not have a net negative impact on the surrounding natural areas.

The following mitigation measures have been recommended:

- Conduct vegetation and tree clearing between September to March to avoid impacts to breeding birds. If clearing is to occur within the breeding bird window, all trees to be cut will need to be screened by a qualified biologist for any active nests.*
- Implement Erosion and Sediment Control Plan (ESC). Keep measures in place until construction is completed and disturbed soils have been vegetated.*
- Install native tree and shrub enhancement plantings where applicable in the 10 m woodland buffers. Enhance these areas with a native meadow seed mix as well. Refer to Appendix D for a list of options.*
- Promote occupant's environmental stewardship awareness through provision of an environmental guide that contains a list of recommendations (e.g. do's /don'ts) to avoid/minimize residual impacts to Significant Woodland. Install, no trespassing or educational signage.*

Since the EIS was submitted, a change was made to the site plan to address Regional waste collection requirements. The change comprised of a rotation of the northern portion of the site plan. Based on a review of the site plan changes and comparing against the former EIS, the following has been concluded:

- The woodland setback of 10 m recommended in the EIS has been maintained.
- No changes have been made to the stormwater controls. The conclusion of the EIS regarding stormwater continue to remain valid.
- Grading continues to be proposed in the woodland setback on the south side of an existing swale. The proposed grading is essentially unchanged from the grading assessed in the EIS. As a result, the conclusion in the EIS that the grading will not have a negative impact on the woodland continues to be supported.
- The mitigation measures proposed in the EIS continue to be valid.

Our review of the updated site plan has concluded that findings of the GeoProcess EIS dated February 21, 2023, for 3770 Hazel Street continue to be valid and supportable for the updated site plan.

If you have any questions regarding this submission, please do not hesitate to contact us.

Regards,

GEOPROCESS RESEARCH ASSOCIATES INC



Ken Glasbergen
Senior Ecologist, Principal