

August 23, 2021

BEL 217263

Alison Edwards
Water Resources Engineer – Stormwater Management
Lake Simcoe Region Conservation Authority (LSRCA)
120 Bayview Parkway
Newmarket, Ontario
L3Y 3W3

**Re: Lake Simcoe Region Conservation Authority First Detailed Design Submission
231-249 Reach Street Uxbridge – The Venetian Group, Plan of Subdivision (Region File
S-U-2018-01; Plan of Common Element Condominium (Region File: C-U-2018-01); Zoning
By-law Amendment: ZBA-2018-08**

Dear Ms. Edwards:

In response to comments received from the Lake Simcoe Region Conservation Authority (LSRCA) dated June 16, 2021, we offer the following analysis regarding the ecological considerations of the woodland in the northwest area of the subject property.

The proposed development will substantially reduce the existing surface water catchment for the woodland that is being retained in the northwest portion of the property.

A woodland has been identified in the Environmental Impact Study and supporting documents (Beacon 2012 2018) adjacent to the subject property to the west. This woodland has not been included in any of the field investigations as it is not within the subject property. The woodland appears to be a deciduous forest, dominated by Sugar Maple (*Acer saccharum*) with associates of Black Cherry (*Prunus serotina*), American Beech (*Fagus americana*) and Red Oak (*Quercus rubra*); known as a Dry – Fresh Sugar Maple Deciduous Forest (FOD5) using the Ecological Land Classification System for southern Ontario. This is a typical and common woodland community found on the well-drained soils of the Oak Ridges Moraine. Accordingly, the Ecological Land Classification manual describes the soil moisture regime for this community as “moderately dry to fresh”.

The pre-development topography of catchment of this feature within the subject property is generally quite flat. The soils are well-drained sand and sandy silt with the groundwater table approximately 10 to 15 m below the surface, as described in more detail in the letter from the team hydrogeologist (August 23, 2021). Based on the hydrogeological analysis it is unlikely that much if any of the drainage from the subject property actually reaches this side of the property as water infiltrates on the sandy soils that dominate the site.

The proposed development includes rear yard infiltration that will be directed towards the woodland. According to calculations provided by the project engineers (SKA), when comparing volume conditions

under the 25 mm, four hour storm event the existing runoff is approximately 48.3 m³ while the runoff under proposed conditions will drop slightly to 44.3 m³. Existing drainage received from the west of the woodland will not be altered.

Therefore, in our professional opinion it is unlikely that the condition and/or composition of the woodland will be altered as a result of hydrologic effects related to this development.

Prepared by:
Beacon Environmental



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