

December 9, 2020

Project #2268

Don de Jong  
Tridon Group  
609 William Street, #200  
London, Ontario N6B 3G1

Dear Mr. de Jong,

**RE: Huron Meadows Subdivision, Municipality of South Huron  
Environmental Impact Statement**

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Natural Resource Solutions Inc. (NRSI) completed an Environmental Impact Study (EIS) for Tridon Group, dated March 2020 (revised August 2020) associated with a proposed 390-lot residential subdivision in the Municipality of South Huron, immediately north of Grand Bend, Ontario. The proposed subdivision is located on the Bluewater Highway (Highway 21) and largely comprises lands that are currently used for the Oakwood Resort golf course and driving range. Other portions of the subject property are in a natural state and include woodlands, coniferous plantation, and early successional meadow. The subject property also conveys the Walker Drain, which bisects the property from the northeast to the southwest and exits the property through a culvert under the Bluewater Highway. See the EIS report (NRSI 2020) for additional details about the natural features that were characterized within the subject property.

NRSI was retained by Tridon Group to complete a subsequent Environmental Impact Statement specific to Phase 1 of the proposed subdivision, which is known as the Huron Meadows Subdivision. See Appendix I for the Draft Plan of Subdivision for Phase 1. This letter is intended to accompany the application for zoning by-law amendment and Draft Plan of Subdivision for the Phase 1 development.

NRSI has reviewed the proposed Phase 1 development plan and has compared that against the proposed development plan that was presented in the EIS report. The comparison was completed to determine if the Phase 1 plan deviates in any way from the proposed plan presented in the EIS, thereby requiring an updated assessment of impacts.

The Phase 1 Draft Plan of Subdivision respects the 10m Significant Woodland and 15m watercourse buffers that were recommended in the EIS, as shown on Map 1. Therefore, no direct impacts to the significant natural features will occur. NRSI defers to MTE for any comment on minor development encroachment (e.g., for the Block 6 stormwater management pond) into the margins of the 250-year regional floodplain.

The Draft Plan updates the previous EIS-stage plan by revising the boundaries of Lots 68 and 69 (now labelled as Lots 77 and 78) such that encroachment into the 15m watercourse buffer is no longer proposed.

It is anticipated that the design and location of a pedestrian trail network that will accompany the Phase 1 development will be undertaken as a condition of Draft Plan Approval. The pedestrian trail network is to be designed in accordance with the recommendations of the EIS, such as to avoid sensitive natural features by routing trails through buffers where feasible.

Various other recommendations were made in the EIS to effectively mitigate direct, indirect and induced impacts that would otherwise occur during construction and occupation of the proposed development. Provided these mitigation measures are implemented, negative impacts to the natural features or their ecological functions are not anticipated.

Please contact the undersigned with any questions or comments.

Sincerely,  
Natural Resource Solutions Inc.

A handwritten signature in blue ink, appearing to read "Ryan Archer".

Ryan Archer, M.Sc.  
Project Manager; Terrestrial and Wetland Biologist

**MAPS**

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- Legend**
- Subject Property
  - Phase 1 Boundary
  - Proposed Development
  - 100 Year Floodline
  - 250 Year Regional Floodplain
  - Potential Bat Habitat Tree
  - Fish Habitat
  - Permanent Watercourse
  - 15m Watercourse Buffer
  - 10m Significant Woodland Buffer
  - Significant Woodland
  - Ecological Land Classification (ELC)
  - Cultural Meadow (CUM)
  - (CUP3-2) White Pine Coniferous Plantation Type
  - (FOD7-2) Fresh - Moist Ash Lowland Deciduous Forest Type

**NATURAL RESOURCE SOLUTIONS INC.**  
Aquatic, Terrestrial and Wetland Biologists

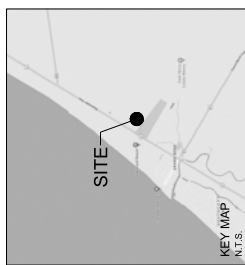
Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNRF © Copyright, Queen's Printer Ontario, Imagery, Esri, 2016.

Project: 2268  
Date: December 8, 2020

NAD83 - UTM Zone 17  
Scale: 1:2,500

0 50 100 150 Metres





**LAND USE SCHEDULE**

DESCRIPTION	LOT VALUES	AREA (M <sup>2</sup> )
UNIVERSITY RESIDENTIAL	BY RMP	9.54
INDUSTRIAL	BY RMP	1.56
MEDICAL DENSITY	BY RMP	1.52
RECREATION	BY RMP	1.52
FUTURE R.O.W.	BY RMP	6.58
TOTAL	100.00 (10.00%)	22.52

**ADDITIONAL INFORMATION**  
 THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER AND THE SURVEYOR.  
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**OWNER'S CERTIFICATE**  
 I, the undersigned, being and claiming to be the owner of the above described property, hereby certify that the above described property is situated within the boundaries of the County of Huron, Michigan, and that the same is not subject to any other mortgage, lien or encumbrance.

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being and claiming to be the Surveyor of the County of Huron, Michigan, hereby certify that the above described property is situated within the boundaries of the County of Huron, Michigan, and that the same is not subject to any other mortgage, lien or encumbrance.

**REVISIONS**

NO.	DESCRIPTION

**Project Name:**  
 PART OF LOTS 2, 3 AND 4  
 LAKE ROAD EAST CONCESSION  
 AND PART OF LOTS 2, AND 3  
 LAKE ROAD WEST CONCESSION  
 GEOGRAPHIC TOWNSHIP OF STEPHEN  
 MUNICIPALITY OF SOUTH HURON  
 COUNTY OF HURON

**BAKER**  
 Planning Group

Sheet Title: **DRAFT PLAN OF SUBDIVISION**

Version No: 1  
 Sheet No: DP-1

Scale: 1:1,000 METRIC  
 Date: 12/07/2020  
 File Location: 2006pl\_plk2

Drawn By: J. THIBERT

