



Axio Power Canada Inc./  
SunEdison Canada

Draft Water Body Records Review  
Report

For

Napanee TS Taylor Kidd  
Solar Energy Project

H335467  
Rev. F  
August 19, 2011

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Project Report

August 19, 2011

**Axio Power Canada Inc./SunEdison Canada  
Napanee TS Taylor Kidd - Solar Energy Project**

**Draft Water Body Records Review Report**

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## 1. Introduction

### 1.1 Project Description

Axio Power Canada Inc./SunEdison Canada (“Axio/SunEdison”) is proposing to develop a 10 megawatt (MW) solar photovoltaic project titled Napanee TS Taylor Kidd Solar Energy Project (hereinafter referred to as the “Project”). The Project Location<sup>1</sup> is situated on approximately 34 hectares (ha) of land on Part of Lots 27 and 28, Concession 1, Township of Loyalist (lower tier municipality), County of Lennox and Addington (upper tier municipality) and within Picton Ecodistrict 6E-15 (Figure 1.1).

### 1.2 Renewable Energy Approval Legislative Requirements

Ontario Regulation (O. Reg.) 359/09 – *Renewable Energy Approvals Under Part V.0.1 of the Act*, (herein referred to as the REA Regulation), came into force on September 24, 2009 and identifies the Renewable Energy Approval (REA) requirements for renewable energy generation facilities in Ontario. The REA Regulation has since been amended by O. Reg. 521/10, which came in effect as of January 1, 2011.

As per the REA Regulation (Part II, Section 4), ground-mounted solar facilities with a nameplate capacity greater than (>) 10 kilowatts (kW) are classified as Class 3 solar facilities and require an REA.

### 1.3 Purpose of Report

Subsection 30 (1) of the REA Regulation requires proponents of Class 3 solar projects to undertake a Water Body Records Review to identify “*whether the project is*

- i. *in a water body*
- ii. *within 120 m of the average annual high water mark of a lake, other than a lake trout lake that is at or above development capacity*
- iii. *within 300 m of the average annual high water mark of a lake trout lake that is at or above development capacity*
- iv. *within 120 m of the average annual high water mark of a permanent or intermittent stream, or*
- v. *within 120 m of a seepage area”* (O. Reg. 359/09, s. 30, Table).

Subsection 30 (2) of the REA Regulation requires the proponent to prepare a report “*setting out a summary of the records searched and the results of the analysis*” (O. Reg. 359/09). This Water Body Records Review Report has been prepared to meet these requirements.

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<sup>1</sup> “Project Location means, when used in relation to a renewable energy project, a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposed to engage in the project” (O. Reg. 359/09, s. 1 (1)).

## 2. Methodology and Results

The following sections document the records that were reviewed and assessed. The focus of the assessment was identifying whether or not the Project Location is within or adjacent to any water body features. The definition of a water body is stated in Section 1 (1) of the REA regulation:

*“water body’ includes a lake, a permanent stream, an intermittent stream and a seepage area but does not include,*

- (a) grassed waterways,*
- (b) temporary channels for surface drainage, such as furrows or shallow channels that can be tilled and driven through,*
- (c) rock chutes and spillways,*
- (d) roadside ditches that do not contain a permanent or intermittent stream,*
- (e) temporarily ponded areas that are normally farmed,*
- (f) dugout ponds, or*
- (g) artificial bodies of water intended for the storage, treatment or recirculation of runoff from farm animal yards, manure storage facilities and sites and outdoor confinement areas.”*

The following sections of this report were organized with respect to the governing bodies identified in Column 1 of the Table in Section 30 of the REA Regulation.

Records for areas within a minimum distance of 1 km from the Project Location were searched. This included records from the Ministry of Natural Resources, Ministry of the Environment, Ontario Ministry of Agriculture, Food and Rural Affairs, Federal Government, Cataraqui Region Conservation Authority, County of Lennox and Addington and the Township of Loyalist. The results are discussed below in relation to the distances specified between the Project and water features as defined in Section 30 of the REA Regulation (Section 1.3).

There are no Planning Boards, Local Roads Boards or Local Services Boards with jurisdiction over the Project study area. Also, the Project Location is not within the Niagara Escarpment Commission Plan Area. Therefore, records from these governing bodies were not reviewed.

### 2.1 Ministry of Natural Resources Records

#### 2.1.1 Methodology

The following Ministry of Natural Resources (MNR) on-line records were reviewed:

- Ontario Base Maps (OBM) and natural feature layers from Land Information Ontario (LIO) (<http://www.mnr.gov.on.ca/en/Business/LIO/index.html>), supplemented with OBM maps from the Geographic Network of Canada (GNC) (<http://www.geographynetwork.ca/>)
- Natural Heritage Information Centre (NHIC) on-line mapping (<https://www.biodiversityexplorer.mnr.gov.on.ca/nhicWEB/main.jsp>).

### **2.1.2 Results**

The OBM mapping identified several water body features within 1 km of the Project Location. These include:

- Cooke's Creek and its tributaries, located approximately 140 m north and northwest of the Project Location. Contour lines indicate that the Creek flows from the northwest to the southwest, into Parrott's Bay Marsh and Lake Ontario.
- an unnamed watercourse that drains south, into Lake Ontario, located approximately 250 m southwest of the Project Location.
- Parrott's Bay Marsh (Lake Ontario) located approximately 700 m southeast of the Project Location.

None of the water body features identified by OBM mapping are located on or within 120 m of the Project Location. Furthermore, there were no additional water features identified through the mapping available on the NHIC website.

## **2.2 Ministry of the Environment**

### **2.2.1 Methodology**

A request for information related to water body features within a minimum distance of 1 km was sent to the Ministry of the Environment (MOE) by way of email dated April 15, 2011.

### **2.2.2 Results**

The MOE responded to the information request on May 4, 2011, which included a map showing the water body features within proximity to the Project Location (Appendix A). The MOE did not identify any new or different water body features than those identified through OBM mapping (Section 2.1.2). Therefore, no water body features were identified on or within 120 m of the Project Location, through review of the MOE records.

## **2.3 Ontario Ministry of Agriculture, Food and Rural Affairs Records**

### **2.3.1 Methodology**

The following Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) on-line records were reviewed:

- Rural Drainage Mapping ([http://www.lio.ontario.ca/imf-ows/imf.jsp?site=ads\\_en](http://www.lio.ontario.ca/imf-ows/imf.jsp?site=ads_en))

### **2.3.2 Results**

The OMAFRA mapping identified the same water body features within 1 km of the Project Location as shown on the OBM mapping (Section 2.1.2). This includes Cooke's Creek and associated tributaries, an unnamed watercourse, Parrott's Bay Marsh and Lake Ontario. None of these water body features are within 120 m of the Project Location. Additionally, there were no constructed drains or agricultural tile drainage features on or within 1 km of the Project Location.

## 2.4 Federal Government Records

### 2.4.1 Methodology

The following federal government websites were reviewed to determine if any records regarding water body features on or adjacent to the Project Location were available:

- Natural Resource Canada (NRCAN) National Topographic System (NTS) topographic maps (<http://atlas.nrcan.gc.ca/site/english/maps/topo/map>)
- DFO Aquatic Species at Risk Distribution Mapping available from Conservation Ontario website (<http://www.conservation-ontario.on.ca/projects/DFO.html>)
- Fisheries and Oceans Canada (DFO) website (<http://www.dfo-mpo.gc.ca/regions/central/habitat/os-ao/index-eng.htm>)

### 2.4.2 Results

The NRCAN topographic mapping and DFO Aquatic Species at Risk Distribution mapping identified the same water body features within 1 km of the Project Location as shown on the OBM mapping (Section 2.1.2). This includes Cooke's Creek and associated tributaries, an unnamed watercourse, Parrott's Bay Marsh and Lake Ontario. None of these water body features are located on or within 120 m of the Project Location.

The DFO Aquatic Species at Risk Distribution Mapping did not identify any aquatic species at risk within 120 m of the Project Location. Furthermore, the DFO website did not provide any information on the presence of water bodies on or adjacent to the Project Location.

## 2.5 Conservation Authority Records

### 2.5.1 Methodology

Information provided on the Cataraqui Region Conservation Authority (CRCA)'s website (<http://www.cataraquiregion.on.ca/index.html>) was reviewed for any records regarding water body features on or adjacent to the Project Location.

In addition to a review of the CRCA website, a copy of the draft Project Description Report (PDR) was provided to the CRCA for review in advance of a Project start-up meeting that was held on June 15, 2010. A staff member of CRCA attended the meeting and provided general information and comments on the relevant water body features and natural heritage features and their requirements under O. Reg. 148/06 (*Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulations*).

Follow-up contacts were made with CRCA to obtain any relevant studies, information and/or Geographic Information System (GIS) mapping data identifying their Regulated Areas as well as any specific mapping of flood and erosion hazards associated with water body features on or adjacent to the Project Site. It should be noted that the information requested from the CRCA was based on the Project Site boundary (i.e. the land that is owned or leased by the Client—outlined in red in Figure 3.1), as the Project Location was not known at the time the information request letter was sent to the CRCA.



## 2.5.2 Results

No additional or different information regarding specific water body features than as depicted on the OBM maps (Section 2.1.2) was found on CRCA's website, which included a review of maps prepared as part of the Central Cataraqui Region Natural Heritage Study (CRCA, 2006).

In August 2010, the CRCA conducted a property information review of the Project Location and prepared a letter and an accompanying map, which is provided in Appendix B. The letter provided information pertaining to the natural heritage features, water body features, regulatory requirements and other potential areas of concern within 1 km of the Project Site. As mentioned earlier, the information obtained from the CRCA is based on the Project Site boundary, not the Project Location. The italicized text provided in the following bullet points, are statements taken directly from the CRCA letter (Appendix B):

- *Cooke's Creek crosses the site in a northwest-southeast direction. The creek flows to the southeast and eventually drains into Parrott's Bay.*
- *The CRCA does not have engineered 1:100 year floodplain mapping for the creek or its tributaries. The CRCA, in accordance with Section 2.2 of the Provincial Policy Statement and under Ontario Regulation 148/06: Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses, restricts alteration to and development near or across a watercourse. The CRCA requires that future development be located a minimum distance of 30 m from the average high water mark or top of bank of a water body when the elevation of the regulatory floodplain is unknown. Similarly, Section 5.4.6 (d) of the Loyalist Township Official Plan and Section 4.11 (c) of the Zoning By-law require new buildings or structures to be set back 30 m from the high water mark where a floodplain has not been defined. In addition, Section 4.11 (b) of the Zoning By-law requires a 15 m setback from lands zoned Environmental Protection.*
- *Based on aerial photography, the creek appears to be a meandering watercourse. 'Meandering' often occurs under conditions such as heavy or rapid runoff or spring snow melt, and results in changes to flooding and erosion patterns. The erosion hazard limit or meander belt allowance is defined as the maximum extent to which a water channel migrates over time. The Natural Hazard Training Manual (Ontario Ministry of Natural Resources, 1997) defines the meander belt allowance as 20 times the bankfull channel width for a particular section of a creek. Ontario Regulation 148/06 applies to lands within the meander belt allowance and 15 m beyond the meander belt on either side. The extent of the regulated area will be determined at the time of a site inspection when a formal application is made.*
- *Section 5.4.6 (g) of the Official Plan of Loyalist Township indicates that a natural vegetative buffer strip of 15 m should be maintained adjacent to the edge of a watercourse to filter pollutants. The Official Plan does not permit clear cutting of trees within this buffer area. The CRCA Planning Policy also requires a minimum 30 m setback from the annual high water line of a water body for development adjacent to all waterbodies in order to preserve their hydrological and biological functions.*

No water body features were identified on or within 120 m of the Project Location. As such, the CRCA minimum setback distances and regulatory requirements would be successfully met under the current Project plan. A Water Body Site Investigation will be carried out to confirm the presence / absence of water body features on or within 120 m of the Project Location.

## **2.6 Municipal Records**

### **2.6.1 Methodology**

Information provided on the Township of Loyalist and the County of Lennox and Addington websites was reviewed to determine if any records regarding water body features on or adjacent to the Project Location were available.

A copy of the draft Project Description Report (PDR) was provided to the Township of Loyalist and the County of Lennox and Addington for review in advance of a Project start-up meeting that was held on June 15, 2010. Staff members from the municipality attended the meeting and provided general information and comments on the relevant water features as well as natural heritage features.

Where required, follow-up contacts were made with the municipalities to obtain any relevant studies, information and/or GIS mapping data related to water features and natural heritage features on or adjacent to the Project Location.

### **2.6.2 Results**

#### ***Township of Loyalist***

The Loyalist Township Official Plan (2010), Schedule C (Land Use Plan: Amherstview – Parrott’s Bay), indicates that the lands on and within 120 m of the Project Location are designated as Industrial. Schedule C1 (Land Use Plan: Amherstview – Parrott’s Bay) shows a portion of land along Cooke’s Creek within the Environmentally Sensitive designation. Cooke’s Creek is situated about 140 m north of the Project Location, beyond the 120 m setback (Section 2.1.2) and therefore, the Project Location and its 120 m setback is not within the area designated as Environmentally Sensitive. No further information regarding the Project Location was obtained from the other Loyalist Township Official Plan schedules. Section 4.2.3 of the Official Plan states that the Environmentally Sensitive designation applies to the lands within 30 m of a fish habitat. Limited development may be permitted within these areas where an assessment of the impacts indicates the natural attributes of the areas can be maintained. The Project Location is situated well beyond 30 m of Cooke’s Creek.

No water body features were identified on or within 120 m of the Project Location. As such, the regulatory requirements set out by the Loyalist Township Official Plan would be successfully met. A Water Body Site Investigation will be carried out to confirm the presence/absence of water body features on or within 120 m of the Project Location.

#### ***County of Lennox and Addington***

No additional water body features were identified from the information available on the County of Lennox and Addington website (<http://www.lennox-addington.on.ca/>).

### 3. Summary of Results and Next Steps

#### 3.1 Summary of Results

Table 3.1 summarizes the results of the Records Review in regards to the water body features identified in Section 2. A map depicting the identified water body features on, and in proximity to, the Project Location is provided in Figure 3.1.

**Table 3.1 Summary of Records Review Determinations for the Napanee TS Taylor Kidd Solar Energy Project**

Determination to be Made	Yes/No	Description
Is the Project Location in a water body?	No	No water bodies were identified on or within 120 m of the Project Location.
Is the Project Location within 120 m of the average annual high water mark of a lake, other than a lake trout lake that is at or above development capacity?	No	No lakes were identified on or within 120 m of the Project Location.
Is the Project Location within 300 m of the average annual high water mark of a lake trout lake that is at or above development capacity?	No	No lake trout lakes were identified in the vicinity of the Project Location.
Is the Project Location within 120 m of the average annual high water mark of a permanent or intermittent stream?	No	No permanent or intermittent streams were identified on or within 120 m of the Project Location. Cooke's Creek is the closest watercourse that was identified, and it is situated approximately 140 m north of the project location.
Is the Project Location within 120 m of a seepage area?	No	No seepage areas were identified on or within 120 m of the Project Location.

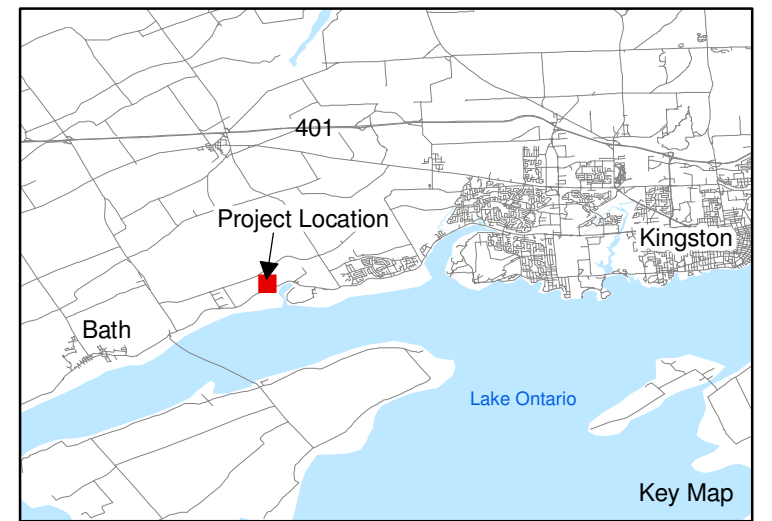
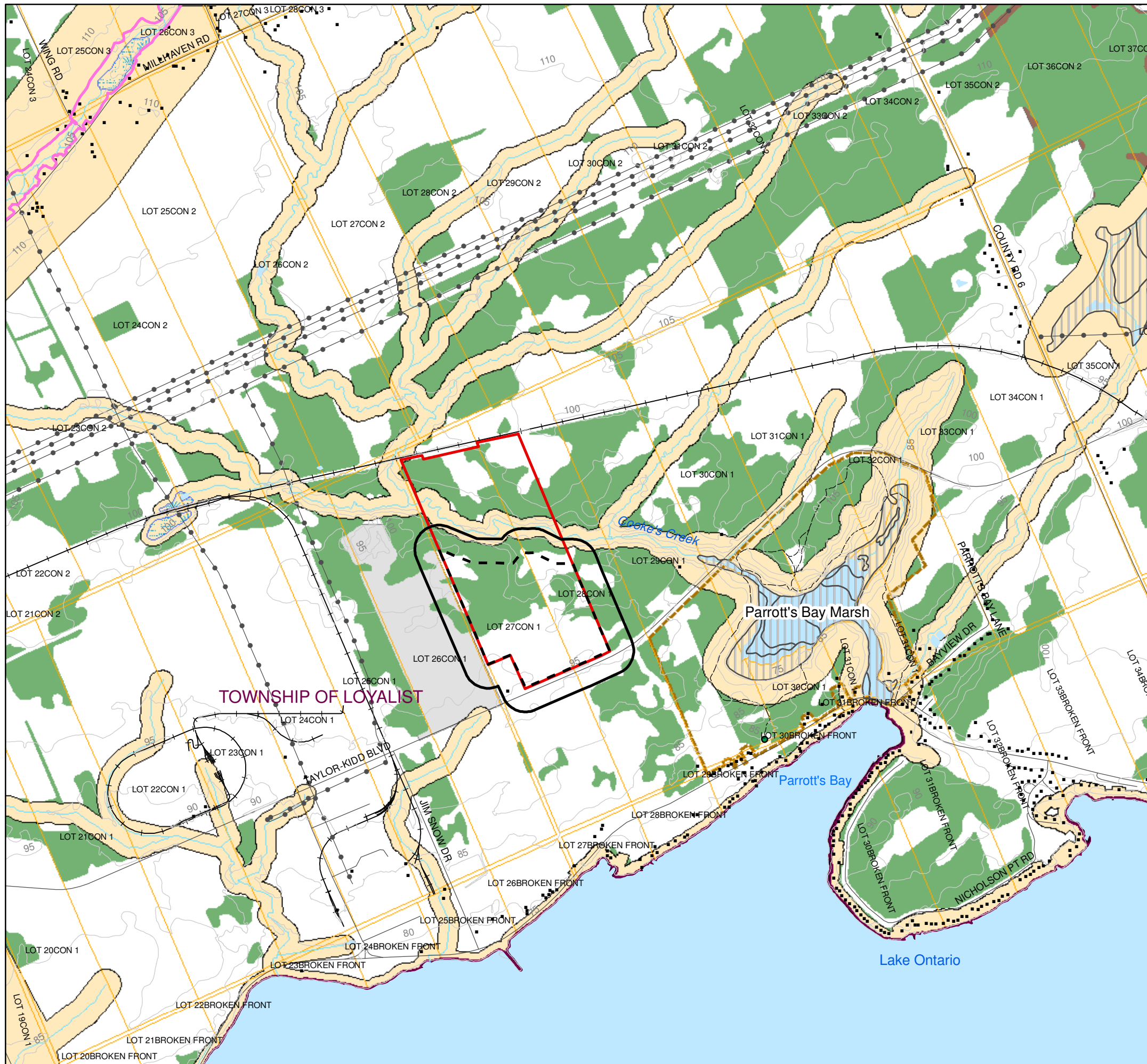
Therefore, based on the information sources reviewed in this report, a site investigation will be required to verify if any water body features are located on and/or within 120 m of the Project Location.

#### 3.2 Next Steps

A site investigation, as required in Section 31 of the REA Regulation, will be completed to:

- i. confirm the water body features identified during this records review
- ii. identify if any corrections to the information presented herein are required
- iii. determine whether any water bodies exist in the Project area
- iv. confirm the boundaries of any water body feature within 120 m of the Project, and
- v. determine the distance from the Project to any identified water body boundaries (i.e., the average annual high water mark).





**LEGEND**

- Building
  - +— Railway
  - Road
  - Topographic Contour (5 m interval)
  - Transmission Line
  - Watercourse
  - ANSI, Life Science
  - Authorized Aggregate Site
  - Municipality
  - Parcel
  - Parrott's Bay Conservation Area
  - Project Location
  - 120 m from Project Location
  - Project Site
  - Water Body
  - Provincially Significant Wetland
  - Unevaluated Wetland
  - Woodland
- Cataraqui Region Conservation Authority Data**
- 100 Year Floodplain
  - CRCA Section 28 Regulations Screening Area

Notes:  
 1. OBM and NRVIS data downloaded from LIO with permission.  
 2. Spatial referencing UTM NAD 83, August 2010.  
 3. Cataraqui Region Conservation Authority data provided by CRCA, Sept. 7, 2010



Figure 3.1  
 Axio Power Canada Inc.  
 Napanee TS Taylor Kidd  
 Water Body Features **HATCH**

## 4. References

Loyalist Township. 2010. Official Plan – Consolidation November 8 2010. Available on-line at <http://www.loyalisttownship.ca/business-pdplan>. Accessed July 6,, 2011.

Catarauqui Region Conservation Authority (CRCA). 2006. Central Catarauqui Region Natural Heritage Study Final Report. Prepared by the CRCA, City of Kingston and Loyalist Township. On-line at <http://www.catarauquiregion.on.ca/management/naturalheritage.htm>. Accessed August 9, 2010.

Catarauqui Region Conservation Authority (CRCA). 2010. Property Inquiry (Letter of August 23, 2010) (Proposed Solar Power Project) Napanee TS Taylor Kidd, Part of Lots 27 and 28, Concession 1, Loyalist Township.

Government of Ontario. 2006. Ontario Regulation 148/06 made under the Conservation Authorities Act 1990. Last amendment: 2011, c. 9, Sched. 27, s. 22. Available on-line at: [http://www.e-laws.gov.on.ca/html/regs/english/elaws\\_regs\\_060148\\_e.htm](http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_060148_e.htm)

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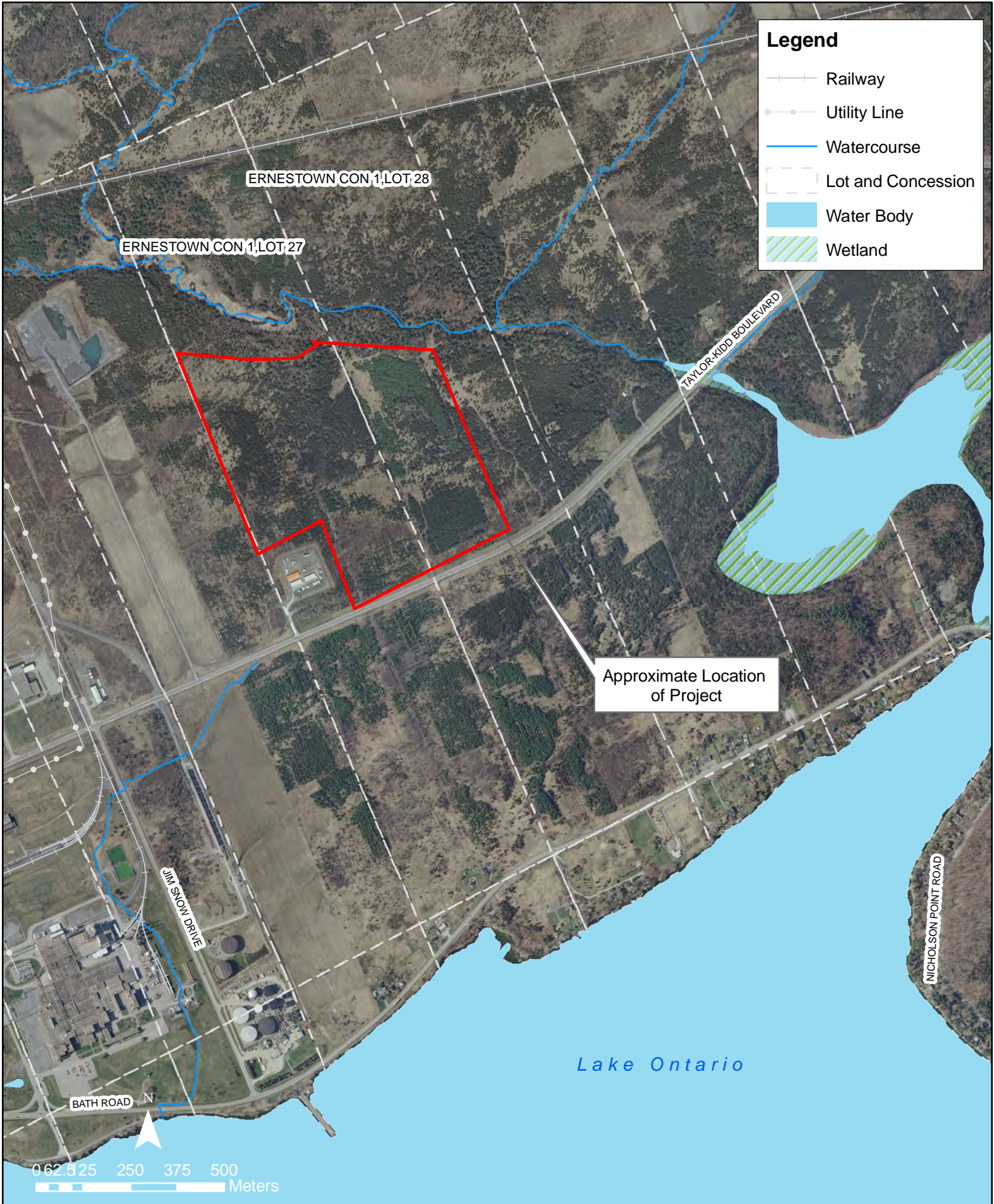
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Ontario Ministry of Natural Resources. 1997. Natural Hazard Training Manual.

# Appendix A

## Ministry of the Environment Information





**Legend**

- Railway
- Utility Line
- Watercourse
- Lot and Concession
- Water Body
- Wetland

Approximate Location of Project

0 62.5 125 250 375 500 Meters

## **Appendix B**

# **Cataraqui Region Conservation Authority Information**





## CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0

Phone: (613) 546-4228 Fax: (613) 547-6474

E-mail: [crca@cataraquiregion.on.ca](mailto:crca@cataraquiregion.on.ca) Website: [www.cataraquiregion.on.ca](http://www.cataraquiregion.on.ca)

August 23, 2010

Files: GC-LOY  
OPS 3-7-3-19

**Sent by Mail and Email (PHolmes@hatch.ca)**

Paul D. Holmes, P. Eng.  
Environmental Coordinator  
Hatch Ltd.  
1235 North Service Road West  
Oakville, Ontario, L6M 2W2

Dear Mr. Holmes:

**Re: Property Inquiry (Proposed Solar Power Project)  
Napanee TS Taylor Kidd  
Part of Lots 27 and 28, Concession 1  
Loyalist Township**

Cataraqui Region Conservation Authority (CRCA) staff are writing regarding your request for information for the above-noted site located north of Taylor-Kidd Boulevard Road in Loyalist Township and for the area within 1 km of the site. The site was not visited.

The subject site bound by Taylor-Kidd Boulevard to the south and a railroad right-of-way to the north. Aerial photography of the area indicates the site is undeveloped. Cooke's Creek crosses the site in a northwest-southeast direction. The creek flows to the southeast and eventually drains into Parrott's Bay. Significant woodlands identified in the Central Cataraqui Region Natural Heritage Study (CCRNHS) (CRCA, 2006) cover a large portion of the property adjacent to the creek.

The subject lands are currently designated 'Industrial' in the Loyalist Township Official Plan and are zoned 'General Industrial Zone' with a Holding Symbol (M3-H) in the Zoning By-law. The land adjacent to the creek is zoned 'Environmental Protection.' The significant woodlands adjacent to the creek have an 'Environmentally Sensitive' overlay in the Official Plan.

### **Discussion**

A portion of these lands are subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, which is implemented by the CRCA. The purpose of Ontario Regulation 148/06 is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. By virtue of this regulation, the CRCA regulates all development and site alteration

Member of



activities (including filling) within 15 metres of a flood plain or erosion hazard, within 120 metres of Provincially Significant Wetland (PSW) boundaries and 30 metres of all other wetlands. Within a regulated area, written permission must be obtained from the CRCA prior to development taking place.

### **Cooke's Creek**

The CRCA does not have engineered 1:100 year floodplain mapping for the creek or its tributaries. The CRCA, in accordance with Section 2.2 of the Provincial Policy Statement and under Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses*, restricts alteration to and development near or across a watercourse. The CRCA requires that future development be located a minimum distance of 30 m from the average high water mark or top of bank of a waterbody when the elevation of the regulatory floodplain is unknown. Similarly, Section 5.4.6 (d) of the Loyalist Township Official Plan and Section 4.11 (c) of the Zoning By-law require new buildings or structures to be set back 30 m from the high water mark where a floodplain has not been defined. In addition, Section 4.11 (b) of the Zoning By-law requires a 15 m setback from lands zoned Environmental Protection.

Based on aerial photography, the creek appears to be a meandering watercourse. 'Meandering' often occurs under conditions such as heavy or rapid runoff or spring snow melt, and results in changes to flooding and erosion patterns. The erosion hazard limit or meander belt allowance is defined as the maximum extent to which a water channel migrates over time. The Natural Hazard Training Manual (Ministry of Natural Resources, 1997) defines the meander belt allowance as 20 times the bankfull channel width for a particular section of a creek. Ontario Regulation 148/06 applies to lands within the meander belt allowance and 15 m beyond the meander belt on either side. The extent of the regulated area will be determined at the time of a site inspection when a formal application is made.

### Water Quality

Section 5.4.6 (g) of the Official Plan of Loyalist Township indicates that a natural vegetative buffer strip of 15 m should be maintained adjacent to the edge of a watercourse to filter pollutants. The Official Plan does not permit clear cutting of trees within this buffer area. The CRCA Planning Policy also requires a minimum 30 m setback from the annual high water line of a waterbody for development adjacent to all waterbodies in order to preserve their hydrological and biological functions.

### **Significant Woodlands**

The Central Cataraqui Region Natural Heritage Study (CCRNHS) (CRCA, 2006) identifies areas of 'Significant Woodlands' present on the subject property. The wooded area was identified as significant based on its area and connectivity to other significant features.

Policy 2.1.4 of the Provincial Policy Statement (2005) does not permit development and site alteration in significant woodlands unless negative impacts can be mitigated. Policy 5.4.7.1 (f) of the Official Plan for Loyalist Township requires that "development be carried out in a manner

that encourages the protection and management of woodlands,” and that development applications affecting significant woodlands be “accompanied by a strategy maximizing the woodland areas to be protected.” The CRCA requests that every effort be taken to protect the Significant. The CRCA recommends that an environmental impact assessment and a tree preservation plan be prepared should development be proposed in Significant Woodlands.

### **Endangered and Threatened Species**

Mapping provided to the CRCA by the Ministry of Natural Resources (MNR) suggests that the area just east of the subject property is likely to support one or more species listed on the MNR’s Species at Risk in Ontario (SARO) List. These species are protected under Ontario Regulation 242-08 made pursuant to the Endangered Species Act (2007). Staff recommend that the applicant contact the Ministry of Natural Resources to determine the need for a permit and for more information about species protection and recovery. A preliminary ecological site assessment may be required. Please contact the Species at Risk Biologist at (613) 258-8204 at MNR’s Kemptville district office.

### **Area within 1 km of the Site**

The attached map shows the regulated areas within 1 km of the subject site. This includes the areas within 30 m of the tributaries that merge into Cooke’s Creek that flows through the site, and also within 30 m of another watercourse located southwest of the site near Jim Snow Drive.

A portion of the Parrott Bay Provincially Significant Wetland (PSW) is located within 1 km of the subject site. The CRCA regulates the area within 120 m of a PSW and requires that new development and site alteration be set back 120 m from the boundary of a PSW.

### **Summary**

The property is subject to Ontario Regulation 148/06: *Development, Interference with Wetlands, and Alterations to Shoreline and Watercourses*. Permits will be required for any proposed development and site alterations within 30 m of the average high water mark or top of bank of the creek on the subject property and for any in-water works. CRCA staff will review the application in light of Ontario Regulation 148/06 and CRCA policies before deciding to issue or refuse the permit. It is recommended that CRCA staff review any development or site alteration planned within 50 metres on either side of an identified watercourse. Permits will also be required for any proposed development and site alteration adjacent to any unmapped waterbodies/wetlands found at the time of a site inspection when a formal application is made.

We trust that the above has addressed your inquiry. Please note that these comments reflect our understanding, at the time of writing, of the best available data, applicable policies and regulations. Changes in one or more of these factors may influence our comments. You are therefore encouraged to contact the CRCA prior to making a formal application, particularly if more than twelve months have passed since the date of this correspondence. As noted previously, the site was not visited.

Mr. Holmes (Napanee TS Taylor Kidd)  
August 23, 2010

If you have any questions please contact the undersigned at (613) 546-4228 extension 258 or by e-mail at [sagarwal@cataraquiregion.on.ca](mailto:sagarwal@cataraquiregion.on.ca).

Yours truly,



Sukriti Agarwal, AICP  
Environmental Planner

cc: Murray Beckel, Director of Planning and Development Services, Loyalist Township, via email

Attachment (s): Map showing regulated areas on the subject site and within 1 km of the site





CATARAQUI REGION  
CONSERVATION AUTHORITY

# Property Inquiry Axio Power - Napanee TS Taylor Kidd Loyalist Township



**Legend**

- Area of Interest
- Buffer Zone (1km)
- Regulated Area
- Watercourse
- Wetland
- Provincially Significant Wetland
- Wooded Area

Scale 1: 20,000

Metres

UTM Projection NAD 83

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Aerial Photography © Groupe Alta, 2010

While the CRCA makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. All end-users must therefore determine for themselves if the information is suitable for their purposes.





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