



Ms. C. Newell

February 14, 2022

Re: Old Mill Road Lot Line Adjustment Consents

---

Our client is seeking two small lot line adjustments to accommodate the desire for more space by adjacent westerly existing neighbors. The Freemans (Part A) and the Franks (Part B, attached sketch). Jeff Freeman & Brenda Freeman and Howard Frank & Karen Frank are the respective owners of the lots on Old Mill Road (#214 and #218) for which the lot lines on the western limits of the study site would be adjusted by way of the neighbors acquiring the severed lots directly behind their existing residences. Future use on the expanded lands could include outbuildings such as a shed.

In response to this request, SAAR staff attended the study site in November to look closer at the specific areas proposed for severance. The late fall timing captured heavy rain events to best observe storm run off condition.

During the rain events we observed weak surface water flow over the broader study site, concentrated in an easterly swale along Grey County Road 1, as well as generally unconfined storm flow down the slope. We had no wildlife support in the storm flow (e.g. minnows, crayfish, beetles for fish habitat definitions under the Fisheries Act), nor any rare, threatened or endangered species during seasonal surveys across the entire parcel.

The unconfined storm flow was also observed on portions of the proposed A and B severance areas to the west. Based on these observations, future site alteration such as ancillary structures (shed, gazebo) would need to show how the post development environment does not reduce the peak flows. This is effectively managed by restricting any excavation for basements at the severances noted above, and ensuring a shed for instance would not impede runoff. Crushed gravel is recommended around ancillary structures.

We do recommend that storm events be maintained in both quantity and quality to allow for waters to continue outflow into the Old Mill Road roadside drain. We feel this prudent to meet GSCA policy. Retaining shrub and tree height vegetation where possible also assists in regulating storm event velocity. The tree cover is not significant woodland using Provincial guiding criteria in that matter, however best management practices for construction always include using siting to minimize the number of trees to be removed.

Please don't hesitate to call with any questions or comments upon review.

Sincerely,

Linda Liisa Sober, H.B.Sc.  
Senior Biologist, SAAR Environmental Limited  
Sarawak Mobile 519 374 9486