



Environmental Assessments & Approvals

January 22, 2024

AEC 21-158

1000062217 Ontario Inc.
c/o David Seaman
12 Trotter Court
Barrie, Ontario L4N 5S4

**Re: Response to Natural Heritage Peer Review Comments from the
Nottawasaga Valley Conservation Authority – 937045 Airport Road,
Mansfield**

Dear Mr. Seaman:

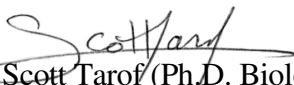
Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this letter pertaining to further natural heritage peer review comments from the Nottawasaga Valley Conservation Authority (NVCA) dated January 18, 2024.

The NVCA “Review Comments - Regulatory” (Comments #2-16) indicate that natural heritage responses provided previously by Azimuth have addressed satisfactorily NVCA concerns. In regards to “Review Comments – Advisory”, the NVCA letter states “All previous comments have been addressed.” It is understood that in December 2023 there were minor adjustments made to the proposed development plan for the property. Azimuth has reviewed the revised develop plan (updated Figure 3 set attached) and confirms that there have been no changes related to potential impacts to natural heritage features and functions, including no changes to EP lands, wetland offsetting or feature buffers.

If you have any questions please do not hesitate to contact the undersigned.

Yours truly,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

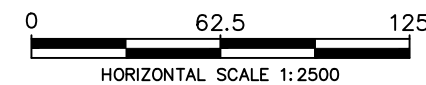
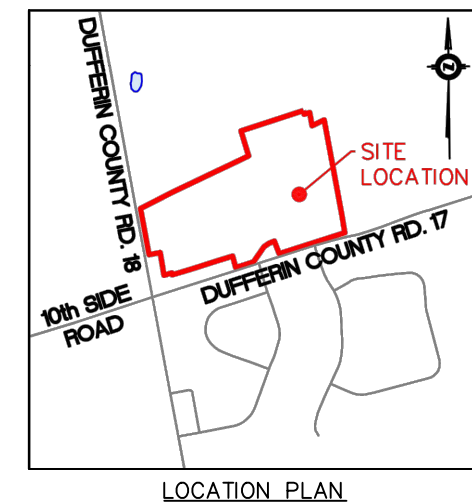

Dr. Scott Tarof (Ph.D. Biology)
Terrestrial Ecologist

LEGEND:

- APPROX. PROPERTY BOUNDARY
- EXISTING WATERCOURSE (ONTARIO MNR, 2020)
- WETLAND BOUNDARY (DELINEATED IN FIELD)
- DIRECT WETLAND REMOVALS
- 30m WETLAND BUFFER
- 30m WETLAND BUFFER
- DEVELOPMENT ENCROACHMENT INTO 30m WETLAND BUFFER (0.291ha)
- NATURALIZED BUFFER AREA (0.541ha)
- 6m Top-of-Bank Setback (PML)

ELC VEGETATION COMMUNITIES:

MAMM3-1	MIXED MINERAL MEADOW MARSH
MEMM4	FRESH-MOIST MIXED MEADOW
OAGM1(SOY)	ANNUAL ROW CROP
TAGM1	CONIFEROUS PLANTATION
THDM2	DRY-FRESH DECIDUOUS SHRUB THICKET
WODM5-3	FRESH-MOIST MANITOBA MAPLE
WOMM3	DECIDUOUS WOODLAND
	DRY-FRESH MIXED WOODLAND



PROPOSED DEVELOPMENT & CONSTRAINTS - OPTION A

ARMSTRONG ESTATES OF MANSFIELD MULMUR, ON

DATE ISSUED:	JANUARY 2024	Figure No. 3A
CREATED BY:	A.L.	
PROJECT NO.:	21-158	
REFERENCE:	DUFFERIN COUNTY	

