

September 26, 2023

Lindsay Lambert, M.Pl. MCIP RPP
Senior Planner
Township of Leeds and the Thousand Islands
P.O. Box 280,
1233 Prince Street,
Lansdowne, ON
K0E 1L0

Dear Ms. Lambert:

Re: Environmental Impact Assessment Addendum Proposed Development for 507 1000 Islands Parkway, 515 1000 Islands Parkway, 14 McCrae's Bay Lane, 26 McCrae's Bay Lane, 30 McCrae's Bay Lane, and 36 McCrae's Bay Lane (Township File Number D14-2023-007), Ivy Lea, Ontario

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) was retained by the Township of Leeds and the Thousand Islands in a Peer Review function to review the supporting documentation (an EIA Addendum) for an application to consolidate the existing zoning, permit the continuation of rural industrial and marine manufacturing uses, open storage and one new storage building. It is proposed to change the zoning of the subject lands from Shoreline Residential (RS) Zone, Shoreline Residential Special Exception 40 (RS-40) Zone, Tourist Commercial (CT) Zone, Tourist Commercial Special Exceptions 9 and 22 (CT-9) and (CT-22) Zones, Open Space (OS) Zone and Provincially Significant Wetland (PSW) Zone to Rural Industrial Special Exception XX (MR-XX) Zone. The application was made by Kehoe Marine. According to the EIA Addendum, the proposed project includes site alterations at the Kehoe Marine site (Open Storage Yard and New Unheated Storage Building) that are being undertaken to provide temporary storage of construction materials for transport off site via barges that will load at the upgraded pier. The open storage yard will have a graveled surface.

The proponent retained Ecological Services to conduct the required study in support of the application. The Environmental Impact Assessment (EIA), and its addendum provided the basis of our review.

This letter represents the comprehensive review of the material enclosed with your correspondence to Jeff King, Vice President, Environmental with McIntosh Perry, for the above-noted application.

Documentation

The documents that were provided to us for our review are noted in Table 1.

Table 1: Documentation for Review Application			
Title	Author	Date	Contents
Environmental Impact Assessment (EIA)	Ecological Services	October 15, 2020	Site background, biophysical features and functions, impact assessment, etc.
Environmental Impact Assessment (EIA) Addendum	Ecological Services	April 26, 2023	Minor information about the project works and two key questions with responses.
Correspondence	CRCA and Riggs Engineering	Various	Review and comments.

Environmental Impact Assessment Evaluation

The original EIA provided a very comprehensive review of the study area background information. There were quite a few additional studies completed to update the background information including breeding bird surveys (including marsh birds), herptile surveys, general review, etc. It is McIntosh Perry’s understanding that we are reviewing the EIA Addendum works only and that the original EIA is provided for context and significant details. The Cataraqui Region Conservation Authority EIA Guidelines were provided to guide the peer review.

The EIA Addendum provided is a total of three (3) pages, posing and answering three questions. It is understood that it is intended to be a continuation of the existing EIA, however it does not provide much of the information required as part of the EIA Guidelines, such as:

‘illustrate the precise location of all of the natural features/areas on, or adjacent (as defined by the PPS and supporting documents) to the site on clearly legible, scaled maps’

It is the understanding of the reviewer based on other information provided that the wetland boundaries were changed within the bay based on the results of the original EIA. This mapping is not found in either document or supplemental documents. In fact, the EIA addendum indicates that it has yet to be confirmed if the building is 30 m from the wetland boundary. Additionally, the original EIA and the Addendum do not provide any photographs, at least that are labelled, for the reviewer to be able to better understand the area that is being utilized for the storage yard and storage building. Photographs and mapping are valuable when trying to comprehend the impacts of a proposal when site reviews are not completed.

Two additional recommendations found in the EIA Guidelines include:

‘recommend extents of land where: (1) disturbance is to be avoided, and (2) disturbance is to be limited, in order to maintain the natural features and ecological functions of the area, supported by a detailed rationale; explore opportunities for restoration or improvement of the natural heritage system;’

In instances like this there is often opportunity to improve existing conditions. For example, in the original EIA significant sedimentation was noticed to be occurring at the marina during particular operations. Permanent measures could have been recommended that would have had a net gain for the environment. It was indicated that the new walls 'could' improve this through stormwater controls but minimal details were provided in discussion for this. Similarly, this was referred to in the EIA addendum, though again nothing was recommended in the EIA addendum such as a riparian buffer or other alternatives. In reviewing the subsequent correspondence, Riggs Engineering did make recommendations to be implemented that would provide some mitigation and were supported by CRCA. We ask one question as part of this review:

Were opportunities explored for restoration or improvement of the natural heritage system within the property boundaries?

Another recommendation that the EIA guidelines pose is for mitigation measures to be recommended. These do not appear to be found in the EIA addendum for this project. What are the mitigation measures that will be employed during the construction activities?

When reviewing the aerial image from page 10 of the initial EIA (2020) there appear to be trees in the area of influence. Were these assessed for snag trees for bat species? From the original EIA it is not clear what these species would be but there is some understanding that they are mostly non-native or weedy species. Can Ecological Services confirm these species?

Closing

The EIA and EIA addendum for the proposed development appear to address the potential concerns, however the lack of mapping (showing new PSW boundaries) and photo evidence made assessing the validity of this extremely difficult. Based on the information that is available and an understanding of the location the reviewer would tend to agree that the changes proposed could result in net gain, if all considerations are made for improving the existing to reduce sediment loading and appropriate and careful removal of the existing structures/septics are completed. It is expected that this development will be able to proceed as depicted, however additional considerations should be considered. If these items are incorporated (primarily, appropriate mitigation measures recommended and incorporated, consideration of additional improvements) McIntosh Perry would support the perceived conclusion (no concluding statement was provided in the EIA Addendum) that there will be no *significant impacts* to natural heritage features as a result of this application.

Summary of Recommendations

Recommendations have been made above. To summarize, additional attention needs to be given to:

- Confirm new construction is a minimum of 30 m from the new wetland boundaries;
- Provide mitigation measures that will be implemented during construction of the proposed;
- Confirm if improvements were considered as part of the EIA and what recommendation were made and which are being considered; and
- Confirm trees are not suitable for bats and what the species are (not Butternut).

Limitations

This letter was produced for the exclusive use of the Township and is intended to provide peer review guidance regarding the proposal for development for 507 1000 Islands Parkway, 515 1000 Islands Parkway, 14 McCrae’s Bay Lane, 26 McCrae’s Bay Lane, 30 McCrae’s Bay Lane, and 36 McCrae’s Bay Lane (Township File Number D14-2023-007), Ivy Lea, Ontario. It involved the review of an EIA and Addendum prepared by Ecological Services. The Report was reviewed by McIntosh Perry; however, no field verification of any information was conducted.

Any use which a third party makes of this review, or any reliance on decisions made based on it, without a reliance letter are the responsibility of such third parties. McIntosh Perry accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this review.

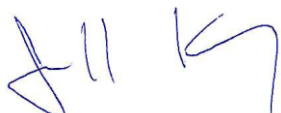
In evaluating the EIA, McIntosh Perry has relied in good faith on information provided by individuals as noted in the Report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in the Report as a result of omissions, misinterpretation or fraudulent acts.

The findings, conclusions and/or recommendations of this letter are only valid as of the date of this letter. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, McIntosh Perry should be requested to re-evaluate the conclusions presented in this letter, and provide amendments, if required.

We trust that this letter meets your present requirements. Please contact Jeff King if you have any questions about this review.

Respectfully Submitted,

McIntosh Perry Consulting Engineers Ltd.



Jeff King, B.Sc.
T:613-229-2882

Ref. U:\Ottawa\01 Project - Proposals\2024 Jobs\CCO\CCO-24-1387 Leeds and 1000 Islands Kehoe Marine EIS Review\07 - Reporting\Draft