

**MEMORANDUM**

To: Kayly Robbins – Weston Consulting

From: Brett Espensen

Date: November 14, 2024

Re: Addendum to 11 Main Street, Morriston, Township of Puslinch Environmental Impact Study

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Hello Kayly,

This addendum has been prepared to address comments received as part of the peer review of the EIS completed for 11 Main Street, Morriston, Township of Puslinch. Comments were provided by NPG Planning Solutions on September 19, 2024 that requested the EIS be revised to address policies of the Provincial Planning Statement (2024).

The Provincial Planning Statement (2024) write up provided below has been prepared to replace the existing Provincial Policy Statement (2020) write up in Section 2.1 of the EIS (August 2024) in its entirety. The intent of this addendum is to update the EIS to be consistent with the current PPS (2024) that came into effect on October 20, 2024.

**2.1 PROVINCIAL PLANNING STATEMENT (2024)**

In 2022, the province initiated a review on approaches for leveraging the housing supportive policies of the *Provincial Policy Statement* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan), removing barriers and continuing to protect the environment through a streamlined province-wide land use planning policy framework. The feedback from this review contributed to the development of the *Provincial Planning Statement*. The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS replaces the policies of the *Provincial Policy Statement* and the Growth Plan. This EIS has been prepared in compliance with Chapter 4, Policy 4.1 of the PPS, which deals specifically with the long-term protection and management of natural heritage features and areas.

The intent of the PPS is to ensure that natural features and areas be protected for the long term. The PPS indicates that diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Natural heritage features and areas are defined in the PPS as those which are important for their environmental and social values as a legacy of the natural landscapes of an area and include: significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat and significant areas of natural and scientific interest.

Unless it can be demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions, development and site alteration is not permitted in or adjacent to:

- ◆ significant woodlands and valleylands south and east of the Canadian Shield;
- ◆ significant wildlife habitat;
- ◆ significant fish habitat; and
- ◆ significant areas of natural and scientific interest.

Furthermore, development and site alteration shall not be permitted on adjacent lands to the natural heritage features identified above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

**SUMMARY**

Policy updates in the Provincial Planning Statement (2024) do not change the conclusions reached or recommendation provided in the EIS. Natural heritage policies included in the Provincial Planning Statement (2024) are not substantially different from policies of the PPS (2020), which were considered as satisfied through the completion of the August 2024 EIS.

Although natural heritage policies of the Provincial Planning Statement (2024) have not substantially changed, it is understood that other policy sections have been updated to allow for additional housing and employment opportunities, such as additional dwelling units and home-based businesses. Additional potential opportunities provided by these policies to not change the impact assessment sections of the EIS. Lot boundaries have been established to achieve ecologically appropriate setbacks from natural heritage features and any additional residential units or home-based businesses that could be established on these lots will not impact adjacent natural areas.

I trust this addendum is sufficient to address the peer review comments on updating the PPS policy section of the EIS.

Yours sincerely,



Brett Espensen, B.A. (Hons), EMA, EP  
Colville Consulting Inc.