

October 10, 2023

Dear Mayor Craig and Councillors,

Environmental Impact Concerns Regarding 143 Victoria Road, Inverhuron – Sundance Estates Development Proposal

My immediate family own a cottage property in proximity to the proposed rural estate subdivision at 143 Victoria, Inverhuron. On reviewing the file background, I was immediately shocked at the overall size and scale of the development proposal. In general, I think the proposal before you is not in character with the Inverhuron cottage community and will generate several negative impacts.

In reviewing the Environmental Impact Study assessment report, I was shocked to see the level of impact that the proposal will have on the existing natural heritage features of the area. The impact comes in the form of the removal of a majority of the 'significant woodlands' that are found on the property as well as impacts to the biota that currently are found there – this includes a diversity of wildlife, and also endangered species (Butternut trees).

In terms of the municipality's review of the development proposal I have concerns as to who will be evaluating the findings of the 180 page EIS report prepared by the developers' WSP consultant. With the prohibition of Conservation Authorities from commenting on natural heritage feature reports by the current provincial government, I'm not aware of who at the local municipal level has the appropriate expertise to assess the quality of the EIS submission.

As you are aware, the Provincial Policy Statement has policy (PPS, 2020 section 2.5.1) that prohibits development that impacts natural heritage features and their functions, i.e., *significant woodlands, significant wildlife habitat including habitat for endangered/threatened species*. The Kincardine Official Plan makes reference to these features which are contained within the lands of the subject property.

I wish you all the best in your decision making on this difficult development file.

Sincerely yours,

Dr Paul Kraehling MCIP RPP (Ret.)

cc Coreena Smith