

August 31, 2021

BEL 221037

Mr. Shakir Rehmatullah  
President  
Flato Developments Inc  
3621 Highway 7 East  
Suite 503  
Markham, Ontario L3R 0G6

**Re: Beacon Natural Heritage Investigations – Flato Lindsay Project, Natural Heritage Environmental Impact Study, City of Kawartha Lakes, Ontario**

---

Dear Mr. Rehmatullah:

As you are aware Beacon Environmental Limited (Beacon) has been retained by Flato Property Developments Inc. to conduct an Environmental Impact Study (EIS) for a number of land parcels generally in the vicinity of Highway 36 and including lots 18 – 23, Concession 7 in the City of Kawartha Lakes.

The purpose of the EIS is to identify existing conditions, interact with approval authorities (e.g., Town of Lindsay, Kawartha Conservation Authority), determine constraints to development and development opportunities, identify appropriate mitigation and assess post-development net impacts. This process will involve integration with other disciplines that have been retained for the project (e.g., hydrogeology, surface water and planning).

We further anticipate that advice and input will be provided by rightsholders such as indigenous communities, community members and of course the regulatory and planning authorities.

Beacon field work is almost complete and includes the following:

- Amphibians, nocturnal surveys;
- Breeding birds, three surveys;
- Headwater drainage feature assessments;
- Aquatic habitat assessment;
- Ecological Land Classification;
- Flora survey;
- Feature staking/field review with Kawartha Conservation; and
- Species at risk surveys.

Following the completion of field surveys the data will be integrated with any existing data and with other disciplines and compiled as the existing conditions portion of the EIS. We anticipate that all field work will be completed in September 2021.

A policy and regulatory review will be conducted with respect to natural heritage and integrated with hazard information that will be provided by other members of the team. This will include:

- Provincial Policy Statement (2020);
- City of Kawartha Lakes Official Plan (2012);
- Town of Lindsay Official Plan (2016 Office Consolidation)
- Kawartha Conservation Plan Review and Regulation Policies (2013); and
- *Endangered Species Act* (2007)
- Floodplain mapping.

Subsequently, an iterative process with other members of the team, will identify constraints and opportunities to inform a final proposed development plan. The final plan will be tested for possible negative impacts related to natural heritage. Where impacts are possible, mitigation will be recommended, and net effects will be estimated in a post-development scenario.

Finally, any anticipated net effects on the natural environment will be tested against the regulatory and policy framework.

We trust that this information meets your needs currently. Should you have any questions or require any additional information please contact the undersigned.

Prepared by:  
**Beacon Environmental**



Brian E. Henshaw  
CEO, Senior Ecologist