



February 11, 2025

Shoreham Development Limited
15 Shoreham Lane
Halifax, NS B3P 2R3

Subject: Wetland of Special Significance Assessment
Civic Nos. 73 and 77 Bissett Road, Cole Harbour, NS
Englobe reference: 2409710.000

Englobe was retained by Shoreham Development Limited to delineate and assess the on-site wetland located within the above referenced properties. The purpose was to determine if the wetland in question meets the criteria to qualify as a wetland of special significance (WSS), pursuant to Nova Scotia Environment and Climate Change (NSECC).

According to the Nova Scotia Wetland Conservation Policy's Implementation and Management Actions, Objective 1, the government considers the following to be WSS:

- All salt marshes
- Wetlands that are within or partially within a designated Ramsar site, Provincial Wildlife Management Area (Crown and Provincial lands only), Provincial Park, Nature Reserve, Wilderness Area or lands owned or legally protected by non-government charitable conservation land trusts
- Intact or restored wetlands that are project sites under the North American Waterfowl Management Plan and secured for conservation through the NS-EHJV
- Wetlands known to support at-risk species as designated under the federal Species at Risk Act or the Nova Scotia Endangered Species Act
- Wetlands in designated protected water areas as described within Section 106 of the Environment Act
- In addition, the Government's process for classifying additional wetlands or wetland types as WSS is to meet the criteria of the Wetland Ecosystem Services Protocol for Atlantic Canada (WESP-AC) functional assessment WSS interpretation tool. Functions considered in this process include supporting a significant species or species assemblage, a high wildlife biodiversity, a significant hydrologic value, or a high social or cultural importance.

Recent guidance from NSECC also recommends limiting the designation of WSS to the following:

- Wetlands known to support threatened and endangered species only and exclude vulnerable/special concern species (for which there are no prohibitions to harm).

- Only a portion of a wetland directly supporting species at risk, as determined by a qualified expert.
- The portion of wetlands that overlap with a designated Ramsar site (sites of international importance), provincial wildlife management area, provincial park, nature reserve, wilderness area or lands owned or legally protected by non-government charitable conservation land trusts.
- Wetlands where a proponent at the time of their application, through their own fieldwork, has included an observation of a species at risk in the wetland and the wetland meets the habitat requirements of that species. Databases of historic occurrences of species at risk will no longer be considered.

Englobe conducted a desktop analysis for the on-site wetland, as well as field assessments in December 2022 and September 2024.

During the desktop analysis, the Atlantic Canada Conservation Data Centre (ACCDC), Nova Scotia Department of Natural Resources (NSDNR), and NSECC were contacted with respect to information on rare flora and fauna. Available desktop resources were also reviewed, such as NS Provincial Landscape Viewer, NS Groundwater Atlas, NSECC's Google Earth WSS layer, and the WESP-AC functional assessment tool (office portion). The desktop analysis revealed that the on-site wetland would potentially meet the habitat requirements of some SAR listed in the ACCDC report. No areas of particular concern (relating to protected lands listed in bullets above) were identified within the assessment area.

Field assessments identified areas within the on-site wetland that could potentially meet the habitat requirements for some SAR listed in the ACCDC report. However, no SAR (flora or fauna) from the report were observed on-site. During the September 2024 site visit, the field portion of the WESP-AC functional assessment was conducted on the on-site portion of the wetland. The results indicated that the wetland did not meet the criteria for WSS designation.

Individually, the assessment area would not likely be a particularly significant habitat since birds or mammals that prefer wetland as habitat would not depend exclusively on it.

Englobe has not found any evidence to suggest that the portion of wetland on the subject properties should be designated as a WSS, however this determination needs to be reviewed and verified by NSECC.

Yours truly,

Englobe Corp.



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