

**Concordance Table: Environmental Assessment
GEM Health Care Group – Expansion of Retirement Care Facility**

ITEM NO.	DRAFT COMMENT	DEPARTMENT	COMMENT RESPONSE AND LOCATION IN EA
1	List of all concerns expressed by the public and aboriginal people about the adverse effects or the environmental effects of the proposed undertaking	NSE – Helen MacPhail	Section 10.1 and 10.2 There were no issues identified at the public meeting regarding the Project (Section 10.1). No concerns were expressed by the aboriginal people regarding the Project (Section 10.2).
2	All steps taken or proposed to be undertaken by the proponent to address concerns of the public and aboriginal people identified under the above	NSE – Helen MacPhail	See Item 1.
3	How close is nearest residents?	NSE – Helen MacPhail	Section 1.2, paragraph 4 - 217m to the east - 210 to the south
4	What are the neighboring businesses?	NSE – Helen MacPhail	Section 1.2, paragraph 4 - Heart of the Valley Long Term Care Facility adjacent east of the site
5	Forest communities found on-site need to be named and coded using units defined in the Nova Scotia Forest Ecosystem Classification (NSFEC)	NSDNR – Dr. Hugh Gillis	Section 3.1.1 Figure 4
6	Additional biological information and a more comprehensive vegetation cover map is necessary to fully describe the diversity, function and geometry of habitats in and around the project footprint. Treed habitats can be related to forest communities defined using NSFEC.	NSDNR – Dr. Hugh Gillis	See Section 3.1.1, paragraph 4. Also see Item 5.
7	Draft needs to be reviewed for grammatical and technical errors. For example, genus and species names in Table 3-1 have been merged as single words.	NSDNR – Dr. Hugh Gillis	Table 3.1 revised - Text reviewed and revised.
8	No reference for natural landscape unit named in section 3.1.1	NSDNR – Dr. Hugh Gillis	Referenced NSEL (2002) Natural Landscapes of Nova Scotia: Summary Descriptions

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9	Scientific name for White Tail Deer should be <i>Odocoileus virginianus</i> .	NSDNR – Dr. Hugh Gillis	Revised in text as noted.
10	The words “Wisconsinan” and “species” are misspelled in sections 3.1.5 and 3.1.6.		Word “Winconsinan” correct spelling; “species” corrected.
11	It is not clear how much wetland will not be altered on the building site and whether there is additional wetland on adjacent land that might be impacted by the construction. Some text should be added to clarify these issues.	NSE – Protected Areas and Wetlands Branch Peter Labor	Section 3.1.3, paragraph 6 and Section 5.1.7, paragraph 3 Less than 0.06 ha of the 1.28 ha will not be disturbed.
12	The proponent should be aware that it may be possible to construct a naturalized storm water wetland to manage storm water and provide partial compensation for wetland loss on the site. The feasibility of doing this depends on a number of factors, including land availability and the volume of storm water expected, but it may be a cost-effective option.	NSE – Protected Areas and Wetlands Branch Peter Labor	It will be considered for the final design. Not addressed further in the EA document.
13	This compensation should not account for the original alteration of 1.68 hectares at a 3:1 ratio. This compensation should not account for any requirements for the additional altered wetland in the second part of the project as described in the draft EA document. In the latter case an additional “Letter of Understanding” should be made (or amended to the original) to provide compensation for the additional 1.28 hectares of lost wetland.	NSE – Protected Areas and Wetlands Branch Peter Labor	The compensation for this Project is not part of the compensation for the prior 1.68 ha wetland alteration. A compensation of 2:1 for the 1.28 ha wetland alteration will be prepared by Ducks Unlimited Canada on behalf of GEM Health Care Group (Section 6.0). Ducks Unlimited Canada has committed to entering into such an arrangement Appendix B).
14	While staff recognizes the statement of low potential for disturbance of plant species-at-risk, a copy of the inventory of plants should be included.	NS Community, Culture and Heritage Laura Bennett	An update ACCDC list date 5 October 2011 has been included in Appendix C.
15	The potential and significance of impacts to groundwater and suitability of wetland mitigation and compensation should be determined by other appropriate staff specializing in those areas.	NSE – Water and Wastewater Branch Darrell Taylor, Water Quality Specialist	These items have been commented on by other regulatory departments. Groundwater: See items 16-20 Wetland Mitigation & Compensation: See item 12
16	It might be prudent to add petroleum related indicator (e.g. TPH) to the water quality indicators proposed in the	NSE – Water and Wastewater Branch	Section 9 - This item has been added to the list of parameters

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	environmental monitoring program.	Darrell Taylor, Water Quality Specialist	
17	In section 3.1.5 (Geology and Hydrogeology), I'd recommend adding a description of groundwater use in the vicinity of the site.	NSE – Water and Wastewater Branch John Drage, Hydrogeologist	Section 3.1.5 - Groundwater is not used in the vicinity of the Project.
18	...are there any groundwater wells nearby?	NSE – Water and Wastewater Branch John Drage, Hydrogeologist	Section 3.1.5 - Three municipal wells are located approximately 1 km to the south of the Project site.
19	How close is the nearest municipal supply well?	NSE – Water and Wastewater Branch John Drage, Hydrogeologist	Section 3.1.5 - See Item 18
20	Is the area served by municipal water or private wells?	NSE – Water and Wastewater Branch John Drage, Hydrogeologist	Section 3.1.5 - See Item 18
21	In Section 5.0 (Potential Impacts, Mitigation and Monitoring) the discussion on groundwater could be enhanced by adding details about the location of the proposed wetland compensation project.	NSE – Water and Wastewater Branch John Drage, Hydrogeologist	This information will not be available at the time of the EA submission as a wetland compensation project has not been identified at the time of writing.
22	This drainage pattern will change once the area has been filled in. Information on the future drainage and stormwater management needs to be incorporated in the EA.	Fisheries and Oceans Canada Jay Walmsley, Senior Environmental Analyst	Section 5.1.5, paragraph 3
23	An Erosion and Sediment Control Plan is proposed as part of the project description; DFO would like to be provided with a copy when available.	Fisheries and Oceans Canada Jay Walmsley, Senior Environmental Analyst	A copy will be forwarded when one has been prepared.
24	An ACCDC report is alluded to on page 12, but the full results of the research are not provided. If it was done with the original work in 2008, an updated one should be requested.	Fisheries and Oceans Canada Jay Walmsley, Senior Environmental Analyst	See Item 14.