



July 27 , 2023

## **Tantramar**

31C Main Street  
Tantramar, NB E4L 1G6  
Attention: Jon Eppell, P. Eng

**Subject: Lorne Street Stormwater Mitigation Phase III**  
Wetland Compensation Options  
Client reference: TOS-2022-09  
Englobe reference: 2202366

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Mr. Eppell:

Due to the construction of retention pond #3 within a wetland, it has been determined by the NBDELG that Tantramar must compensate for 6.34 ha of disturbed Wetland. With the assistance from Ducks Unlimited Canada (DUC), Englobe Corp., recently developed a couple of Wetland Compensation Options for the Town to consider achieving the required compensation. Here is a brief explanation of the options Tantramar has to meet the Wetland Compensation requirements.

### **Option 1:**

This option would primarily be a monetary payment to DUC. The cost to compensate for 1 ha of affected wetland is \$32,500. This would result in the payment being a total of \$206,050. Tantramar would have until end of summer of 2025 (2 years) to make this payment.

Land Donation was also an option that was considered to be part of the Wetland Compensation package, however after DUC evaluated the land, the available properties did not meet the guidelines that would be required for the land to eligible for Wetland Credits.

### **Option 2:**

This option includes the creation, enhancement, or expansion of wetland habitat by Tantramar. The biggest issue with this option is the financial and time commitment to ensure the compensation is achieved.

#### **CREATION OF WETLAND**

Tantramar would need to hire a contractor to construct an approved habitat on land where a wetland does not currently exist. This is will only be credited by NBDELG at a 2:1 ratio. Meaning a total of 12.68 ha of land would be required. The cost to pay a contractor to develop this will far exceed the payment in Option 1. Additionally, the monitoring requirements for this option would last a minimum 5 years which would add more time and money to this option.

### ENHANCEMENT OF WETLAND

This option would involve Tantramar hiring a contractor to improve upon an existing wetland. This option would be subject to environmental studies that may result in requiring Tantramar to purchase land. The enhancement plan would require approval from NBDELG and would also require a monitoring plan that would be a minimum 5 years long. The range of the compensation ratio for this would be 3:1 to 5:1 depending on the enhancement plan.

### EXPANSION OF WETLAND

This method would involve creating a wetland habitat adjacent to an existing wetland. This would require a lot of suitable land that Tantramar may have to purchase. This would also require environmental studies and a 5-year monitoring plan. Depending on the plan to expand a wetland the ratio for compensation may range from 2:1 to 5:1.

### **Summary:**

Option 1 could be agreed to without any money being paid until next year. If the NBDELG approves either of these options, a letter of intent would be signed by DUC and Tantramar, allowing the continuation of the project.

Option 2 - These methods will cost Tantramar more money while significantly delaying the project while plans are designed, and studies are performed.

DUC has agreed to prepare and present whatever option Tantramar decides to pursue to the NBDELG. This should help expedite the process of getting approval to complete the Lorne Street Stormwater Mitigation project.

We trust the enclosed is to your satisfaction. If, however, additional information should be required, please don't hesitate to communicate with us.

Yours very truly,

**Englobe Corp.**



Andy Caldwell P.Tech  
Project Manager

C.C.: Pierre Plourde, P.Eng., Service Director, Municipal Engineering - Englobe