



Environmental Assessments & Approvals

July 16, 2018

AEC 18-156

John Sorokolit, Consulate Development Group
C/O Orion Environmental Solutions
1930 George Johnston Road
Minesing, ON
L9X 1C1

Attention: Paul Neals

Re: **Existing Conditions Update, Bridgewater (formerly The Preserve)
Development, Parts of Lots 48, 49 and 50 Concession 11, Town of
Collingwood, Simcoe County**

Dear Mr. Neals:

In keeping with the scope of work Orion provided to the NVCA for review and comment (Orion letter of March 6, 2018) as well as the recommendations for monitoring in the July 2007 EIS Addendum prepared by Azimuth & Savanta, we provide the following as update related to current conditions of the lands within and adjacent to those approved for development – including the Greenland Channel alignment to the Georgian Bay shoreline.

Task 1. Review composition and structure of vegetation units from original work to confirm habitat conditions are unchanged within the development footprint and adjacent lands.

Field work completed to date allowed inspection of vegetation communities within and adjacent to areas of approved development, including the approximate alignment of the Greenland Channel on June 3, June 12 and July 1, 2018 (J. Broadfoot).

Aside from areas of tree cover located within the approved development limits removed under authority of a Permit to Destroy Trees (Permit No. P11313 [copy attached]), site



conditions within and adjacent to areas of approved development remain unaltered (including lands in the approximate alignment of the Greenland Channel).

As expected, vegetation communities adjacent to lands approved for development have undergone successional development. Notable ingrowth of tree cover (mainly Scotch Pine) was noted in Communities MAM2 and CUW located adjacent to Highway 26 (see annotated Environmental Features Figure from February 19, 2007 EIS attached).

Several relatively large areas of “blow down” of mostly poplar trees were noted within vegetation community FOD3-1 adjacent to (west of) the Western Drain. Trees in these areas had been toppled or bent over significantly by an intense weather event that appears to have occurred within the last five years^{+/-}.

Task 2. Amphibian and breeding bird surveys.

Surveys & Timing

- Evening calling amphibian surveys - May 1, May 28 and June 28, 2018 (J. Broadfoot)
- Dawn breeding bird surveys – June 3, June 12 and July 1, 2018 (J. Broadfoot)
- Nocturnal breeding bird surveys – May 28, June 28 and June 29, 2018 (J. Broadfoot)

Results

Amphibians

Evening calling amphibian surveys revealed the same species of amphibians calling within the same general areas as per previous observations. As per work completed in preparation of the 2007 EIS, the greatest concentration of amphibian breeding activity was within community SWT2-8a, south of Bartlett Blvd adjacent (see annotated Environmental Features Figure from February 19, 2007 EIS attached).

Birds

The results of dawn breeding bird surveys revealed the same general species composition as detected during bird survey work completed in June 2002 by Al Sandilands (see annotated Bird Species List attached).

Task 3. Species at Risk screening (habitat of Endangered or Threatened species).

Consistent with previous field studies, including preparation of a tree inventory and assessment report for the Preserve lands in September 2013 (as input to Permit to Destroy



Trees issued by the Town No. P11313), no Butternut (Endangered) were observed within or adjacent to areas approved for development.

Four bat species of Ontario have been listed as Endangered since January 2013. Some of these species utilize woodlands during summer to establish maternity roosts. According to the MNRF (2015. Technical Note Species at Risk (SAR) Bats. MNRF Regional Operations Division. Internal Use Only. June 2015.), preferred habitats for establishment of maternity roosts have warm-hot microclimates to optimize gestation and postnatal growth of offspring. Therefore, when selecting woodland habitats bats tend to avoid closed canopied coniferous woodlands, which typically present cooler microclimates – preferring deciduous and mixed woodlands. There remains no significant amount of deciduous or mixed forest/swamp tree cover to remove to achieve development as approved. The outlet of the Greenland Channel would traverse conifer forests (*i.e.*, FOC2-2a & b of the attached Environmental Features Figure) and hence does not present an impact to preferred bat habitat. A narrow strip of tree cover aligned adjacent to the Western Drain within vegetation community FOD3-1 would have to be cleared to construct a portion of the Greenland Channel. Some trees within the alignment have the potential to contain cavities or other structures of value to bats as summer maternity roost habitat. The amount of tree cover lost to construct the Greenland Channel is extremely low relative to the amount of deciduous forest and swamp habitat retained on the Consulate lands overall. Therefore, the loss of potential bat cavity trees does not represent an impact to bat habitat. Tree clearing should not be completed between April 1st and October 31st to avoid impacting bats that might be present. Therefore, with timing restriction in place, there is no expectation of impact to Endangered bats or bat habitat.

No Spotted Turtle (Endangered) were observed on lands east of Silver Creek during extensive field studies completed as part of the 2007 EIS and none were observed by Azimuth during field studies in June 2018. Since habitat conditions of the Bridgewater (formerly The Preserve) lands remain unchanged, there is no expectation that conclusion with respect to use of the “Consulate lands” by Spotted Turtle have changed – *i.e.*, habitat is confined to lands west of Silver Creek.

The results of nocturnal bird surveys revealed no use of the lands within or adjacent to those approved for development by Eastern Whip-poor-will (Threatened).

The results of dawn breeding bird surveys revealed no use of the lands within or adjacent to those approved for development by Barn Swallow (Threatened) that were detected in 2002. A single, singing male Bobolink (Threatened) was observed within open lands approved for development during the first of three surveys (*i.e.*, on June 3, 2018) (see



“BOBO” on annotated Environmental Features Figure from February 19, 2007 EIS attached). According to Ontario Breeding Bird Atlas (OBBA) criteria, an observation of a singing male on only a single occasion is evidence of possible breeding only. As per the MNRF’s guidance document – General Habitat Description under the *Endangered Species Act*, 2007: Bobolink (Policy Division, SAR Branch 04-19/211), the MNRF “accepts both probable and confirmed breeding evidence as outlined in the OBBA 2001-2005 as breeding evidence. Possible breeding evidence (as outlined in the OBBA) on its own does not demonstrate that Bobolinks are using a particular area of habitat”. Therefore, the Bridgewater (formerly The Preserve) lands do not function as habitat for Bobolink or other Endangered or Threatened bird species.

Summary – There is no evidence of Endangered or Threatened plants or animals utilizing the Bridgewater (formerly The Preserve) or adjacent lands.

Task 4. Monitor the floristic composition and structure of vegetation communities MAM4-2b, MAM5 and MAM2 adjacent to lands approved for development.

Azimuth will be completing monitoring work related to plants in wetland habitat located adjacent to lands approved for development in July/August of 2018.

If you require additional information please do not hesitate to contact us.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Jim Broadfoot, H. B.Sc.
Terrestrial Ecologist

Attach:

Permit to Destroy Trees No. P11313
Annotated Environmental Features Figure from February 19, 2007 EIS
Annotated Bird Species List



THE CORPORATION OF THE TOWN OF COLLINGWOOD

PERMIT TO DESTROY TREES

TREE PROTECTION BY-LAW No. 2012-084

Permit No. P11313

Town of Collingwood
55 Ste. Marie Street, Suite 302,
Collingwood, ON L9Y 0W6
Tel. 705.445.1290 Fax. 705.445.1463

THIS TREE CUTTING PERMIT IS FOR: Fill placement for draft approved Plan of Subdivision and to undertake topographical survey work.

PROJECT LOCATION: Street Address: Vacant land, north side of the Highway No. 26 West
Legal Description: Part of the Lot 48, 49 & 50, Concession 11, Town of Collingwood, County of Simcoe
Owner Name: The Preserve at Georgian Bay Inc.
377 Burnhamthorpe Road East, Suite 117
Mississauga, ON L5A 3Y1
905.276.7690

1. Information on Property/Trees

- Trees species: green ash, balsam poplar, trembling aspen, white birch, white cedar, scotch pine, basswood, apple, willow, tamarack, swamp maple.
- Area of work: Approximately 3.16 ha
- Tree size: Variable, ranges from 10 cm to 28 cm dbh

2. Official Plan Designation: Variable Density Residential

3. Concurrent Application(s): Plan of Subdivision (draft approved)

CONDITIONS

1. The following is a list of the drawings that form part of this permit.
 - Drawing 700 titled Tree Permit to Destroy Trees Limits of Clearing and Fencing prepared by Crozier & Associates, Revision No. 1 dated 11/13/2013.
 - That area of the property that is authorized to have the tree cutting works undertaken is indicated as being within the shaded area labeled as the "Tree Cutting Area" per Drawing 700 titled Tree Permit to Destroy Trees Limits of Clearing and Fencing prepared by Crozier & Associates, Revision No. 1 dated 11/13/2013.

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2. Prior to the cutting of any trees the Owner shall;
 - a) Post the supplied sign advising the Permit to Destroy Trees. The sign shall be posted on the property lot line abutting the Highway No. 26 West road allowance, and
 - b) Notify by pre-paid regular mail, or other delivery service, a letter advising of the tree cutting works to those property owners fronting onto Princeton Shores Blvd. and Bartlett Blvd. As a minimum this notification letter shall include the following information;
 - i. A statement that tree cutting work on the property will be commencing,
 - ii. A reference to the Town's Tree Cutting Permit No. P11313,
 - iii. A statement to the start and completion date of the tree cutting work, and
 - iv. The contact information of the Owner, Agent or Contractor.
3. The Owner shall provide evidence to the Town how the requirements of Condition No. 2 have been satisfied.
4. The Owner shall install silt/sedimentation fencing in order to prevent the migration of sediments onto abutting sensitive land or neighbouring property. The location of the fencing will be established by an Ontario Land Surveyor in accordance with Drawing 700 titled Tree Permit to Destroy Trees Limits of Clearing and Fencing prepared by Crozier & Associates, Revision No. 1 dated 11/13/2013. This fencing, once installed, shall be maintained in good operating condition.
5. That hoarding fencing will be installed at the dripline of the tagged Green Ash and the large Swamp Maple noted in the area of "X2" on Figure No. 2 of the Tree Inventory & Assessment dated September 23rd, 2013 as prepared by Azimuth Environmental Consulting Inc. The above trees are not to be removed.
6. The Owner shall install a mud matt in accordance with Drawing 700 titled Tree Permit to Destroy Trees Limits of Clearing and Fencing prepared by Crozier & Associates, Revision No. 1 dated 11/13/2013.
7. The destruction of trees and the clean-up of the property required by this permit shall be completed on or before April 1st, 2014.
8. The destruction of any tree not authorized by this permit is hereby prohibited; and this permit shall be null and void in the event that the destruction of trees not authorized by this permit occurs. All cut trees and associated stumps shall be logged, chipped, or removed from the site and managed and disposed of, where necessary at a certified landfill site in accordance to good forestry practices. No on-site burying of material or burning is permitted. This permit does not allow for the 'grubbing' of the site or any other fill or grading work.
9. The work authorized by this permit remains subject to all other applicable federal, provincial and municipal statutes, regulations and by-laws.

PERMIT TO DESTROY TREES
TREE PROTECTION BY-LAW NO. 2012-084

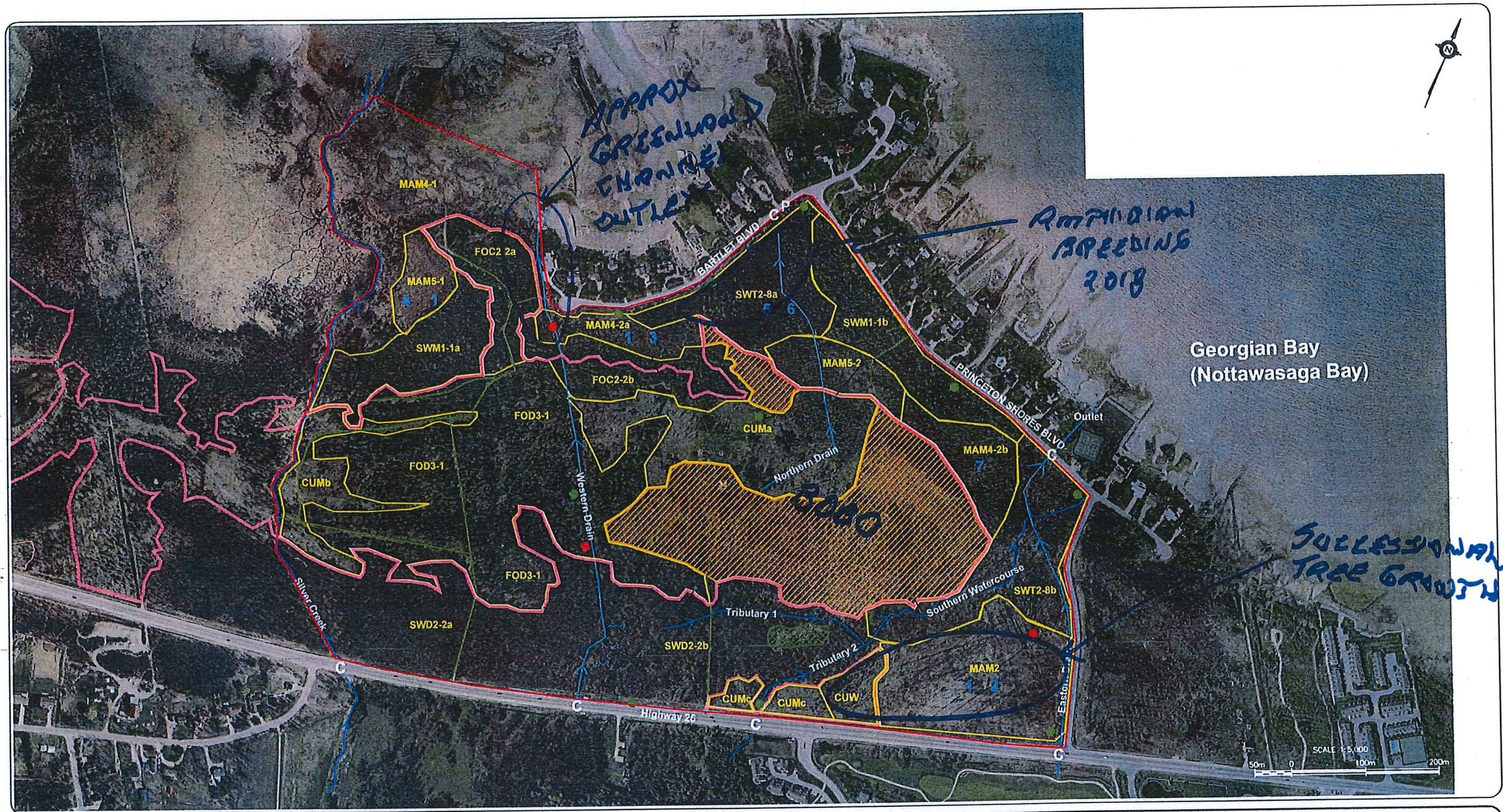
Permit P11313

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This permit is not authorized unless signed by the Director of Planning Services or their designate.

Nancy Jane
Approved by Director/Designate

Dated: November 13, 2013



- Legend:
- Study Area
 - Wetland Boundary
 - Watercourse
 - Drains
 - Access Roads
 - Upland Inclusion
 - Upland Area (cleared, excavated/plowed)

- Vegetation Communities (See Table 1 for description)
- Amphibian Call Sample Location
- Call Playback (owl) Sample Location
- C Culvert
- P Pipe

- # Provincially Rare Plant Species
- 1 Large Purple Agalinus
- 2 Sullivant's Milkweed
- 3 Shrubby St. Johnswort
- 4 Grassleaf Rush
- 5 Sharp-fruit Rush
- 6 Greene's Rush
- 7 Moss Campion

ENVIRONMENTAL FEATURES

ANNOTATED July 5/18 J. BYRNE

Date Issued: February 2007	The Preserve Collingwood	Figure No.
Created By: PHD		2
Project No. 05-205		
File Name: Figure 2		

Table 3. Birds observed during the breeding season on "The Preserve at Georgian Bay" lands east of Silver Creek during dawn surveys conducted on June 3 and June 28, 2002.

FAMILY	Scientific Name	Common Name	Conservation Ranking ¹				
			GRANK	SRANK	COSEWIC	MNR	TRACK
ALCEDINIDAE	<i>Ceryle alcyon</i>	Belted Kingfisher	G5	S5B,SZN			N
BOMBYCILLIDAE	<i>Bombycilla cedrorum</i>	Cedar Waxwing	G5	S5B,SZN			N
CARDINALIDAE	<i>Cardinalis cardinalis</i>	Northern Cardinal	G5	S5			N
CARDINALIDAE	<i>Phoenicurus ludovicianus</i>	Rose-breasted Grosbeak	G5	S5B,SZN			N
CHARADRIIDAE	<i>Charadrius vociferus</i>	Killdeer	G5	S5B,SZN			N
COLUMBIDAE	<i>Zenaidura macroura</i>	Mourning Dove	G5	S5B,SZN			N
CORVIDAE	<i>Corvus brachyrhynchos</i>	American Crow	G5	S5B,SZN			N
CORVIDAE	<i>Cyanocitta cristata</i>	Blue Jay	G5	S5			N
CUCULIDAE	<i>Coccyzus erythrophthalmus</i>	Black-billed Cuckoo	G5	S4B,SZN			N
EMBERIZIDAE	<i>Melospiza georgiana</i>	Swamp Sparrow	G5	S5B,SZN			N
EMBERIZIDAE	<i>Melospiza melodia</i>	Song Sparrow	G5	S5B,SZN			N
EMBERIZIDAE	<i>Passerculus sandwichensis</i>	Savannah Sparrow	G5	S5B,SZN			N
EMBERIZIDAE	<i>Poocetes gramineus</i>	Vesper Sparrow	G5	S4B,SZN			N
EMBERIZIDAE	<i>Spizella passerina</i>	Chipping Sparrow	G5	S5B,SZN			N
EMBERIZIDAE	<i>Spizella pusilla</i>	Field Sparrow	G5	S5B,SZN			N
FRINGILLIDAE	<i>Carduelis tristis</i>	American Goldfinch	G5	S5B,SZN			N
HIRUNDINIDAE	<i>Hirundo rustica</i>	Barn Swallow	G5	S5B,SZN			N
HIRUNDINIDAE	<i>Tachycineta bicolor</i>	Tree Swallow	G5	S5B,SZN			N
ICTERIDAE	<i>Agelaius phoeniceus</i>	Red-winged Blackbird	G5	S5B,SZN			N
ICTERIDAE	<i>Icterus galbula</i>	Baltimore Oriole	G5	S5B,SZN			N
ICTERIDAE	<i>Molothrus ater</i>	Brown-headed Cowbird	G5	S5B,SZN			N
ICTERIDAE	<i>Quiscalus quiscula</i>	Common Grackle	G5	S5B,SZN			N
MIMIDAE	<i>Dumetella carolinensis</i>	Gray Catbird	G5	S5B,SZN			N
PARIDAE	<i>Poecile atricapillus</i>	Black-capped Chickadee	G5	S5			N
PARULIDAE	<i>Dendroica pensylvanica</i>	Chestnut-sided Warbler	G5	S5B,SZN			N
PARULIDAE	<i>Dendroica petechia</i>	Yellow Warbler	G5	S5B,SZN			N
PARULIDAE	<i>Geothlypis trichas</i>	Common Yellowthroat	G5	S5B,SZN			N
PARULIDAE	<i>Vermivora ruficapilla</i>	Nashville Warbler	G5	S5B,SZN			N
PICIDAE	<i>Colaptes auratus</i>	Northern Flicker	G5	S5B,SZN			N
SCOLOPACIDAE	<i>Actitis macularia</i>	Spotted Sandpiper	G5	S5B,SZN			N
STRIGIDAE	<i>Bubo virginianus</i>	Great Horned Owl	G5	S5			N

FAMILY	Scientific Name	Common Name	Conservation Ranking ¹			
			GRANK	SRANK	COSEWIC	MNR
STURNIDAE	<i>Sturnus vulgaris</i>	European Starling	G5	SE		N
TROGLODYTIDAE	<i>Troglodytes aedon</i>	House Wren	G5	S5B,SZN		N
TURDIDAE	<i>Hylodichla mustelina</i>	Wood Thrush	G5	S5B,SZN		N
TURDIDAE	<i>Turdus migratorius</i>	American Robin	G5	S5B,SZN		N
TYRANNIDAE	<i>Contopus virens</i>	Eastern Wood-pewee	G5	S5B,SZN		N
TYRANNIDAE	<i>Empidonax alhorum</i>	Alder Flycatcher	G5	S5B,SZN		N
TYRANNIDAE	<i>Empidonax traillii</i>	Willow Flycatcher	G5	S5B,SZN		N
TYRANNIDAE	<i>Myiarchus crinitus</i>	Great Crested Flycatcher	G5	S5B,SZN		N
TYRANNIDAE	<i>Sayornis phoebe</i>	Eastern Phoebe	G5	S5B,SZN		N
TYRANNIDAE	<i>Tyrannus tyrannus</i>	Eastern Kingbird	G5	S5B,SZN		N
VIREONIDAE	<i>Vireo gilvus</i>	Warbling Vireo	G5	S5B,SZN		N
VIREONIDAE	<i>Vireo olivaceus</i>	Red-eyed Vireo	G5	S5B,SZN		N

³ Conservation Ranking: National and Provincial based on Ontario Ministry of Natural Resources, Natural Heritage Information Centre (http://nhic.mnr.gov.on.ca/nhic_.cfm)

● OBSERVED 2018

● NOT OBSERVED 2018

ADDITIONAL 2018

PIREATED WOODPECKER

WHITE-CRESTED NUTHATCH

CANADIAN EAGLE

MALLARD

AMERICAN BITYER

BOBOLINK (THR)

BROWN THRASHER

RUARY-TAILED HUMMINGBIRD

RUFFED GORGE

BLACK AND WHITE WARBLER

GRAY BLUE HERON

DOUBLE-CRESTED CARMARANT

VIRGINIA RAIL

WILD TURKEY

RING-BILLED GULL

WAD DUCK

TRUMPETER SWAN

GRAY HERON