

JUNE 26, 2019

PROJECT NO: 0469-5315

SENT VIA EMAIL: KHALE@DUNNCAP.CA

Dunn Capital Corporation
40 Huron Street, Suite 300
Collingwood, ON L9Y 4R3

Attention: Mr. Ken Hale

**RE: PHASE 4 GSCA RESPONSE ADDENDUM
PROPOSED RESIDENTIAL DEVELOPMENT 42T-2018-10
THE LORA BAY CORPORATION
PART LOTS 39 CONCESSION 12
TOWN OF THE BLUE MOUNTAINS
GSCA FILE NO. P12497**

Dear Mr. Hale,

Crozier & Associates recently completed a response to the Grey Sauble Conservation Authority (GSCA), dated March 4, 2019, relating to the Scoped Environmental Impact Statement (EIS) for the proposed Lora Bay Phase 4 development. At the time of completion of the letter on June 11, 2019, only two dawn breeding bird surveys had been completed as conditions were not yet present to complete a nocturnal breeding bird survey. We have since completed the nocturnal breeding bird survey and enclose our results as an addendum to our letter to the GSCA dated June 11, 2019.

Nocturnal Breeding Bird Survey

A Nocturnal bird survey was completed on the evening of June 17, 2019. This date falls within the optimal timing for the mid-season window for surveying nocturnal birds in association with the lunar cycle as recommended by Bird Studies Canada:

<https://www.birdscanada.org/birdmon/wpwi/resources.jsp>.

Eastern Whip-poor-will and Common Nighthawks were the target species for this survey. To date neither of these species has been identified within the subject lands.

Survey starting time was 30 minutes after sunset with a bright moon. There was some cloud cover that approached the site during the survey. The survey conditions were as such:

Temperature 15°C, Wind B0, Cloud cover 30%, Precipitation 0%, Noise Slight (some from vehicles from Highway 26). Observer A. Major.

Five Point count stations were sampled, which provided coverage of the subject lands and adjacent lands (See Figure 1 Attached). Point count survey duration was 6 minutes per station.

Nocturnal Breeding Bird Survey Results

No Eastern Whip-poor-will or Common Nighthawk were detected on or adjacent to the subject lands. The Biologist who completed the nocturnal breeding bird survey did observe Common Nighthawk on other sites in the area during the same lunar cycle to confirm species activity.

In summary, as there were no endangered species or threatened species observed on the subject lands, policy 2.1.7 of the PPS, as referenced in the letter from the GSCA, does not apply to the subject lands.

If you have any questions or concerns regarding the content noted herein, please do not hesitate to contact us.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Mike Hensel", is written over a horizontal line. The signature is stylized with loops and a trailing flourish.

Mike Hensel, OALA, CSLA
Senior Development Consultant

Encl.: Figure 1 – 2019 Breeding Bird Point Count Stations



- Significant Woodlands
(2018 Grey County Official Plan)
- 2019 Breeding Bird Point Count
Stations

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|--|--|---|--|
| Project Lora Bay Phase 4, Breeding Bird Point Count Stations | | <div style="font-size: 0.8em; margin-top: 5px;"> 8 MARKET STREET SUITE 600 TORONTO, ON M5E 1M6 416-477-3392 T WWW.CFCROZIER.CA </div> | |
| Drawing Figure 1 | | Drawn By SH Design By _____ Project 0469-5315 | |
| Scale NTS Date June 11, 2019 Check By _____ Drawing Figure 1 | | | |