



May 28, 2020

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VIA EMAIL

Wilder Lake Draft Plan of Subdivision Environmental Impact Assessment
263512 Southgate Road 26, Egremont Concession 21, Part Lots 2-4,
Southgate Township, Grey County, RP 16R 6386 Parts 1, 2 and Pt. Part 3.

SAAR provides a response to the SVCA letter dated March 27, 2020 herein.

Michael, thank you for your review comments. I've italicized SVCA natural heritage review comments below using the same numbering within the SVCA letter (appended). SAAR has also integrated the response information into the environmental report (appended).

- 1. Page 5 and 6 lists recommended mitigation measures, though the pages are not titled as such. These measures are also explained in the Environmental Constraints map. Though it is unclear how all the mitigation measures will be enacted/enforced. For example if the mitigation measures are to be listed in part of the agreement of subdivision, etc.*

We agree that a Subdivision Agreement is the best tool to implement the mitigation. We liaised with the team planners and the proponent who confirm this to be an acceptable method. The notes recommended for the Subdivision Agreement on natural heritage are found in Appendix 1.

- 2. The Environmental Constraints map does not list the setback requirements for the most northerly pond, but does list the setbacks, etc. on page 6.*



Figure 6 of the summary Planning Report, p. 36, guides the future proposed Environmental Protection zones which are subject to lower level design and detail, including of the driveway if/as required with SVCA and SAAR.

The SAAR Constraint Map (Figure 10) has been refined specific to Lots 1 and 2 and is incorporated into the EIA update. Generally 15m from the north ponds are a goal, but the balance of retaining maximum tree cover includes meandering the first portion of the driveway into this setback. The distance from the initially proposed use of the existing cart trail has been increased and is shown diagrammatically on Constraint Map Figure 10.

- 3. Page 13 lists natural heritage categories under the PPS, 2014, however, each category is not evaluated in the EIA as being applicable to the property or not applicable to the property. However, Page 17 states that the study site supports fish habitat and portions of tree cover considered significant (woodlands) due to the support of significant wildlife habitat.*

PPS categories relative to the site are clarified in the updated report.

- 4. Page 18 lists site inspections. As noted above, SVCA staff attended the property on October 9, 2018. It does not appear that the entry is listed on the site inspection detail on page 18. While on site, October 9, 2018, the ecologist identified butternut tree species along the driveway area.*

The October 9, 2018 site meeting is not captured in the seasonal wildlife survey table as it was not part of the formal seasonal surveys. Inspection timing has been added to the report.

The ecologist shared pith color of a potential Butternut, for follow up with full diagnostics. The follow up, including leaf scar hair arrangement, notching, lenticel stretch and more, confirmed hybrid status. The depth of brown color in the diverticulating pith can, as in this case, be similar.



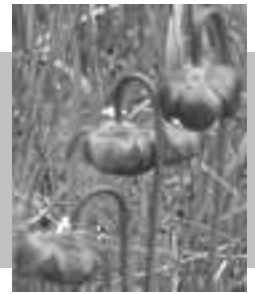
- 5. The location of specimen rare butternut tree species is referenced on pages 41 and 44, however, the EIA does not appear to list mitigation measures or recommended setbacks for the current driveway/proposed road widening area. Furthermore, it appears that butternut tree species is not listed in Appendix A-species lists, but perhaps should be.*

The species table column was re-aligned; it did note Juglans but required re formatting.

- 6. Page 19 lists a restriction on grass cutting height based on bird species. The area in question is shown as location 5 on the Environmental Constraints map. SVCA staff question how the recommended restriction can and/or will be followed as the area of location 5 is part of the active golf course.*

Bobolink and other grassland nesters appear to nest successfully amidst active cattle pasture. For this area of existing golf course we recommended broadening the “rough” – based on foraging. Since there was no nesting confirmed, the mitigation is optional vs. mandatory, but can be achieved; some portions of the course for instance, have not received fertilizer or high level grooming and a broader “rough” can be identified through the Subdivision Agreement. The updated GMBBluePlan Map 8 includes enhancement plantings, and is attached.

- 7. Page 35 highlights the importance to contain any road de-icing materials from entering the pond and creek system, specifically the most northeasterly pond that contained a large amount of young trout species, however, it appears that mitigation measures are not identified with setbacks or plantings based on the Environmental constraints map. SVCA staff note that GMB BluePlan drawing 8 titled Plan and Profile does illustrate “proposed shrubs to be planted along roadside bank in consultation with environmental consultant SAAR.*



Enhancement Plantings along Roadside Bank

One Year Old “Whips” can ideally be purchased from SVCA during Arbor Day Sales, or other local sources within the same eco-district for shrubs.

TOE OF SLOPE (20 of each species)

Scirpus rubrotinctus

Scirpus acutus (roots ideal for pollutant uptake, if in supply)

Juncus effusus

BANK (100 of each species)

Round-leaved Dogwood *Cornus rugosa*

Red-osier Dogwood *Cornus sericea*

White Cedar *Thuja occidentalis*

Maple-leaved Viburnum *Viburnum acerifolium*

Elderberry *Sambucus canadensis*

The attached Appendix provides suggested notes to accompany the Subdivision Agreement in this regard for future plantings and lighting.

This detail has been added as requested to Drawing 8 Plan and Profile by GMBLuePlan as requested.

8. Page 41 notes that the laneway to the clubhouse/road widening will be necessary. It is the understanding of SVCA staff that the widening has already taken place, as SVCA staff issued SVCA Permit 18-249 for the replacement of laneway culvert and installation of wildlife passage culvert (at the watercourse crossing for a tributary of Camp Creek driveway/main entranceway to Homestead property). As the EIA has a date of December 13, 2019, the section perhaps should be updated to reflect more current site conditions.



The December 13, 2019 EIA was prepared before the permit. The study has been updated in this regard as requested.

9. *Page 53-54 speaks about “candidate areas for enhancement plantings include riparian limits of the Camp Creek tributary and the associated pond chain...” However, the Environmental Constraints map only shows one, enhancement planting area in the vicinity of the watercourse and pond chain. Perhaps the enhancement planting area could extend northwest and include all the area of proposed lot 1 and 2 that would be adjacent to the roadway.*

Enhancement Planting detail as noted earlier was added to Drawing 8 Plan and Profile by GMBLuePlan.

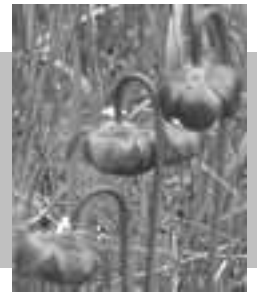
10. *Page 56, paragraph 4, speaks about an existing nutrient management program, however no other details are given. More detail is required.*

SAAR liaised with the golf course manager to confirm the below.

The Homestead Golf Course has controls in place including the standards for regulating any potential pest management; the course is IPM Certified (Integrated Pest Management) which guides and directs weed control.

The fairways and roughs have not received fertilizer in the past fifteen years. Clippings from mowing are turned into the golf course lawns as mulch.

Nutrient management at the currently operating golf course includes slow release fertilizer pellets. Slow release fertilizer is applied to specific limited areas of the golf course. These are the "T" decks and the greens. Slow release fertilizer is used to avoid quick surges in grass growth both from a maintenance perspective to limit mowing, and to make best use of the nutrient, limiting conveyance in storm run off on the parcel. There are no "T" decks or greens beside shore. Applications are limited; one application annually for "T" decks, three to four applications annually for the greens.



11. Page 56, paragraph 9, speaks about westerly Pond 3. SVCA staff assume this is the pond on the west side of the roadway, which is shown on the Environmental Constraint map as 2 “south pond”. Consistency should be used when identifying the features.

The pond is both things, west of the road, and the most southerly pond. We've clarified the text.

12. Throughout the EIA the term split zoning is utilized, but it is not visually shown on the Environmental Constraint map, and perhaps should be.

The split zone approach is captured by the Planning Report Figure 6 proposed zoning; Environmental Protection (EP), taken from our recommended environmental setbacks.

13. Access to proposed lot 1 is via a gravel path/golf cart path through woodland. Proposed Lot 1 is also bordered on the south by the tributary of Camp Creek. Proposed lot 2 also has a small cleared area in the northwest corner closest to the pond which may benefit from constraint for development in the northwest corner. Therefore, perhaps proposed lot 1 and 2 should require a specific building envelope and driveway location to minimize impacts to the heritage features. Note Drawing 3 Surface Water Management Plan shows driveway location for Lot 1, need clarification that the location utilizes the existing gravel path.

Building envelopes for all lots were identified on Figure 1 General Plan, GMBluePlan. Figure 1 illustrates the gravel path, which is a cart trail used by golf carts present day.

The Planning Report Figure 6, and the SAAR Constraint Map, have been refined at the pinch point on Lot 1 in response to this concern; SAAR had suggested using the cart trail for the future driveway at Lot 1 to minimize tree removal.



An approximate 20m length of the cart trail from the entranceway into Lot 1 can be shifted further from the north pond by a few metres, adding more vegetated buffer for the pond. SAAR and SVCA can stake the shifted driveway in this at lower design and detail stage if/as required.

14. Page 45 speaks to installing a wildlife movement culvert. As mentioned above, the culverts had been previously installed, specifically they were installed on November 12, 2018.

The summary mitigation table contained this update. The specific report text has been updated as pointed out above.

15. Reference County of Grey and Township of Southgate Official Plan conformity.

Please refer to the Planning Report.

16. The Environmental Constraints map should be dated, and the EIA Mitigation Measures should be numbered.

The updated map is attached, and dated. EIA mitigation table elements have been numbered.

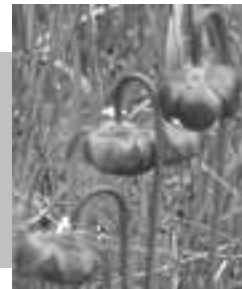
17. The EIA should include section numbering for ease of reference.

EIA report sections have been numbered.

18. A draft EIA was supplied to the SVCA on October 4, 2018 prior to on-site meeting on October 9, 2018, however, SVCA staff were not provided with a draft EIA after the on-site meeting to comment to.

SAAR

Environmental Limited



Correct. We have circulated our draft response to comments further to formal submission of the EIA, and thank SVCA for this review.

Kind regards



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ECOLOGY NOTES FOR SUBDIVISION AGREEMENT

1.0 PLANTING SPECIFICATIONS

1.1 Landowners guarantee plant material for two years from installation, replacing dieback documented during the audit.

1.2 Prohibit invasive species.

1.3 Mimic natural area shape to attract wildlife; plant in clusters of 3-5 plants in meandering shapes vs. straight lines.

2.0 EXISTING PERMITTED USES

2.1 Structures

The dimension of the planting areas is indicated on the Rplan. It does not interfere with future ability to erect a shed under the existing zoning by-law 2m from the rear or side lot line. Native plantings are limited to 2m from the rear yard lot limit.

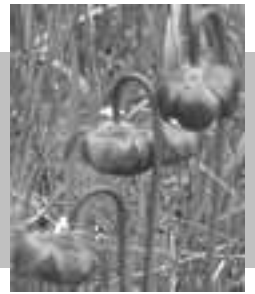
2.2 Non-native Flora

The EPP does not restrict landowners from planting ornamental garden species; it does encourage that ornamentals are directed to the periphery of the residence to avoid replacing the native flora planted in rear lot areas. The goal of the native planted areas is to enhance and link to existing surrounding natural areas by planting near the rear lot line area as illustrated.

3.0 SEED SOURCE

Seed and plant material to be from the local eco-district. The conservation authority may be a good source in spring during Arbor Day sales. Seed stock can include plugs if soil is dry, and seeding in clay balls to limit bird predation.

3.1 ORNAMENTAL PLANTS



Limit ornamental planting to the perimeter of the home for amenity enhancement. Avoid selecting ornamentals that may invade and compete with rear yard plantings (e.g. periwinkle).

4.0 PLANTING SPECIFICATIONS

Client has accepted site inspection audit by the municipality, SVCA and/or SAAR up to two growing seasons after installation.

4.1 REAR YARD DOWNWARD DIRECTED LIGHTING

Illuminate rear yards flanking natural areas without glare using downward directed lighting. One example is provided below:



5.0 VIEWSLOTS

Limit viewslots for lots flanking Wilder Lake to 3m (10') horizontal cuts.