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April 25, 2025

Attention: Eric Challenger
Woodview Golf
65 Northey's Bay Road
Woodview, ON K0L 3E0

SLR Project No.: 209.065255.00001

Client Reference No.: 2204601

RE: Additional Environmental Constraints Evaluation – Woodview Golf Course Subdivision, Township of North Kawartha, ON

1.0 Introduction

Palmer (now SLR) is pleased to provide this letter report for 65 Northey's Bay Road, Woodview, Township of North Kawartha, Peterborough County, Ontario (the Subject Property). This letter report has been completed as part of the addendum to the previously submitted Environmental Impact Study (EIS). The EIS was submitted in December 2022 as part of the Subdivision Application and Zoning By-law Application related to the proposed construction of a subdivision to include 60 lots and 5 Blocks (commercial, rights of way, stormwater management, recreation and environmental). The EIS has been Peer Reviewed, and those concerns addressed.

This addendum was requested by the County in relation to the new/shifted location of the proposed stormwater management (SWM) pond. Previously, the existing golf course irrigation pond was to be used for this purpose; however, it is understood that project design requires the SWM pond at the shifted location. This letter report will describe the ecological context of the existing irrigation pond, and recommended mitigation measures associated with its decommissioning and the construction of the proposed SWM Pond.

2.0 Existing Conditions

The Subject Property is a golf course with a home and pasture in the north portion. The margins are forested, and short slopes descend into wetlands. A marsh is found in the southwest of the Subject Property, while mixedwood wetlands are found below the slope on the east side. Much of the natural treed areas are Sugar Maple (*Acer saccharum*) dominant. Within the golf course, there are areas of cultural meadows and savannahs, and planted spruce and pines.

The existing irrigation pond is roughly ovoid with steep sides (**Photo 1**). The open waters are fringed with Broad-leaved Cattail and Common Woolly Bulrush (*Scirpus cyperinus*). Above that fringe are wet willow species, including Bebb's Willow, Pussy Willow (*Salix discolor*) and Coyote Willow (*Salix exigua*).

Photo 1. Existing Irrigation Pond

Breeding Amphibian Surveys

Breeding amphibian surveys were conducted on May 22 and June 28, 2022, following the Marsh Monitoring Protocol (Bird Studies Canada, 2009). No breeding amphibians were recorded during the first survey and only one Bullfrog (*Lithobates catesbeianus*) was recorded during the second survey. Green Frog (*Rana clamitans*), Bullfrog and Mink frog (*Lithobates septentrionalis*) were recorded in limited numbers as incidental wildlife observations. These incidental observations were recorded beyond the formal survey timing. A third survey was not required per the protocol, due to the lack of activity and habitat present.

Breeding Bird Surveys

Two breeding bird surveys were conducted on June 10 and June 21, 2022. As expected, most species observed were edge habitat species (for example Song Sparrow [*Melospiza melodia*] and Cedar Waxwing [*Bombycilla cedrorum*]) and forest associated species (for example Red-eyed Vireo [*Vireo olivaceus*], woodpeckers, thrush and warbler species). Most of the birds recorded within the Subject Property are considered common, widespread and abundant in central Ontario. No Species at Risk (SAR) were recorded within the irrigation pond area during field investigations.

Turtle Surveys

Turtle surveys following the Survey Protocol for Blanding's Turtle (*Emydoidea blandingii*) in Ontario (MECP, 2019) were completed at open water habitats. Although the irrigation pond holds open waters, it was concluded to contain no basking structures over water, where ease of escape is possible. The irrigation pond is also a man-made feature within a high traffic area, limiting its attractiveness for turtles. Therefore, turtle habitat is not present within the irrigation pond.

Conclusions

Following the above noted field investigations it is concluded that the irrigation pond does not hold Significant natural heritage value. The lack of breeding amphibian activity, breeding bird activity and wildlife habitat opportunities the irrigation pond does not qualify as Significant Wildlife Habitat (SWH), according to the MNRF Significant Wildlife Habitat Criteria Schedules for Ecoregions 5E and 6E (Ontario Ministry of Natural Resources and Forestry, 2015; Ontario Ministry of Natural Resources and Forestry, 2015).

3.0 New SWM Pond Location

As shown in the preliminary site grading plan (SG-1) (attached), the new/shifted SWM Pond location is outside of all adjacent Natural Heritage Feature (NHF) setbacks including:

- Significant Wildlife Habitat
- Top of Bank (Significant Valleyland)
- Wetland setback
- Golden-winged Warbler (*Vermivora chrysoptera*) Habitat
- Existing Environmental Constraint Area1- new Peterborough County OP

As the new/shifted SWM Pond location is outside of NHF setbacks, it is anticipated that the construction of the SWM Pond will have no negative impacts to the adjacent NHFs and will not contravene the County or provincial policies. However, best management practises/mitigation measures will be used during the construction process.

4.0 Construction Mitigation

While the existing irrigation pond holds no designated NHF, there is some wildlife use, and best management practices should be followed during construction. In addition, the new location is adjacent to NHF setbacks and Open Space areas. As such, it is predicted that wildlife use of the new SWM Pond is likely and could be enhanced by naturalization techniques. The following mitigation measures are recommended to be applied during the construction process:

4.1 Fish and Wildlife Relocation

Prior to the decommissioning of the irrigation pond, a fish and wildlife relocation is recommended. The following tasks will be incorporated to complete a fish and wildlife relocation:

- Acquire an MNRF fish and wildlife collectors permit;
- Pump the irrigation pond down to approximately 1 ft to safely wade through and capture fish/wildlife. The water will be filtered through a silt bag that will then flow towards the adjacent watercourse, so long as the water is clean with minimal turbidity. Regular inspections of the water quality will occur consecutively during weekly wildlife fencing inspections (see below);
- Relocate any captured frogs or turtles to nearby suitable habitat (within 1 km of the irrigation pond). The adjacent wetland communities and watercourse to the east would be a potential suitable relocation site;
- The fish collectors permit received from the MNRF will be followed regarding fish relocation or euthanasia;
- Heavy duty silt fencing will be established around the irrigation pond if it is to be left for any period of time after the fish/wildlife relocation has been completed. This will prevent wildlife from re-entering the pond. Weekly inspections of the wildlife fencing is recommended; and
- Once the fish/wildlife relocation is complete, a summary report of fish/wildlife numbers caught will be submitted to the MNRF.

After the irrigation pond has been drained and filled, proper restoration efforts will be discussed with the projects Landscape Architect to inform their landscape plan.

4.2 Erosion and Sediment Control

In order to minimize impacts to the wetland communities and watercourses within the adjacent valleylands to the east, a comprehensive Erosion and Sediment Control (ESC) Plan should be implemented for construction of the new SWM Pond. This plan should incorporate standard measures such as the installation of erosion and sediment control measures around the construction footprint in order to minimize off-site sediment transport. These may include the following:

- Installation of temporary silt fence, mud mats, and rock check dams, as required. Installation of such measures should be in accordance with the *Erosion and Sediment Control Guide for Urban Construction* (Toronto and Region Conservation Authority, 2019).
- These control measures should be placed along the construction envelopes, and at minimum at the dripline of the forested areas to be retained.

- All disturbed or exposed surfaces should be restored as soon as possible following construction, including appropriate landscaping, as applicable. Revegetation recommendations would include use of native seed mixes (below).
- The use of native seeds and materials in surrounding landscaping is also to be encouraged.
- No machinery or equipment will be maintained or refueled within 30 m of the existing or new pond locations.
- Any equipment, stockpiled material or construction material will be stored a minimum of 30 m from the existing or new pond locations and in a manner that prevents sediment or deleterious substances from entering the watercourse.

4.3 Wildlife Timing Windows

Construction timing windows are recommended for proposed works to avoid direct or indirect impacts to wildlife species. Vegetation/tree removal from construction works could affect birds during the breeding bird season. There is a limited amount of landscape trees within the construction footprint that may need to be removed, and timing windows would also reduce indirect (noise, activity) impacts on wildlife use of the adjacent woodland. Per the Migratory Birds Convention Act (MBCA), any destructive or disruptive activity such as vegetation removal, cannot occur during the breeding bird period (generally April 1 – August 31 for the area). So as not to contravene the MBCA, harm and harassment to migratory birds shall not occur.

4.4 Final SWM Pond Design Recommendations

Guidance such as the Credit Valley Conservation Authority (CVC) *Stormwater Management Pond Planting Guidelines* (CVC, 2014) should be followed during the final construction/restoration phase of the new/shifted SWM Pond. Additionally, the *Blanding's Turtle Ontario Recovery Strategy Series* (MECP, 2019) provides recommendations to incorporate wildlife habitat measures. As stated in the *Planting Guideline* (CVC, 2014):

Plantings within SWM wet ponds provide various functions including contributing to water quality, shading of the permanent pool, stabilization of the pond slopes, and minimizing maintenance requirements.

The CVC recommends incorporating a dry and wet seed mix during the application process. The CVC has developed two lists of recommended species for the dry and wet seed mixes (**Table 1 and 2**). The seed mixes stated below will be incorporated during the restoration phase. The dry mix should be used on the upper portions of the berms, and the wet mix used on the pond slopes. Rates of 25 kgs/ha are recommended.

Table 1. CVC Recommended Species for Dry-Site Seed Mix

Scientific Name	Common Name
Solidago altissima var. altissima	Late Goldenrod
Solidago canadensis var. canadensis	Canada Goldenrod
Rudbeckia hirta	Black-eyed Susan
Symphyotrichum lanceolatum ssp. lanceolatum	Panicled Aster
Symphyotrichum novae-angliae	New England Aster
Anemone canadensis	Canada Anemone

Scientific Name	Common Name
Juncus dudleyi	Dudley's Rush
Euthamia graminifolia	Grass-leaved Goldenrod

Table 2. CVC Recommended Species for Wet-Site Seed Mix

Scientific Name	Common Name
Eupatorium maculatum ssp. maculatum	Spotted Joe-pye Weed
Verbena hastata	Blue Vervain
Anemone canadensis	Canada Anemone
Symphyotrichum lanceolatum ssp. lanceolatum	Panicled Aster
Symphyotrichum novae-angliae	New England Aster
Rudbeckia hirta	Black-eyed Susan
Carex vulpinoidea	Fox Sedge
Juncus effusus ssp. solutus	Lamp Rush
Juncus torreyi	Torrey's Rush
Juncus dudleyi	Dudley's Rush
Bidens cernua	Nodding Bur Marigold
Bidens frondosa	Devil's Beggarticks
Euthamia graminifolia	Grass-leaved Goldenrod

The recommended seed mixes will contribute to amphibian, reptile and other wildlife habitat opportunities within the new/shifted SWM Pond. Once the seed mixes are established it will create grassland habitat that turtles can use as refuge areas during summer inactivity or movement between nearby communities (MECP, 2019).

It is further recommended that a number of shrubs be planted within the SWM Pond. A planting density is not outlined, yet the objective should be to match the adjacent lightly-shrubbed Golden-winged Warbler habitat. Thus, landscaping using shrubs should be considered and use species already found in the pond areas, including Bebb's Willow, Pussy Willow and Coyote Willow.

Wildlife movement between communities will be more likely to occur due to the SWM Pond location shift, that will be in closer proximity to the adjacent NHFs. To encourage wildlife use within the new/shifted SWM Pond it is recommended to incorporate emergent logs and/or boulders/rocks to provide basking habitat for turtles.

5.0 Statement of Limitations

This report has been prepared by SLR Consulting (Canada) Ltd. (SLR) for Eric Challenger (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this report,

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Any findings, conclusions, recommendations, or designs provided in this report are based on conditions and criteria that existed at the time work was completed and the assumptions and qualifications set forth herein.

This report may contain data or information provided by third party sources on which SLR is entitled to rely without verification and SLR does not warranty the accuracy of any such data or information.

Nothing in this report constitutes a legal opinion nor does SLR make any representation as to compliance with any laws, rules, regulations, or policies established by federal, provincial territorial, or local government bodies, other than as specifically set forth in this report. Revisions to legislative or regulatory standards referred to in this report may be expected over time and, as a result, modifications to the findings, conclusions, or recommendations may be necessary.

6.0 Closure

The findings of our evaluation are the result of a background review, field investigations and an analysis of data using a scientific understanding of the ecology of the area. We have evaluated the environmental sensitivities, constraints in relation to the new/shifted SWM Pond, which are described in this letter report.

Based on the results of the evaluation it is our professional opinion that the new/shifted SWM Pond is environmentally feasible and would not result in negative impacts to the natural heritage features, provided that the recommended mitigation and enhancement measures described in this letter report are implemented.

Regards,

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Attachments Stormwater Pond Location (Tatham)

7.0 References

Bird Studies Canada. (2009). *Marsh Monitoring Program Participant's Handbook for Surveying Amphibians.* Retrieved from naturecounts.ca: https://naturecounts.ca/resources/mmp/Handbook_MMP_Amphibians_2022refreshed.pdf

CVC. (2014). *Stormwater Management Pond Planting Guidelines.* Credit Valley Conservation Authority. Retrieved from https://cvc.ca/document/cvc-stormwater-management-pond-planting-guidelines/

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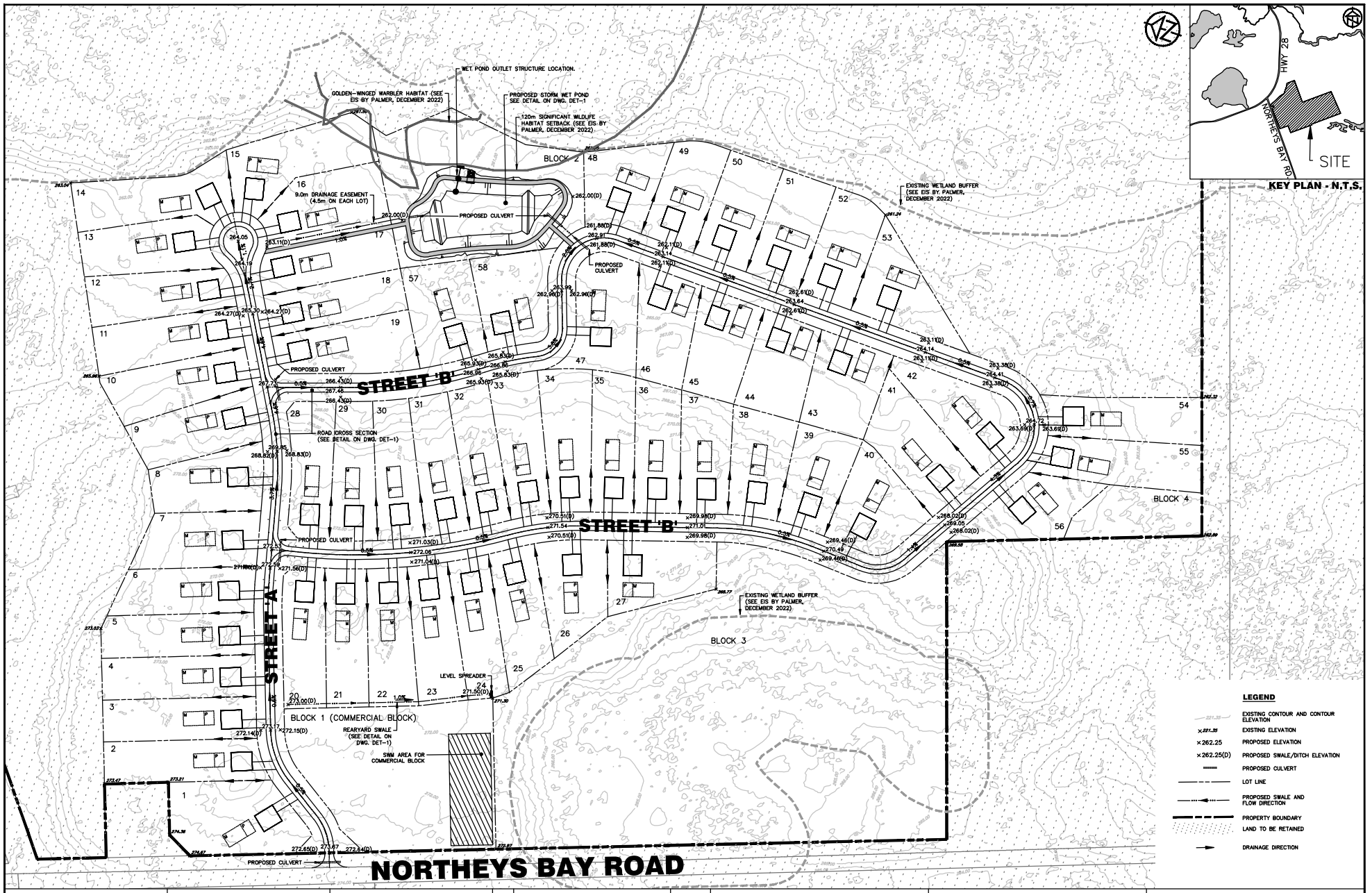
MECP. (2019). *Blanding's Turtle Ontario Recovery Strategy Series.*

Ontario Ministry of Natural Resources and Forestry. (2015). *Significant Wildlife Habitat Criteria Schedules For Ecoregion 5E.* Peterborough: Ontario Ministry of Natural Resources and Forestry Regional Operations Division, Southern Region Resources Section and Northeast Region Resources Section.

Ontario Ministry of Natural Resources and Forestry. (2015). *Significant Wildlife Habitat Criteria Schedules For Ecoregion 6E.* Peterborough: Regional Operations Division, Southern Region Resources Section.

Toronto and Region Conservation Authority. (2019). *Erosion and Sediment Control Guide For Urban Construction.* Retrieved from https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2020/01/30145157/ESC-Guide-for-Urban-Construction_FINAL.pdf



LEGEND

- EXISTING CONTOUR AND CONTOUR ELEVATION
- ×271.35 EXISTING ELEVATION
- ×262.25 PROPOSED ELEVATION
- ×262.25(D) PROPOSED SWALE/DITCH ELEVATION
- PROPOSED CULVERT
- LOT LINE
- PROPOSED SWALE AND FLOW DIRECTION
- PROPERTY BOUNDARY
- LAND TO BE RETAINED
- DRAINAGE DIRECTION

TOPOGRAPHIC INFORMATION FROM LIO (LAND INFORMATION ONTARIO, SCOOP 2013, PACKAGE F)

No.	REVISION DESCRIPTION	DATE

ENGINEER STAMP

WOODVIEW GOLF SUBDIVISION
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

PRELIMINARY SITE GRADING PLAN

TATHAM ENGINEERING

DESIGN: HY	FILE: 523656	DWG: SG-1
DRAWN: HY	DATE: APR 2023	
CHECK: JA	SCALE: 1:1250	