



Technical Memorandum 1

Date: July 27, 2023 **Project No.:** 300055210.0000
Project Name: Vander Zaag Lands, 1065 Centre Line Road, Township of Clearview
Client Name: Karen Exton and Homer Vander Zaag
Submitted To: Rossalyn Workman Community Planner, Township of Clearview
Submitted By: Kevin Butt, B.Sc. (Env), Eco. Rest. Cert. TRAQ

We have reviewed the comments provided by Hutchinson Environmental Services Ltd. (HESL) dated April 24, 2023, regarding Burnside's Environmental Impact Study, dated February 2023. The following responses are intended to address the comments:

HESL Comment #1:

The EIS states that "An unevaluated wetland is found at the south limit of the site" (p. 12). The wetland is not shown on any of the EIS figures. We recommend that the wetland be mapped so that its size and location with respect to the proposed agricultural expansion can be evaluated.

Burnside Response #1:

The limits of the wetland are illustrated on mapping from Simcoe County and have been included on the enclosed Figure 2.1.

HESL Comment #2:

Based on our review of aerial photography, the forest on the property appears to be part of a larger continuous forest patch that is at least 100 ha in size. In the absence of municipal mapping of significant woodlands, we believe it is reasonable for the proponent to assess whether the woodland on the property represents significant woodland, and if so, assess potential impacts of the agricultural expansion on its features or ecological functions. We recommend that this be done through consultation with NVCA to determine percent woodland coverage for the Township and by using the evaluation criteria and standards presented in Table 7-2 of MNR (2010), which include woodland size, ecological functions, uncommon characteristics, and economic and social functional values.

Burnside Response #2:

It is Burnside's opinion that negative impacts on the feature (woodlot) ecological functions, as required in Section 2.1 of the PPS 2020 will not occur. We acknowledge that there will be reduction in area totaling 1.01 ha but it is anticipated that this minor reduction is not substantial to impact

The total size of the woodlot, north of Concession 10 Sunnidale Road, is approximately 42 ha. The woodlot is approximately 105 ha when combined with the wooded lands south of Concession 10 Sunnidale Road.

Ecological functions are anticipated to be limited within the proposed removal portion of the Dry-Fresh Poplar Mixed Forest. The portion projects westward, like a peninsula, and is exposed to edge effects due to its size (maximum 170 m long in north-south axis and 82 m wide in the east-west axis). Image 1 below demonstrates the dimensions from an annotated and cropped Figure 2 from the originally submitted EIS dated February 2023.

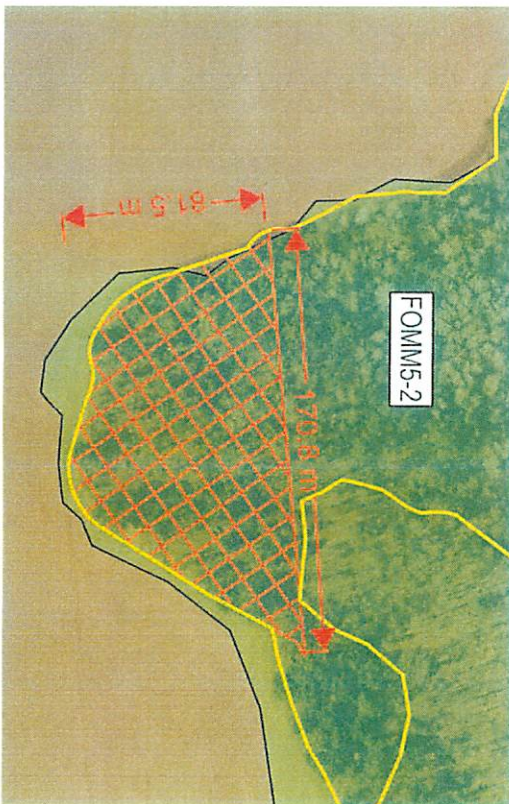


Image 1: Dimensions of woodlot removal.

Interior forest habitat requires an approximate 100 m setback from the edge of forest. There will be no loss of interior forest within the remaining woodlot feature following the proposed removal due to the projection shape of this area.

There are no uncommon characteristics due to the vegetation community type common representation in Ontario and dominance by early successional species.

Economic and social functional values are limited to hunting and minor fuelwood removal by the landowner that are anticipated to continue following the removal of the woodland area. No change to these values will result following the removal of the woodland area.

HESL Comment #3:

"..... Given these constraints we recommend that vegetation clearing be avoided during the April 1 to August 31 period."

Burnside Response #3:

The HESL comment that the complex habitat is challenging for confirming nesting. The landowner will remove the trees outside of the nesting period (i.e. clearing to occur September 1 to March 31).

HESL Comment #4:

It is not clear whether brush and trees cleared for the agricultural expansion will be left on site (e.g., as habitat in adjacent forest) or removed from the property. We recommend that this be clarified.

Burnside Response #4:

The trees will be felled and bodywood (trunks and large branches) will be cut for fuelwood, and therefore removed from the site. The remaining brush, including tree crowns and shrubs, will be piled and left to naturally decompose at the edge of the remaining woodlot. This material left at the new cut face will help reduce the edge impacts (i.e. sunscald of groundcovers, invasive plant establishment) while the new naturally regenerating trees and shrubs colonize the edge.

HESL Comment #5:

Table 1.2.2 (Appendix C) indicates that no candidate Amphibian Breeding Habitat (Woodland) was found in the study area. However, the potential for this SWH type was assessed during the August site visit, when habitat conditions are generally drier than during the spring. The absence of vernal pools or flooded wetland areas later in the summer may not necessarily mean that those habitats are absent in the spring when amphibians are breeding. The EIS should discuss whether habitat assessment in August was representative of spring conditions, and how this was determined.

Burnside Response #5:

A Burnside ecologist visited the site on May 8, 2023 to review vernal pools of standing water. The ecologist confirmed that there were no areas of standing water within the proposed removal area, while there were confirmed standing water areas in the area to be retained. There were 2 rain events two weeks prior to the visit plus a rain event the day before the visit. We are confident that the proposed removal area does not support Amphibian Breeding Habitat (Woodland).

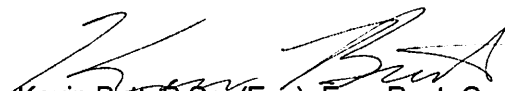
HESL Comment #6:

".... The EIS should clarify why the forest on the property does not provide potential Woodland Area-Sensitive Bird Breeding Habitat given its size and interior forest habitat"

Burnside Response #6:

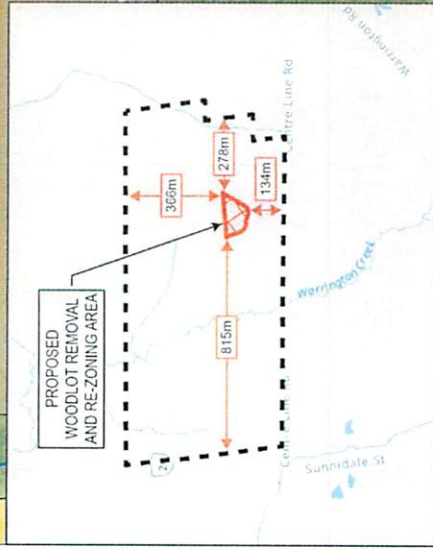
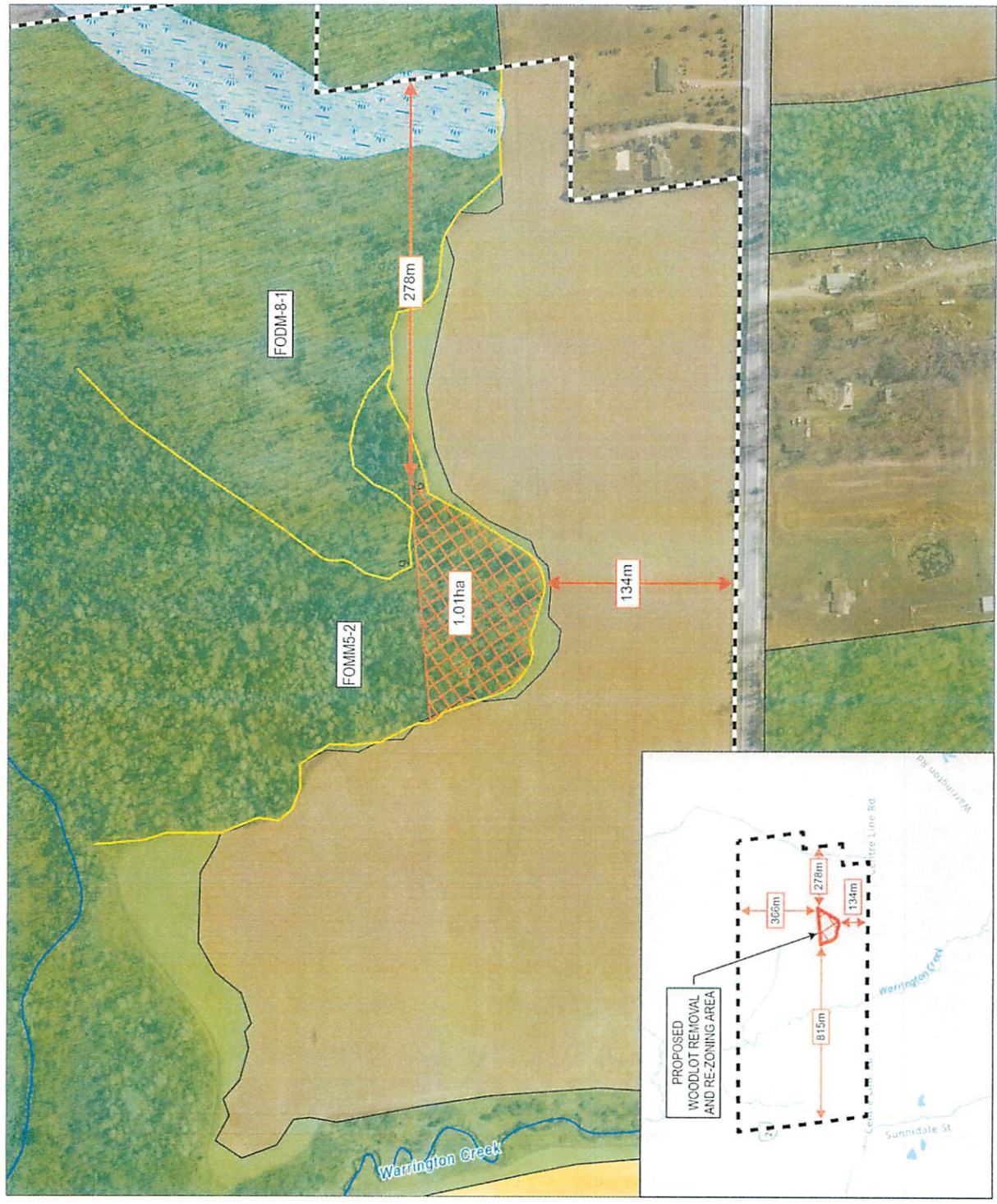
We can confirm that breeding bird surveys were not completed and regret the error in reporting. We identified in Response #2 that there will be no loss of interior forest (based on the 100 m metric) with the removal of the feature, due to its shape that projects outward from the core feature.

R.J. Burnside & Associates Limited


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KB:js

Enclosure(s) Figure 2.1 (Annotated)

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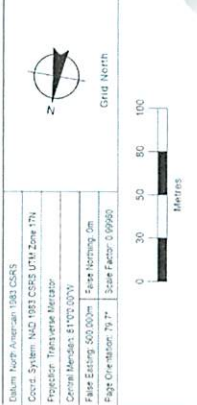


- WATERCOURSE
- ECOLOGICAL LAND CLASSIFICATION
- SUBJECT PROPERTY
- PROPOSED WOODLOT CLEARING AREA - TO BE REZONED FROM EP TO AG
- WETLAND (MNRF UNEVALUATED)
- TOWNSHIP OF CLEARVIEW ZONING
- AGRICULTURAL
- ENVIRONMENTAL PROTECTION
- RURAL

ELC DESCRIPTIONS
 FOMM5-2 DRY-FRESH POPLAR/MIXED FOREST TYPE
 FODM8-1 FRESH MOIST POPLAR DECIDUOUS FOREST TYPE

Sources:
 1. Ministry of Natural Resources & Cooperatives Planning for Ontario
 2. Natural Resources Canada & the Ministry of the Environment of Canada

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Client
HOMER VANDER ZAAG

Figure Title
VANDER ZAAG PROPERTIES
 1065 CENTRE LINE ROAD
 TOWNSHIP OF CLEARVIEW
 EXISTING CONDITIONS AND
 PROPOSED WOODLOT REMOVAL (SEE BACKS)

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|---------|-------------|------------|------------|
| Drawn | Checked | Date | Figure No. |
| HN | SR | 2023/07/24 | 2.1 |
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