

APPENDIX 2

POTENTIAL IMPACTS ON THE SIGNIFICANT WOODLANDS AND SHOREACRES CREEK REGULATED AREA PROPOSED MITIGATION

Potential Threat to Significant Woodlands from Adjacent Development	Mitigation Measure	Function of Mitigation Measure	Comments
<p>New construction immediately adjacent to Significant Woodlands</p>	<p>Buffers are recommended around woodlands to protect the structural integrity of vegetation along the edge, as well as to minimize impacts on woodland functions</p> <p>Fencing – will restrict access and buffer natural areas such that future owners are discouraged from dumping and improper use of the Significant Woodlands</p>	<ul style="list-style-type: none"> • protection of root zone of edge trees • reduction in the effects of hydrological changes from site alterations • area where trees and limbs can fall without causing damage (tree fall zones) • filtering of contaminants such as nutrients from lawn fertilizers • extension of edge, thus increasing potential for 	<p>The dripline has been established and surveyed on site and a 7.5 metre buffer area will be provided</p> <p>Based on past disturbances to the trees and vegetation on site, both above and below the physical crest of the slope (top-of-bank) the trees remaining are in poor condition and many are non-native species</p> <p>The mitigation is to not only provide a 7.5 metre buffer area from the woodland edge/dripline but to vegetate</p>

		<p>woodland interior conditions to develop</p> <ul style="list-style-type: none"> • protection for wildlife use 	<p>the buffer and plant native species along the woodland edge to establish a stronger healthier woodland edge in conjunction with the buffer</p>
<p>Site Grading - Threats:</p> <ul style="list-style-type: none"> • increased erosion, sedimentation and turbidity • increased inputs of nutrients and contaminants to Shoreacres Creek • increased soil compaction • loss of fish habitat • loss of food organisms 	<ul style="list-style-type: none"> • Create, maintain or restore vegetative buffers • develop and implement an <u>Erosion and Sediment Control Plan</u> • control access and movement of equipment and people • designate areas for equipment storage • time activities to avoid sensitive periods of habitat use • minimize the area and duration of soil exposure • schedule grading to avoid times of high runoff volumes (spring and fall) 	<p>While no grading will take place with the buffer area or the Significant Woodlands, mitigation measures, including siltation control fencing, will reduce erosion and the migration of unwanted sediments into the woodlands and Shoreacres Creek</p> <p>Install sediment control (silt sacks) in the proposed catch basins as well as nearby existing catch basins to ensure that no untreated runoff enters the existing conveyance system</p>	<p>Erosion and sediment control measures will be implemented in accordance with the standards of the City, with input, if required from the Region of Halton and Conservation Halton</p>

<p>Public Access</p> <ul style="list-style-type: none"> • trampling of vegetation and soil compaction • increased erosion, sedimentation and turbidity, dumping of debris and compost in natural areas • loss of fish habitat and food organisms; • loss of sensitive plant species 	<ul style="list-style-type: none"> • minimize erosion by using Fencing or other deterrents to humans • provide patrols or forum for residents to keep watch and report on use of natural areas • enforce “no dumping” rules 		<p>Fencing the Significant Woodlands and enhancing the woodlands and buffer with native plant species will greatly improve the existing conditions of the slope and woodlands as over the past years, walkers and pets have freely accessed, trampled, and littered within the Significant Woodlands</p>
<p>Past Disturbances on the Subject Lands</p>	<p>The effects of past interferences with the slope and the Significant Woodlands vegetation will be mitigated with the proposed fence and the implementation of Landscape and Tree Protection Guidelines to restore the Significant Woodlands</p>	<ul style="list-style-type: none"> • Removal of planted non-native species will help restore the Significant Woodlands • Enhance the vegetation community and create a more resilient vegetation buffer and woodland edge 	
<p>Drainage and Erosion</p>	<p>Given existing grades, water entering the 7.5 metre buffer area and tree dripline area will continue to infiltrate and flow towards the</p>		<p>As stated in the Functional Servicing & Stormwater Management Study prepared by S. Llewellyn & Associates</p>

	<p>creek. Additional vegetation, to be planted within the buffer and outside the buffer will stabilize the area and provide for additional infiltration and contaminant absorption while also maintaining the overall Shoreacres Creek water balance</p>		<p>Limited, there are three catchment areas, Catchment 201 (roof, asphalt and landscaped areas) discharged to storm sewer on Upper Middle Road</p> <p>Catchment 202 represents the existing condition discharging to the creek that will remain unchanged.</p> <p>Catchment 203 is drainage from the front of the property that drains to Upper Middle Road</p>
<p>Light Pollution</p>	<p>Thoughtful use of outdoor lighting to minimize the impact on vegetation, wildlife and birds within the area</p> <p><u>Lighting Plan</u> (Site Plan stage)</p>	<p>The placement of lights on the future building will avoid illumination of the Significant Woodlands, including the buffer area</p> <p>Outdoor amenity area lighting for walkways, etc. will be directed towards the ground and/or angled toward the building</p> <p>Use of upward light should be avoided and lighting should illuminate only non-reflective surfaces</p>	

		Source window glass that is designed to reduce bird strikes/harm to birds	
Snow Storage	The only snow storage areas will be located on the west side of the building and will drain to Upper Middle Road, not the Significant Woodlands (Site Plan Control)	Melting snow plowed on the development site will not impact the Significant Woodlands	
Building Shadows	The building will cast shadows into the Significant Woodlands only in the weeks around March 21 at 3:30 in the afternoon and December 21st at 12:30 and 3:30. These dates correspond to when the plants are dormant due to winter season and do not have leaves. Consequently, shadows will not result in any negative impacts on the natural heritage features		
Site Restoration	Areas disturbed during construction should be restored immediately, including site stability methods such as erosion control blankets, if warranted and revegetation of all excavated		

	areas using a layer of topsoil and type of soil guard		
Monitoring	<p>Sediment and erosion control measures are to be monitored after installation and before the initiation of construction</p> <p>All siltation controls are to be inspected daily, and deficiencies corrected</p> <p>All siltation controls are to be monitored during and following rain events</p> <p>Photographs are to be collected of the work area prior to, and during construction</p> <p>Inspection of all tree and shrub plantings throughout the course of the growing season to determine plant success within all areas planted</p> <p>Tree or shrub mortality should be examined, and lost specimens replaced as required</p>	<ul style="list-style-type: none"> • Inspection of the erosion and sediment controls (e.g. silt fences, sediment traps, outlets, vegetation, etc.) with follow up reports to CH, Region of Halton and the City • The developer and/or his contractor shall be responsible for any costs incurred during the remediation of problem areas 	

The EIS concludes that there is no Significant Wildlife Habitat on the Subject Lands