



Construction Mitigation Plan

Dragonfly Subdivision

18 Tracy Road, Spring Bay

Below is an overview of the Construction Impact Mitigation Plan to address any potential impacts to the planned road construction and lot severances at 18 Tracy Road, Concession 4 Lots 7 & 8.

1.0 INTRODUCTION

This document will assist to proactively mitigate potential impacts during the proposed construction plan before they arise, as well as to address any unforeseen issues.

1.1 Project Description

The property consists of more than 200 acres and 6000+ feet of shoreline on Lake Mindemoya; includes a farmhouse and 75 acres of quality farmland for crops which are located to the west of the proposed Lots to be subdivided. The lots (39) are positioned along the shoreline with water frontage on each one. The only disturbance to the lands as part of the severance application will be the construction of a road.

1.2 Objectives

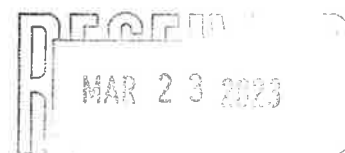
The purpose of this Construction Impact Mitigation Plan is to outline the planned process and construction protocols to safely redevelop the subject lands. These include:

- Notifications required if cultural material is found
- Mitigation of construction during migratory bird nesting season
- Notification if endangered species are found
- Limited incremental construction area
- No construction on farmland except as permitted
- Dust suppression during construction
- Construction hours (during daylight hours to reduce noise)
- Community notification and information signage
- Existing transportation and traffic access

2.0 CONSTRUCTION IMPACT MITIGATION PLAN

2.1 Notifications required if cultural material is found.

If cultural materials are encountered during construction, work shall immediately cease in the area of discovery. Work may continue in the project area where no cultural materials are present. The contractor shall immediately notify the Archaeological Consultant, who will be performing the archeological survey of the site.



2.2. Mitigation of construction during migratory bird nesting season

The contractor shall not perform the tree clearing required for road works during the time between May 1 – July 31. If nests are found, a no construction zone of a required radius will be marked and maintained around the nests until the birds have abandoned the site. The birds and nests are not to be disturbed. If it is confirmed that the birds vacate the area during this time, construction may resume.

2.3 Notification if endangered species is found.

The contractor shall be responsible to review the Environmental Impact Assessment (currently under way but not yet complete) for threaten or endangered species that may be listed in the area of the project and to instruct the site construction personnel not to disturb any species or habitat which may be found on site during the construction. A species shall be left alone to leave the site or if the species remains or habitat is found, the contractor shall immediately notify the consultant.

2.4 Limited incremental construction area.

Construction shall be limited to the construction of the road and will be progressive to allow wildlife to circumvent the construction area and be completed as rapidly as possible to limit the time of disturbance.

2.5 No construction on farmland except as permitted

Farmland is located on a portion of the site and shall remain as farmland following road construction. The area shall be clearly marked and avoided during the construction. No construction or change in the natural site grades shall occur within the area. No unfiltered site runoff shall enter the important farmland area.

2.6 Dust suppression during construction.

In order to mitigate dust during construction, the contractor shall water down construction areas or use other dust suppression methods as required for the level of dust disturbance and weather conditions.

2.7 Construction during daylight hours to reduce noise.

The contractor shall work during normal weekday work hours from 7:00 am to 6:00 pm to reduce construction noise exposed to the adjacent properties. Work outside of this time schedule shall be limited to emergency only.

2.8. Community notification and information signage

The contractor shall inform any affected neighbours of construction prior to commencement. Traffic control near and at the entrance of the site shall be in accordance with MTO Book 7 procedures

2.9 Existing transportation and traffic access

No temporary road closures are required for this development

DRAFT PLAN OF PROPOSED SUBDIVISION OF PART OF
LOTS 7 & 8, CONCESSION 4
 TOWNSHIP OF CARNARVON
 MUNICIPALITY OF THE TOWNSHIP OF
 CENTRAL MANTOULIN
 DISTRICT OF MANTOULIN

Dragonfly Subdivision- Preliminary Grading & SWM Plan

SUBSTANTIAL CERTIFICATE
 I HEREBY CERTIFY THAT THE APPLICATION OF THIS PLAN TO BE
 REGISTERED AS PART OF THE PLAN AND THIS CERTIFICATE TO
 THE APPLICANT AND HIS CONTRACTS AND CONTRACTS TO

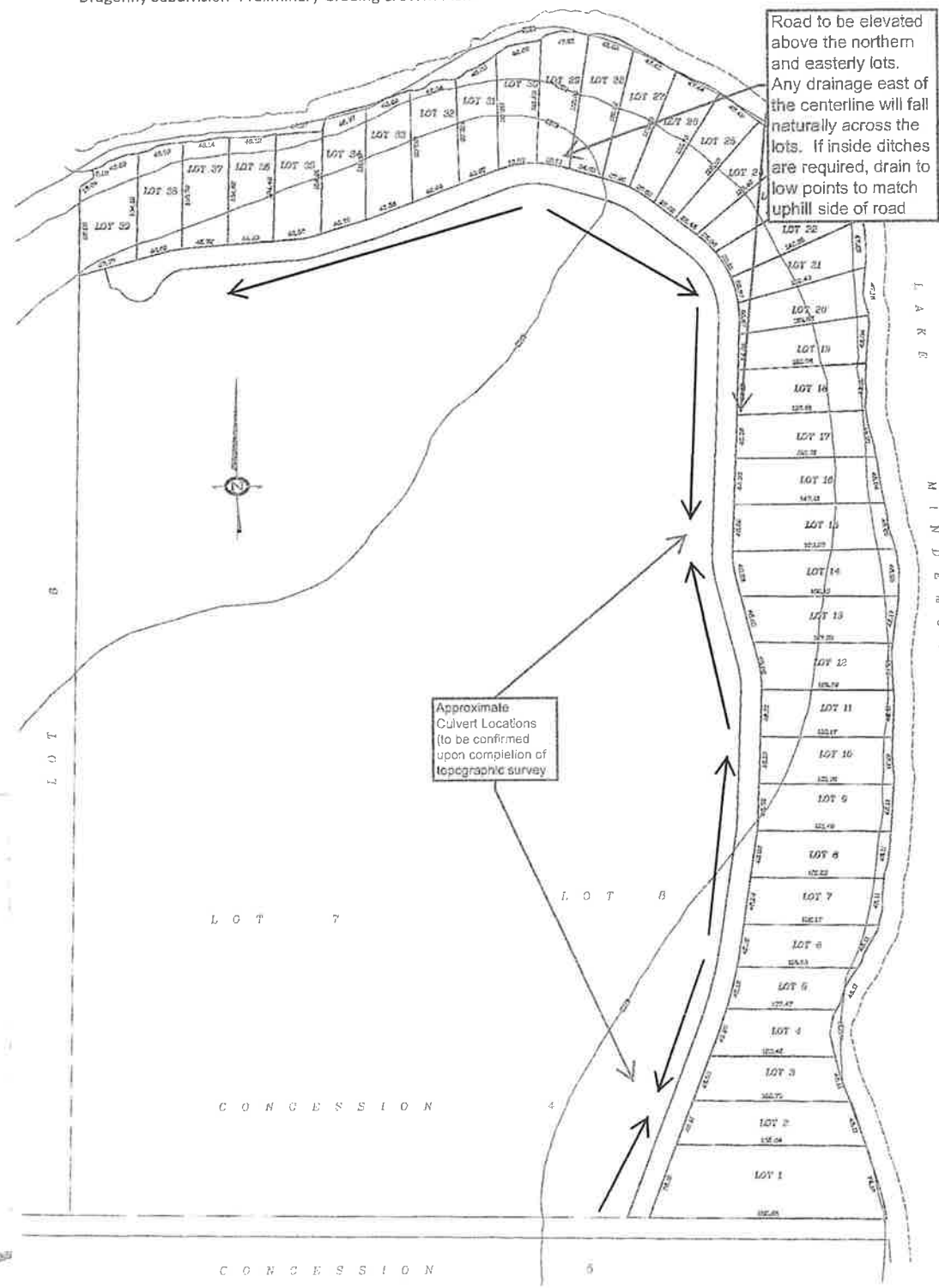
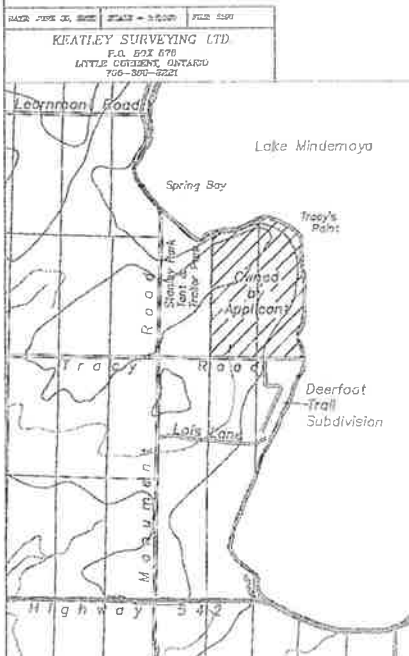
APPROVED BY THE
 CLERK OF THE DISTRICT

GENERAL
 THIS PLAN IS FOR THE
 PURPOSE OF THE
 DISTRICT OF MANTOULIN

ADDITIONAL INFORMATION
 AS REQUIRED BY SECTION 41 OF THE PLANNING ACT
 R.S. 1990, c. 196
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METRIC
 DISTANCES SHOWN ON THIS PLAN ARE TO BE MEASURED
 IN METERS BY MEANS OF A METRE

SCALE 1:5000
 METERS



Approximate
 Culvert Locations
 (to be confirmed
 upon completion of
 topographic survey)

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 MAR 23 2003