

11.0 CONCLUSIONS AND RECOMMENDATIONS

The biophysical environmental assessment results are provided in the following summarized findings.

1. The biophysical assessment was conducted for approximately 17.8ha of land within SE18-53-5-W5M.
2. The proposed development area is predominately mixed-wood forest with the additional natural features including: four Class I wetlands, two Class II wetlands, a dry constructed drainage channel, some residential areas, and other areas of disturbance including a construction bonus golf hole (Bonus Hole 10).
3. A total of six wetlands were identified, classified, and quantified within the study area including: four Class I wetlands and two Class II wetlands.
4. The Class I and II wetlands consist of a total wetland area of 0.0157ha. The estimated cost for replacement of the wetlands through Ducks Unlimited Canada to meet compensation requirements would equate to approximately \$894.90 ($0.0157 \text{ ha} \times 3 = 0.0471 \text{ ha} \times \$19,000$). This is based upon a 3 to 1 compensation ratio as established by the Provincial Government and the per hectare compensation rate for the area established by Ducks Unlimited Canada (C. Bishop, per. comm. 2014).
5. The constructed drainage ditch did not contain water during the assessment, and no other natural watercourse features were noted in the property.
6. No fish or fish habitat features were observed within the proposed development area.
7. The potential presence of amphibians may require mitigation to address effects during alteration/construction. During the spring assessment conducted on July 21 and August 21, 2014, no amphibians, nor other rare or endangered organisms were observed.
8. There has been recent concern over the future of honey bees. Due to the presence of an active hive, it is recommended that a local beekeeper swarm catcher be contacted to see if they express interest in harvesting the colony.
9. Canada thistle, Cleavers, Common Tansy, Dandelion, Hemp-nettle, Ox-eye Daisy, Perennial Sow Thistle, Quack Grass, Scentless Chamomile, Spreading Dogbane, and Tall Buttercup were observed during the field survey. If noxious or nuisance weeds are observed, they should be controlled and/or removed as part of the Weed Control Act and as per the direction of the local Alberta Agricultural field person.
10. With the presence of several groups of the sensitive plant species Spotted Coralroot, a Rare Plant Relocation Plan should be developed for the individual plants that cannot be avoided during

construction. The development of this relocation plan will occur upon the guidance and confirmation of the expectations of the County.

11. If natural habitats are to be cleared or disrupted, the Migratory Birds Convention Act must be addressed. Nesting birds are protected and hence, clearing of such lands must either avoid the nesting period (March 15-August 31) or have the area surveyed by a qualified biologist who would certify that such birds are not present in the areas to be cleared. If owls or other early nesters are known to be present in the area, on and after February 15, the location should be surveyed for their presence prior to clearing.
12. The release of water to offsite surface waters will require communication with Parkland County and AESRD with regard to storm water requirements and management under the Water Act. Release of water and drainage plans should consider and maintain the integrity of the nearby Wabamun Lake located southeast of the property boundaries or obtain regulatory approval for alteration or activity.
13. Parkland County Municipal Development Plan Bylaw No. 37-2007 and other applicable municipal legislation should be adhered to where applicable depending on the development plan details.
14. To ensure that limited effects result from this development, some mitigation measures should be incorporated into the project construction plan as outlined in Section 10.0. These mitigation measures should be reassessed in the event that changes are made to the engineering design details.