





Nadine Taylor &lt;nadine1980taylor@gmail.com&gt;

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**Fwd: Fw: Inquiry about the property at the back of 13 Hooper Sq**

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**Nadine Taylor** <nadine1980taylor@gmail.com>  
To: Nadine Taylor <nadine1980taylor@gmail.com>

4 February 2025 at 12:36

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**From:** Wang, Jane <JWang@clarington.net>  
**Sent:** June 1, 2023 4:18 PM  
**To:** [Nadinetaylor@outlook.com](mailto:Nadinetaylor@outlook.com) <[Nadinetaylor@outlook.com](mailto:Nadinetaylor@outlook.com)>  
**Subject:** RE: Inquiry about the property at the back of 13 Hooper Sq

Good afternoon,

Thanks for the inquiry.

The property subject to the inquiry, 500 Mearns Ave, is zoned for as “Holding Urban Residential Exception (H)R3-12) Zone” and “Environmental Protection (EP) Zone” in [Clarington's Zoning by-law](#). However, there is no ongoing active discussion on the development of the property yet.

When an application is submitted, the municipality will inform the public and ask for their input and comments. It is suggested you subscribe to the e-Update, which is a newsletter about development applications we receive. Note that a band-zoned Environmental Protection runs through the property— and this will remain protected when development happens on either side.

There will be a buffer zone between your property and the new development if proposed. The minimum backyard setback is required.

Regards

Jane Wang

Planner II, Community Planning

Planning and Infrastructure Services

Municipality of Clarington  
40 Temperance Street, Bowmanville ON L1C 3A6  
905-623-3379 ext. 2411

[www.clarington.net](http://www.clarington.net)

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TABLE 1: CVC & TRCA FLOW CHART

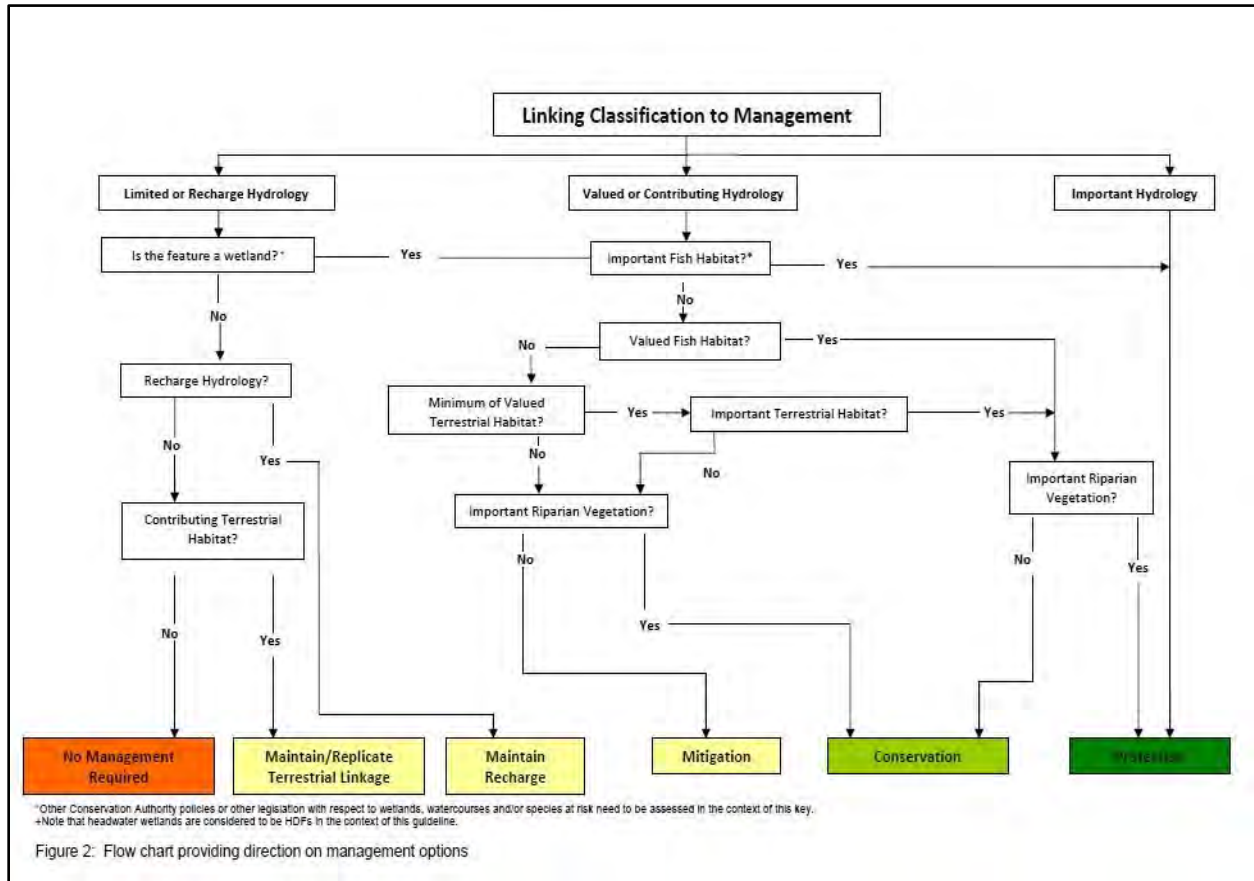


TABLE 2: DEFINITIONS OF MANAGEMENT RECOMMENDATIONS (CVC & TRCA, 2014)

HDF Management Recommendation	Definition
<p><b>Protection (Important Functions)</b></p>	<ul style="list-style-type: none"> <li>• Protect and/or enhance the existing feature and its riparian zone corridor, and groundwater discharge or wetland in-situ;</li> <li>• Maintain hydroperiod;</li> <li>• Incorporate shallow groundwater and base flow protection techniques such as infiltration treatment;</li> <li>• Use natural channel design techniques or wetland design to restore and enhance existing habitat features, if necessary; realignment not generally permitted; and</li> <li>• Design and locate the stormwater management system (e.g., extended detention outfalls) are to be designed and located to avoid impacts (i.e., sediment, temperature) to the feature.</li> </ul>
<p><b>Conservation (Valued Functions)</b></p>	<ul style="list-style-type: none"> <li>• Maintain, relocate and/or enhance drainage feature and its riparian corridor;</li> <li>• If catchment drainage has been previously removed or will be removed due to diversion of stormwater flows, restore lost functions through enhanced lot level controls (i.e., restore original catchment using clean roof drainage), as feasible;</li> </ul>

### 2.3.3 Headwater Drainage Functional Classifications and Management Assessment

The HDF assessment protocol is limited to field observations and is inherently biased, limiting the scope of observations to a number of external factors such as weather, timing, resources, and land access among other factors. The results and numerical reach characteristics for the HDF assessment have been summarized and used in the Flow Chart within the CVC & TRCA Guidelines (January 2014) to assign Management Recommendations for Reaches 1 and 2. The results are presented below in **Table 5** and **Figure 2**. Further discussion of the management recommendations can be seen in **Section 2.4**.

Both groundwater and surface water monitoring was conducted on the Subject Property by Soil Engineers Limited (SEL). Details of the monitoring programs are presented in the SEL Addendum Letter (Reference No. 2206-W074) dated August 1, 2024. The surface water monitoring was an additional program conducted in 2024 to support the HDF Assessment. The goal of the surface water monitoring was to determine if there was a connection between ephemeral surface water on site and shallow groundwater resources. The surface water monitoring station contained one Mini piezometer (PZ 1), and one staff gauge (SG 1) installed at the east end of the HDF. The monitoring program was conducted during the spring of 2024 from March 28 to June 19, 2024. The groundwater levels recorded in the boreholes located close to the surface water monitoring station (BH/MW 3 and BH/MW5), and the water table measured at PZ 1 and SG 1 were used to assess the connection between surface water and groundwater. The results of the comparison in Section 3.0 of the Addendum Letter state: *“A review of the recorded shallow groundwater table in BH/MW 3 and BH/MW5 and surface water during spring 2024, indicates that water levels are higher than the Swale level elevation within close proximity of the above-noted monitoring wells’ locations during spring 2024. As such, it is expected that the seasonal high groundwater is likely to be the source of the water in the Swale during spring season. Storm events are also likely to be a partial source of the presence of water in the Swale.”* As such, these results support the findings of the HDF Assessment for the hydrology classification as having Valued Functions – Intermittent. The definition for Valued Functions – Intermittent as per the Guidelines states: *“Water is present in the spring as a result of seasonally high groundwater discharge or seasonally extended contributions from wetlands or other areas that support intermittent flow or water storage conditions. These features are typically still flowing in late spring but dry or surface-damp by July. There may be some substrate sorting and channel form.”*

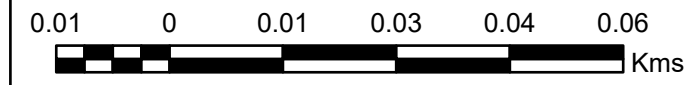
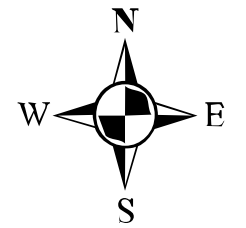
**TABLE 5: SUMMARY OF FOUR STEP FUNCTIONAL CLASSIFICATION AND MANAGEMENT RECOMMENDATIONS**

Drainage Feature Segment	STEP 1	STEP 2	STEP 3	STEP 4	Management Recommendation
	Hydrology	Riparian	Fish Habitat	Terrestrial Habitat	
Reach 1	Valued - Intermittent	Important Functions	Contributing Functions	Limited or Contributing Functions	Conservation
Reach 2	Valued - Intermittent	Important Functions	Contributing Functions	Important Functions	Protection



# Headwater Drainage Feature Assessment

500 Mearns Avenue,  
Bowmanville



## Legend

- Legal Parcel
- CSP Culvert under Mearns Avenue

## Headwater Drainage Feature

### Management Recommendation

- Reach 1: Conservation
- Reach 2: Protection

### ELC

- WODM4-4: Dry - Fresh Black Walnut Deciduous Woodland Type
- THDM4-1: Native Deciduous Regeneration Thicket Type
- MEMM3: Dry - Fresh Mixed Meadow Ecosite

Figure No.: 2  
 Project No.: IES21-86  
 Scale: 1:800  
 Date: October 18, 2024  
 Creator: Nicole Wajmer





Nadine Taylor &lt;nadine1980taylor@gmail.com&gt;

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**Re: Expert Opinion on Bat Report for Proposed Development**

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**WCS Canada** <wcscanada@wcs.org>  
To: Nadine Taylor <nadine1980taylor@gmail.com>

4 February 2025 at 09:48

Hi Nadine,

Thank you for reaching out.

While we do not have the capacity to provide expert opinions in situations such as these, a member of our Bat Conservation team has put together some resources to support you with this request. I have copied their guidance below.

A red flag for me is that they are recommending the installation of a rocket box to compensate for the loss of roosting habitat for the three listed migratory bat species (Hoary, Red and Silver-haired Bat). None of these species will use bat boxes and this would not be something that I would recommend. Hoary and Red Bats roost in the foliage of large trees (so retention and recruitment of roost trees is the only thing that works for them). Silver-haired Bats prefer large hollows in trees - rarely do they use bat houses and prefer tall, large diameter old trees with large cavities. A rocket box does not provide this kind of habitat. The Big Brown Bats may like the rocket box.

Given the loss of the myotis bats to white-nose syndrome, it is perhaps not odd that they didn't pick up any myotis calls but I suspect there were some hiding in their "unclassified" bat calls. They should get a local expert to look at that data (they may need to make data request). The myotis bats are all listed in Ontario too (either provincially or federally).

Given this is Ontario - I would suggest contacting someone local. The Toronto Zoo has a Native Bat Program <https://www.torontozoo.com/bats> - I would check with them through the "contact us" link at the bottom of the page. They have a good bat program that has been working in the Rouge National Park - so not too far from this site.

Alternatively - they could reach out to the Ontario Bat Network (OBN) on Facebook. They have a group page where it is possible to post any questions or maybe find someone local to evaluate this report. <https://www.facebook.com/groups/157661291254628>

I hope this is helpful!

Very best,

Zahra

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**From:** Nadine Taylor <nadine1980taylor@gmail.com>  
**Sent:** February 1, 2025 11:56 AM  
**To:** WCS Canada <wcscanada@wcs.org>  
**Subject:** Expert Opinion on Bat Report for Proposed Development

**EXTERNAL EMAIL - Please Use Caution**



Nadine Taylor &lt;nadine1980taylor@gmail.com&gt;

## Re: New Response for "tobythorne.com Contact Form"

**toby@tobythorne.com** <toby@tobythorne.com>  
To: Nadine Taylor <nadine1980taylor@gmail.com>

2 February 2025 at 15:56

Hi Nadine,

I took a look and would agree with Brock's opinion that they're probably not that experienced with bats. That said, the monitoring approach seems pretty reasonable. The experience statement mentions having completed a course with Bat Survey Solutions, which is probably the best course out there, though I don't think any course is a substitute for experience. The number of bats observations seems a bit low, but hard to say.

The absence of any *Myotis* is probably not that surprising. Interesting to note that Red, Hoary, and Silver-haired were added to the Ontario Endangered Species Act last week and it was definitely known in Nov 24 that this was coming; not sure how the province is handling that for applications in process though.

Replacing forest with bat boxes is poor mitigation in my opinion, as it fails to replace any foraging habitat, but that's a standard approach for the province.

Not sure what else to say; sorry I can't be of more help.

Cheers - Toby.

On Feb 2, 2025, at 12:40 PM, Nadine Taylor <nadine1980taylor@gmail.com> wrote:

Thanks very much. I appreciate your personal opinion. My issue is I feel it's a biased report because its paid for by the developer. They have not concluded if this habitat is being used by any of these species of bats and I feel that should be confirmed before they can easily say that cutting down this acreage wont cause any issues if certain mediation is done.

Thank you for your time!

On Sun, 2 Feb 2025 at 12:27, <toby@tobythorne.com> wrote:

Hi Nadine,

Thanks for your email. I'm happy to take a quick look at the report and see if I have any thoughts, though I can't promise anything and it'd purely be on a personal basis.

Cheers - Toby.

> On Feb 2, 2025, at 9:38 AM, [aidaform@aidaform.com](mailto:aidaform@aidaform.com) wrote:

>

> Dear AidaForm user,

>

> Your form "[tobythorne.com](https://tobythorne.com) Contact Form" has a new response.

>

> =====

> 1. YOUR EMAIL

> [nadine1980taylor@gmail.com](mailto:nadine1980taylor@gmail.com)

>

> 2. Your Message

> Hello Toby

> I got your contact from Dr. Brock Fenton. He said you would be a valuable resource to speak to. I have a developer that is trying to tear down an area of large trees that are EP protected behind my property. They are trying to amend the zoning. They did a bat study and I feel it's biased as it's paid for by the

2 February 2025

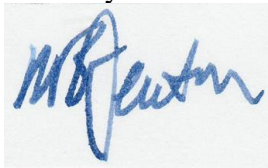
Ms Nadine Taylor  
Insight Environmental  
Solutions Inc.

Dear Ms. Taylor:

Thanks for this. The report you sent is interesting but rather off track on matters of bats. I was not clear what the report was supposed to do. It appears as though the author never saw a bat, let alone up close. If the goal was to answer the question, "are there bats there", then the answer "yes" is as far as it goes. Some of the information about, and names of bats are not accurate. It is not clear how the bats' calls were identified, and surely silver-haired bats are not large-bodied. "Northern hoary bat" – where does that name come from? I had not heard of it before. Perhaps the author was paid by the word.

As someone who has been studying (researching) bats since about 1965, I feel well qualified to comment on this situation. I have provided a brief bio below.

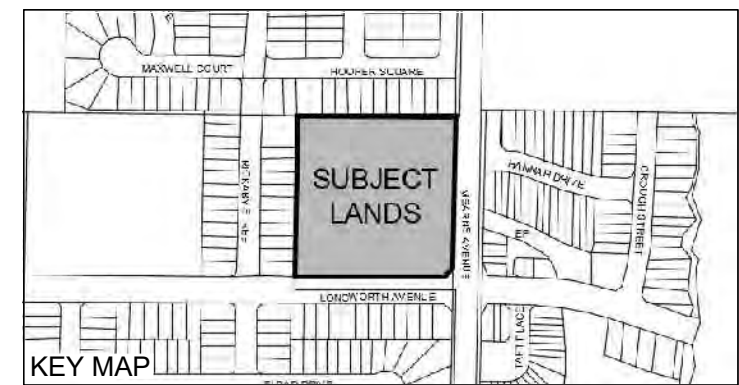
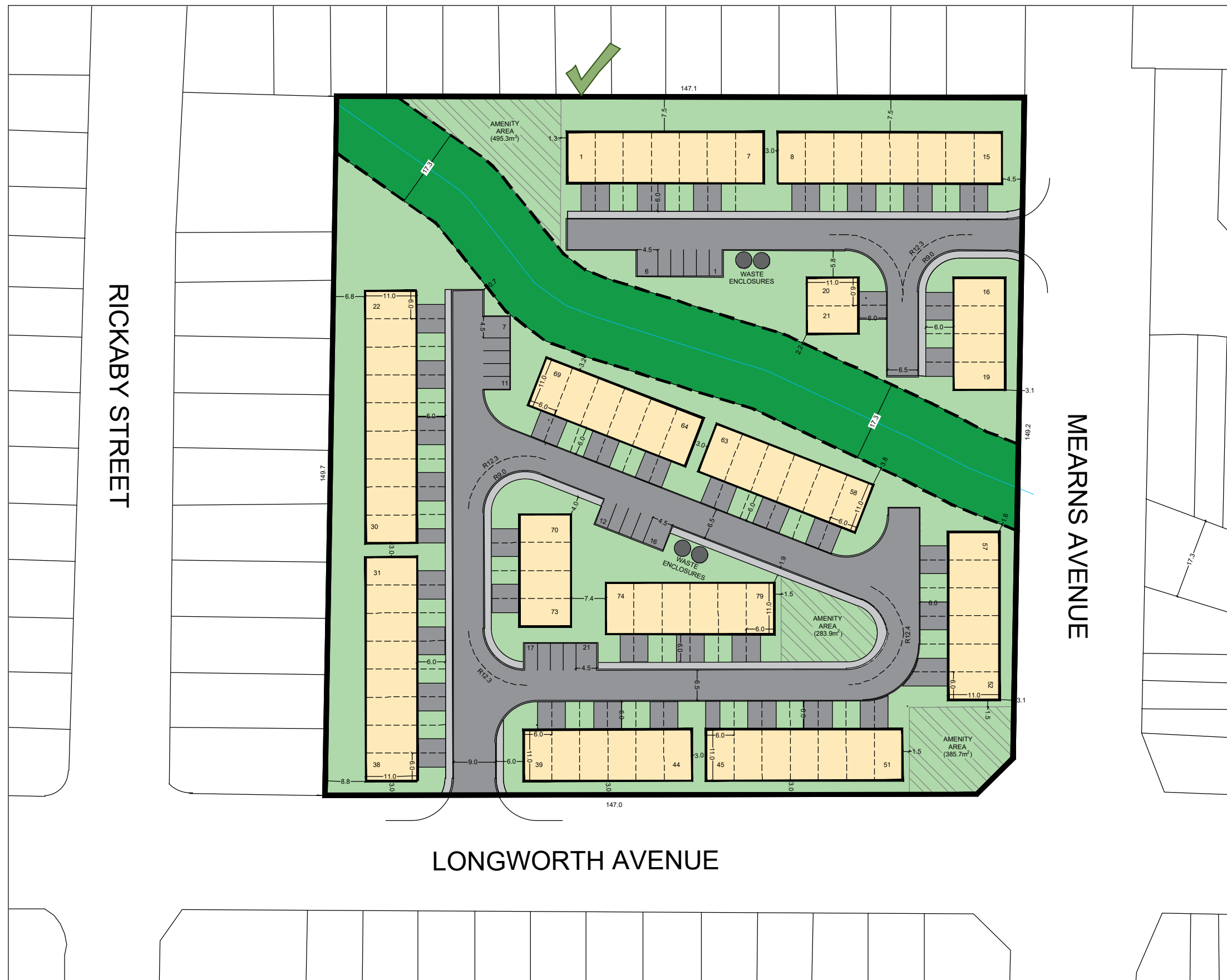
Sincerely



M.B. Fenton, Ph.D., FRSC  
Emeritus Professor of Biology

M.B. (Brock) Fenton received his Ph.D. in 1969 for work in the ecology and behaviour of bats. Since then he has held academic positions at Carleton University (Ottawa, Canada 1969 to 1986), York University (Toronto, Canada 1986 to 2003) and the University of Western Ontario (2003 to present). He has published over 250 papers in refereed journals (most of them about bats), as well as numerous nontechnical contributions. He has written four books about bats intended for a general audience (Just bats 1983, University of Toronto Press; Bats 1992 - revised edition 2001 Facts On File Inc; and The bat: wings in the night sky 1998, Key Porter Press; Fenton and Simmons 2014 Bats: a world of science and mystery Univ of Chicago press). He continues his research on the ecology and behaviour of bats, with special emphasis on echolocation and evolution. He currently is an Emeritus Professor of Biology, University of Western Ontario, London, Ontario, Canada. He was inducted as a Fellow of the Royal Society of Canada (FRSC) in November 2014.

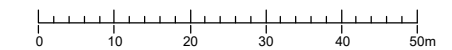




# CONCEPT PLAN

PART OF LOT 9, CONCESSION 2  
IN THE  
MUNICIPALITY OF CLARINGTON  
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:900



## LEGEND

- SUBJECT LANDS  
• Area: 2.2ha (5.4ac)
- TOWNHOUSES - 79 UNITS
- AMENITY AREA  
• Area: 1,164.9m<sup>2</sup>
- ENVIRONMENTAL PROTECTION AREA  
Area: 0.3ha (0.7ac)
- WATERCOURSE
- SETBACK FROM WATERCOURSE

## ZONING TABLE - R3 Zone

PROVISION	R3 REQUIRED	R3 PROVIDED
MIN. LOT FRONTAGE	13.5 m	147.0m (Longworth Ave.)
MIN. FRONT YARD SETBACK	3.0m (house) 6.0m (garage)	3.0m (house) 6.0m (garage)
MIN. INTERIOR SIDE YARD SETBACK	4.5 m	1.3 m
MIN. EXTERIOR SIDE YARD SETBACK	6.0 m	3.00
MIN. REAR YARD SETBACK	7.5 m	3.1 m
MIN. DWELLING UNIT AREA	85 m <sup>2</sup>	≥ 85 m <sup>2</sup>
MAX. LOT COVERAGE	40%	27% of site (excl. EP)
MIN. LANDSCAPED OPEN SPACE	40%	46% of site (excl. EP)
MAX. HEIGHT	10 m	< 10 m
MIN. AMENITY AREA	4.0 m <sup>2</sup> /unit (316.0 m <sup>2</sup> )	1,164.9m <sup>2</sup>
MAX DENSITY (LINK TOWNHOMES)	40 up/ha	41.6 up/ha (excl. EP)
PARKING SPACES	178 spaces (2 spaces / dwelling unit + 0.25% for visitor spaces / dwelling and 10% for B.F. Parking)	179 spaces (158 residential spaces + 21 visitor spaces incl. 4 B.F. spaces)

Source: Municipality of Clarington Zoning By-Law 84-63

# CONCEPT PLAN - 79 UNITS

## MUNICIPALITY OF CLARINGTON

**IPS** INNOVATIVE PLANNING SOLUTIONS  
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647 WELHAM RD, UNIT 9A, BARRIE, ONTARIO, L4N 0B7  
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

DATE: JULY 23 2020 DRAWN BY: A.S.  
PROJECT No.: 14-514 CHECKED BY: C.S.