

ADDENDUM To

**Environmental Impact Study
Intracorp Phase V and VI Subdivision
Vales of Castlemore**

A Report for:

1281216 Ontario Inc.

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In Association with:

**NORTHSOUTH ENVIRONMENTAL
INCORPORATED**

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INTRODUCTION

This Addendum was prepared in response to formal comments received from Toronto Region Conservation Authority (TRCA) (letter dated September 15, 2008) and the City of Brampton (Draft Peer Review letter by Dillon Consulting, dated August 15, 2008) (Appendix A). In addition, a number of points of clarification were raised in a meeting on September 23, 2008, held by the City of Brampton to discuss the proposed development. These points of clarification were primarily directed at identifying any environmental enhancements on the remaining portion of the golf course that would contribute to the overall net environmental benefit resulting from the proposed development. We note that the golf course does not form part of the draft Plan of Subdivision for which approval is current being sought. The response to these comments is outlined below.

TRCA LETTER

The TRCA is satisfied with the proposed width of the watercourse corridors and have raised no additional ecological concerns. The features were assessed using the TRCA/CVC Headwater Drainage Feature Guidelines of April 2007 and determined not to contain direct fish habitat and to function primarily for flow conveyance, which TRCA has accepted. With respect to the corridor widths, the primary concern is whether a stream restoration such as a natural channel design can be accommodated within the corridor. We have proposed a linear wetland type of restoration to enhance this drainage feature, which can easily be accommodated within the corridor width of 25 m. In addition, the application of this design will also utilize wetland features to accommodate the bends in the corridor alignment without any risk of erosion. We note specifically that, based on the inventory work completed in the EIS, both the easterly and westerly features lack a defined channel and that the anticipated bankfull flows (estimated at 80% of the 2 year flow) are 300 l/s and 224 l/s respectively, which can be sustained in a vegetatively-controlled, channel feature.

CITY OF BRAMPTON DRAFT PEER REVIEW

Overall the draft Peer Review supports the conclusions of the EIS and concludes that the proposed development “meets the requirements of TRCA in its treatment of the wetland communities and watercourses on the site”. While the review notes that the buffer along the West Humber valley at the westerly end of the proposed development is less than recommended in the TRCA Valley and Stream Corridor Management Guidelines, it should be noted that this width was agreed to by TRCA when the Top of Bank Line/Development Limit was staked. The 2.5m buffer width was agreed to since it is consistent with the buffer width provided in all of the subdivisions previously developed to the south in the Vales of Castlemore East Community.

The review suggests that the lengths of existing and proposed fish habitat were not identified in the EIS, however, it is noted that they are identified in Table 1 of the EIS and summarized in Section 7.0. The draft Peer Review concludes that the overall length

of fish habitat will be maintained or increased, and that the removal of the online pond (Pond A) is considered to be a positive action regarding fish habitat.

There were a number of additional comments raised in the draft Peer Review as follows:

1. Details were lacking regarding the amphibian survey.

The Castlemore Golf Course was surveyed for amphibians (frogs and toads) over the entire breeding season. The survey was conducted by Heather Whitehouse M.Sc. and followed the Marsh Monitoring Program. The evening chosen was based on temperature cues (>5, >10, and > 17C) and low wind levels (Beaufort Scale 3 or less). All surveys were conducted at the appropriate standard time, no earlier than a half hour after sunset, and finished before midnight.

The site was visited on the evenings of April 24th, May 24th, and June 5, 2007. Four stations were visited based on the needs of the client (Station A thru D); see Figure 1. Calls were only heard from station B.

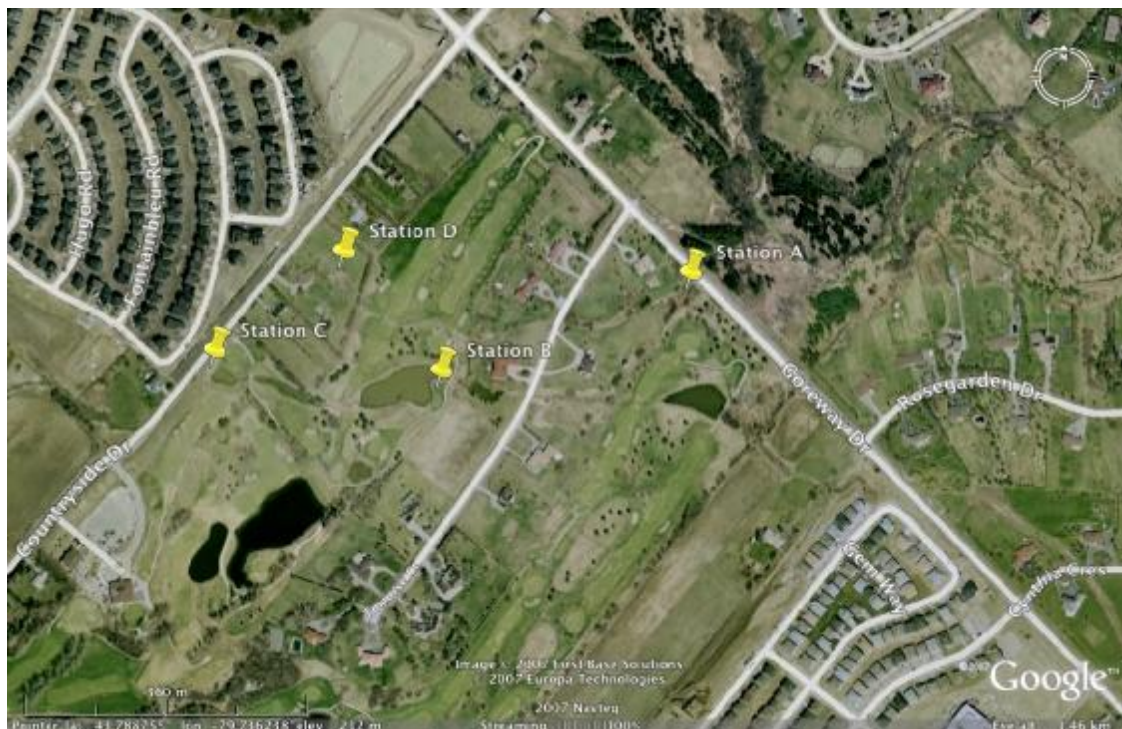


Figure 1. Undated aerial photo of Castlemore Golf Course property and surrounding area showing amphibian monitoring stations. Source: Google Earth 2007.

Over the course of three site visits, only *Rana clamitans* (Green Frog) calls were heard. The species name, call code (1-individual calls, 2-individual and small groups, and 3-full chorus), and number of individuals as recorded are included in Tables 1-3 herein.

Table 1. April 24th Field visit

	Station A		Station B		Station C		Station D	
Species Name	Call code	count	Call code	count	Call code	count	Call code	count
No calls heard	X				X		X	
Green Frog			1	3				

Table 2. May 24th Field visit

	Station A		Station B		Station C		Station D	
Species Name	Call code	count	Call code	count	Call code	count	Call code	count
No calls heard	X				X		X	
Green Frog			1	4				

Table 3. June 5th Field visit

	Station A		Station B		Station C		Station D	
Species Name	Call code	count	Call code	count	Call code	count	Call code	count
No calls heard	X				X		X	
Green Frog			1	3				

2. Information regarding the observations of a snapping turtle

The EIS noted that evidence of a snapping turtle was observed. Although no snapping turtles were observed, tracks and evidence of burrowing typical of snapping turtles were observed.

3. The reference for area sensitive birds was not provided

Couturier, 1999 is the reference that was used for breeding birds, however, secondary source information including TRCA (2003) and Region of Peel lists were also used.

4. The MBTW tree inventory should be appended

This Report has been submitted previously as a separate document.

5. A reference section should be provided

A reference section is attached hereto (Appendix B).

GOLF COURSE ENVIRONMENTAL ENHANCEMENT

The MBTW Group has provided a Summary of Goals and Objectives for the redesigned 9 hole golf course consistent with the long term objective of achieving Audubon certification. The attached Figure 4 illustrates the Environmental Enhancements that are proposed.

The proposed Environmental Enhancements to the golf course will result in a significant increase in natural vegetation associated with the valley that will promote wildlife movement along the valley to connect with other valley features upstream and downstream of the golf course, including Salt Creek as well as some larger natural features located within Caledon and the natural features associated with the Claireville Conservation Area. The proposed enhancements, as shown in Figure 4 are as follows:

Environmental component	Existing Natural Areas (ha)	Natural Area Enhancement (ha)	Total (ha)
Creek Riparian Area	0.53	0.48	1.01
Woodlands	3.93	-	3.93
Existing Ponds	1.17	-	1.17
Existing Creek	0.32	-	0.32
Proposed Wetlands	-	0.32	0.32
Proposed Reforestation	-	1.74	1.74
Proposed Naturalization	-	3.12	3.12
Total	5.95	5.66	11.61

The existing natural features within the golf course will be maintained with an emphasis on protection of wooded areas and tree specimens. The proposed reforestation will utilize native species and be designed to add to existing wooded areas and establish a wooded corridor through the golf course, interspersed with naturalization areas. The Naturalization areas will also utilize native species, however the focus of the native community development will be on grasslands, meadows and shrub thickets. Two Wetlands will be completed which will incorporate a diversity of community types including open marsh, shrub swamps and wet meadow habitats. Due to the proximity to the creek, these Wetlands will focus on providing habitat for amphibians. The existing riparian vegetation along the Creek will be maintained. The remaining riparian areas will be enhanced with low growing shrubs and native grasses. Any localized areas of bank erosion will be stabilized using vegetative materials. Fish rescued from Pond A will be released into one of the remaining irrigation ponds on the site.

Overall, there will be a net increase of 5.66 ha of natural area created within the golf course.