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03 March 2012

Mr. Andrew Pascuzzo, MCIP RPP
D.C. Slade Consultants Inc.
243 Hurontario Street
Collingwood, Ontario
L9Y 2M1

By E-mail

Andrew,

Re: Beaver Valley Village EIS Addendum - 2012

This letter constitutes a brief addendum to a previous Environmental Impact Study (EIS) pertaining to a proposed residential development for Part Lots 1 and 2, Concession 6, Municipality of Grey Highlands (formerly Euphrasia Township) in the County of Grey. As originally proposed, the Beaver Valley Village (BVV) development was a 45 lot subdivision on ~30 ha within the noted Lots. In November 2007, an EIS¹ was completed for this proposed development and submitted for review. To address reviewer comments, an EIS Addendum² was submitted in November 2008.

The ecological monitoring conducted as part of the original EIS (and addendum) included a breeding bird survey (BBS). The BBS was conducted throughout the full 30-ha parcel proposed for development. Surveillance followed standard protocol and was conducted over the period of May to August 2008. The survey included standard point-count monitoring at seven stations, along with transect monitoring throughout the property. Monitoring locations were established to reflect the distribution of different habitat types with the BVV property (see attached Figure 1).

The BBS gave focused attention to the potential presence of species at risk (SAR), particularly the Loggerhead Shrike. The BBS did not reveal the presence of Loggerhead Shrikes or any other species of bird that was a designated SAR at that time. However, the BBS did reveal the presence of three species that have since been added to the SAR list under the Ontario ***Endangered Species Act*** (ESA). This includes the Bobolink (*Dolichonyx oryzivorus*), which was added to the SAR list as *Threatened* in September 2010. The Barn Swallow (*Hirundo rustica*) and the Eastern Meadowlark (*Sturnella magna*), both added to the SAR list as *Threatened* in January 2012, were also observed within the BVV property in 2008.

¹ Beaver Valley Village Environmental Impact Study. Prepared by Neil Morris for Hansa Financial & Corporate Management Inc. Report #07-10.1. November 2007.

² Beaver Valley Village Environmental Impact Study – Ecology Addendum. Prepared by Neil Morris for Hansa Financial & Corporate Management Inc. Report #07-10.2. November 2008.

Reference: BVV EIS Addendum - 2012

Bobolinks were observed at a relatively low frequency during the 2008 BBS. Single occurrences were recorded at each of point-count stations PC-2 (05 June) and PC-3 (30 June). A total of three Bobolinks were observed from station PC-4 on two occasions (05 and 11 June). All five Bobolink occurrences were associated with meadow habitat on the western half of the property. The larger areas of cultural meadow within the property do offer conditions that are suitable for nesting by Bobolinks. However, there were no observations to confirm breeding (e.g. nests or fledged young). Following Ontario Breeding Bird Atlas (OBBA) protocol, the breeding status of Bobolinks within the BVV property was recorded as "possible". In OBBA square 17NK31, which encompasses the BVV property, the breeding status of the Bobolink was reported as "probable" during the last Atlas period (2001 – 2005).

Barn Swallows were observed during 1 monitoring event (15 July) at each of point-count stations PC-2, PC-3, and PC-5, and during two events (30 June and 15 July) at PC-4. Within OBBA square 17NK31, the current breeding status of the Barn Swallow is "confirmed". Specifically within the BVV property, the breeding status of the Barn Swallow was recorded as "possible". However, in absence of any man-made structures at present, nesting habitat is effectively absent from the BVV property. All Barn Swallows observed during the BBS were in flight over the western edge of the property. These birds were likely on foraging flights originating from nest sites on nearby properties on the west side of 7th Line, where houses and out-buildings are present.

The Meadowlark was recorded during 1 point-count event (05 June) at each of PC-1 and PC-4, and during 2 events (05 June and 30 June) at PC-2. Meadowlark occurrences were in association with the larger expanses of cultural meadow habitat on the western half of the property (refer to Figure 1). The occurrences at PC-1 were estimated as either 50-100m or >100m away from the station centre, all to the west towards the cultural meadow area. At PC-2 and PC-4, established within the cultural meadow habitat, there were occurrences within 50 m of station centre. There were no observations to confirm breeding, and breeding status within the BVV property was determined to be "probable". The breeding status of Eastern Meadowlark within square 17NK31 is "confirmed".

Overall, the recorded occurrences of Bobolinks, Barn Swallows and Eastern Meadowlarks are in association with the open areas on the west side of the BVV property, particularly the expanses of cultural meadow habitat. Following MNR habitat classification³, the meadow portion of the BVV property could constitute Category 1 habitat (low risk tolerance) for Bobolink and the Meadowlark, given that this habitat may be used for nesting. For the Barn Swallow, nesting is not expected to occur on the BVV property. However, the open areas of the western edge of the BVV property are used by Barn Swallows for foraging and could constitute Category 2 habitat (moderate risk tolerance) for this species.

³ Categorizing and Protecting Habitat under the Endangered Species Act. Ontario Ministry of Natural Resources. February 2012.

Reference: BVV EIS Addendum - 2012

Since the completion of the original EIS, the proposed BVV development has been reduced in scale. There are currently a total of 16 lots proposed on ~4 ha of land (including a single roadway) in the south central portion of the property (see Draft Plan of Subdivision, attached). These lots would occupy what is now cultural thicket or cultural woodland habitat (see Figure 1). They are outside of the open meadow areas that might constitute Category 1 or 2 habitat for the noted SAR. Thus, there is no expectation for that habitat to be directly damaged or destroyed during development.

Construction and residential occupancy could possibly cause disturbance of any Bobolinks or Meadowlarks that might be nesting in the meadow areas to the immediate west of the residential lots. Construction-related disturbance could be mitigated if timed to avoid the core of the breeding season, or otherwise managed to avoid active nest sites. Prior to construction, monitoring could be conducted to determine the presence and exact location of active nests and guide mitigation efforts.

Following residential occupancy, the human activity level and the potential for disturbance is expected to be much lower than during the construction period. The establishment of screening vegetation (trees and shrubs) along the back of Lots 1 through 8 would serve to further reduce the potential for any disturbance.

In summary, the meadow areas within the BVV property afford breeding habitat for Bobolinks and Eastern Meadowlarks, both of which are obligate grassland nesters. These areas also serve as potential foraging habitat for Barn Swallows. The currently proposed lots are located outside of the open meadow areas that support these habitat functions. There is some possibility that development may disturb nesting Bobolinks and Meadowlarks, but mitigation measures are available. The BVV development may also afford an opportunity to advance the understanding of avian SAR behavior and response in areas of development.

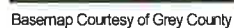
This EIS Addendum is submitted to D.C. Slade in support of the approval process for the BVV development. Please forward to any individual or agency involved in that process. If there are any questions from any party regarding this Addendum, please do not hesitate to contact me at your convenience.

Sincerely,



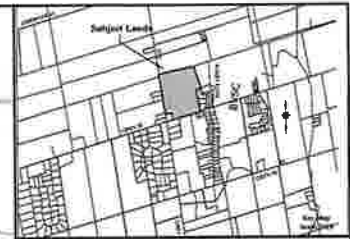
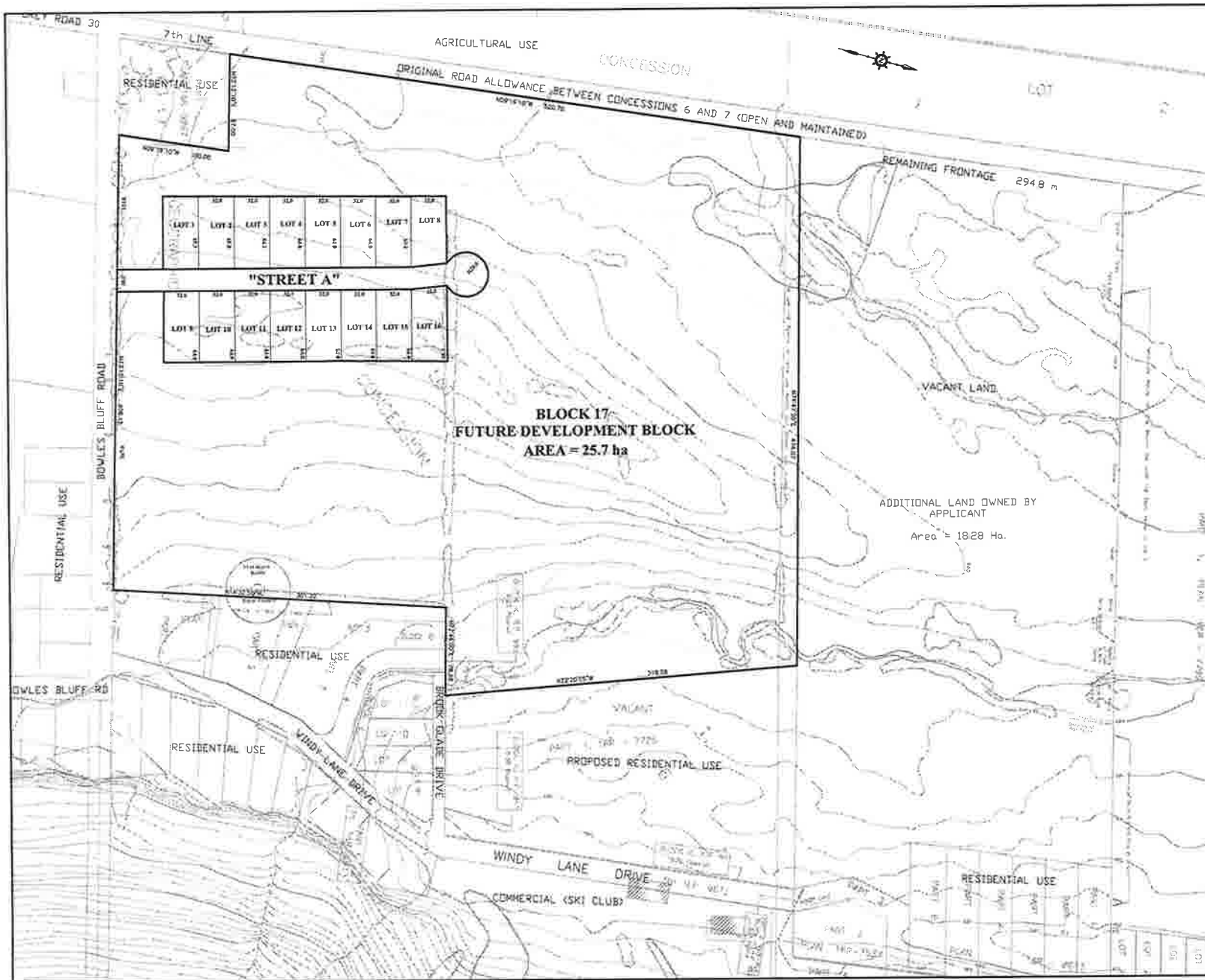
Neil Morris, Consulting Ecologist
2480 Olde Baseline Rd.
Caledon, Ontario
L7C 0J3

Att:



Date Initiated: 14 November 2007

Neil Morris  ENVIRONMENTAL



REVISED DECEMBER 16, 2011
DRAFT PLAN OF SUBDIVISION
 Part of Lots 1 & 2
 Concession 6
MUNICIPALITY OF GREYHIGHLANDS
 (Formerly Euphrasia Township)
COUNTY OF GREY

SCHEDULE OF LAND USE

	UNITS	AREA
ESTATE RESIDENTIAL (LOTS 1-16)	16	5.31 ha.
FUTURE DEVELOPMENT BLOCK (BLOCK 17)		25.71 ha.
ROAD "STREET A"		0.72 ha.
TOTAL	16	29.74 ha.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- (a) AS SHOWN ON DRAFT PLAN,
- (b) AS SHOWN ON DRAFT PLAN,
- (c) AS SHOWN ON DRAFT AND KEY PLANS,
- (d) THE LANDS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE,
- (e) AS SHOWN ON DRAFT PLAN,
- (f) AS SHOWN ON DRAFT PLAN,
- (g) AS SHOWN ON DRAFT PLANS,
- (h) PRIVATE WATER,
- (i) TILL, SILTY CLAY AND SANDS,
- (j) AS SHOWN ON DRAFT PLAN,
- (k) PRIVATE SEWER AND WATER,
- (l) NONE.

OWNER'S CERTIFICATE

MARTIN AND MARIA KUDERBAEVA AUTHORIZED D.C. SLADE CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.

NOVEMBER, 2007

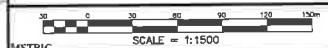
ANDREW PASCUCCI
 D.C. SLADE CONSULTANTS INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED IN THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

NOVEMBER, 2007

MARTIN KUDERBAEVA, R.S.



DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PRINTED BY: DCS DATE: 11/11/2011

DWG: S75-06-CP16

DCS

D.C. Slade Consultants Inc.
 Planning & Development
 300 Victoria Street, Corner 2nd Floor, Port Hope, ON L1A 4K2