

5 July 2018

Project No. 1781681

Marc Cernovitch

The Green Organic Dutchman Ltd.
1915 Jerseyville Road West
Hamilton, ON, L0R 1R0

**COMPLETED AND FUTURE NATURAL HERITAGE ASSESSMENTS FOR 1915 JERSEYVILLE ROAD WEST
(PART OF LOT 24, CONCESSION 2) GEOGRAPHIC TOWNSHIP OF ANCASTER, NOW CITY OF HAMILTON**

Mr. Cernovitch:

Golder Associates Ltd. (Golder) was retained by IBI Group (IBI) on behalf of the Green Organic Dutchman Ltd. (TGOD) to complete an Environmental Impact Statement (EIS) in support of a permit application to install a greenhouse facility at 1915 Jerseyville Road West in the community of Ancaster, City of Hamilton, Ontario. The objective of the EIS was to evaluate potential impacts of the proposed development on existing natural heritage features on the site and adjacent lands within 120 metres (m) of the site (combined referred to as the study area). Information used to inform the evaluation was gathered through desktop review of available information and through field investigations at the site.

Existing Environmental Impact Statement

The EIS was completed for an area approximately 3.7 ha in size contained within the larger property boundary (herein referred to as the site; see Attachment). The site is located on the north side of Jerseyville Road West and is bounded to the east by an unnamed road and road allowance. The entire site is within the Greenbelt Plan boundary. The eastern portion of the site is within the Greenbelt Plan Natural Heritage System and the remainder of the site is designated as Greenbelt Plan Protected Countryside. Land use in the vicinity of the site includes open agriculture to the north, west and south, and the Mystic Golf Club to the east.

At the time of the EIS evaluation, the site was in use as an existing agricultural greenhouse operation. A constructed pond is located adjacent to the site to the west, with an ephemeral drainage running from the pond to join another tributary to the north of the site that flows through a provincially significant wetland (PSW), Big Creek Headwaters Wetland Complex, which extends to the northeast of the site. The tributary to the north is surrounded by a meadow marsh that has been determined by the GRCA to be part of the PSW designation and regulated accordingly (120 m regulation limit). The constructed pond is regulated as an unevaluated wetland (30 m regulation limit). The deciduous woodland along the road allowance to the east of the site boundary is identified in the Rural Hamilton Official Plan as a significant woodland. The designation of this woodland as significant may have resulted from its proximity to more structurally and floristically complex woodlands in the vicinity (e.g., to the north of the PSW). The woodland would not be directly disturbed by the development. The Copetown Woods-Summit Wetland Environmentally Significant Area (ESA) borders the site, encompassing the tributary to the north

of the site, surrounding meadow marsh, as well as the significant woodland along the road allowance to the east of the site. The ESA would not be directly disturbed by the development.

The site was determined to have low potential for species at risk (SAR) due to the predominance of disturbed land cover. Two SAR were, however, observed on site (barn swallow, *Hirundo rustica*, and monarch, *Danaus plexippus*) and a third (butternut, *Juglans cinerea*) was observed in the study area. An old barn on the site was removed in September 2017 following the Ministry of Natural Resources and Forestry registration procedure due to confirmed nesting activity by barn swallows and compensation habitat was developed in April 2018 as required by Ontario Regulation 242/08 under the *Endangered Species Act, 2007*. Monitoring of the compensation habitat is currently underway. It was determined that habitat for monarch is not limited in the study area and broader region and the butternut trees would not be impacted by the development. The overall conclusion of the EIS was that with the implementation of appropriate mitigation (detailed in Section 8.0 of the EIS report), no residual negative impacts on the significant natural features and functions on the site and in the study area were anticipated on account of the development.

The final EIS report was submitted to TGOD in October 2017. Following review by the City of Hamilton and Grand River Conservation Authority (GRCA), Golder addressed agency comments. No commentary was made by either agency regarding the planned use for the property or the appropriate lot coverage. The revised EIS report and comment responses were submitted to TGOD in December 2017. It is Golder's understanding that TGOD has received site plan approval, which indicates the revised EIS and comment responses were deemed satisfactory by the reviewing agencies.

Future Development

If future expansion is planned within the larger property boundary, the land outside the boundary of the site will require an EIS evaluation prior to development as a standard condition of site plan approval under the *Planning Act*. Through the EIS, any natural heritage regulatory constraints that may affect development limits on the expansion site will be identified. Recommended mitigation measures to minimize potential impacts to the natural features in the study area defined for the expansion site, and the need for any permits or additional requirements, if necessary will also be identified.

Preliminary desktop review of the expansion site indicates most of the remaining property is in agricultural use. Depending on the crop type, agricultural lands may provide habitat for grassland birds. Breeding bird surveys will be scoped as part of the EIS. Provincial mapping identifies a linear woodland feature in the north-central area of the property that likely was planted or retained as a wind break. This woodland has not been identified as significant in the Rural Hamilton Official Plan, but its potential for bat habitat and presence of butternut and other SAR plants will require evaluation. A pond feature at the north end of the woodland is visible in aerial imagery, though not depicted on provincial mapping. Turtle and amphibian surveys will be scoped as part of the EIS. The eastern portion of the property is within the regulation limit of the adjacent PSW. As such, it will need to be demonstrated through the EIS that development within the regulation limit will not be detrimental to the PSW, and a permit will be required from the GRCA to proceed with development within the regulation limit.

At this preliminary stage, there do not appear to be any significant natural heritage features present on the property that would altogether preclude development once appropriate mitigation measures are implemented. There is potential that natural heritage features on the site or in the study area may dictate site plan design or the building envelope available for development. However, this conclusion cannot be confirmed without completing an EIS, which will be conducted at the site plan stage.

If additional information or commentary is required, please contact the undersigned.

Sincerely,

Golder Associates Ltd.



Barbara Bleho, M.N.R.M.
Ecologist



Heather Melcher, M.Sc.
Associate, Senior Ecologist

BB/HM/wlm

CC: Jared Marcus (IBI), John Ariens (IBI), Melissa Winch (Cassels Brock)

Attachments: Figure 1 - Natural Heritage Features on Property

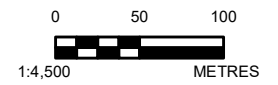
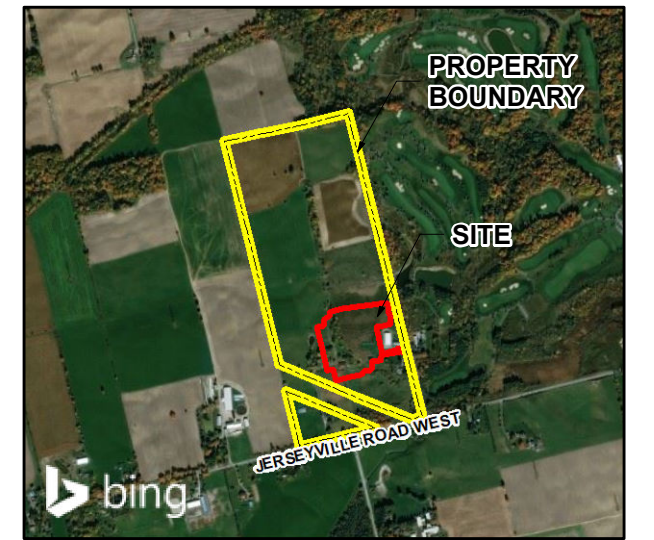
[https://golderassociates.sharepoint.com/sites/14099g/deliverables/addendum letter/1781681-l-rev0-05jul2018-tgod jerseyville_addendum letter.docx](https://golderassociates.sharepoint.com/sites/14099g/deliverables/addendum%20letter/1781681-l-rev0-05jul2018-tgod%20jerseyville_addendum%20letter.docx)

ATTACHMENT

Figure



- LEGEND**
- INTERMITTENT WATERCOURSE
 - PERMANENT WATERCOURSE
 - REGULATION LIMIT
 - APPROXIMATE SITE BOUNDARY
 - STUDY AREA BOUNDARY
 - PROPERTY BOUNDARY
 - ENVIRONMENTALLY SIGNIFICANT AREA - COPETOWN
 - WATERBODY
 - WETLAND
 - PROVINCIALY SIGNIFICANT WETLAND
 - WOODLAND
 - SIGNIFICANT WOODLAND



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 BASE DATA - MNR LIO, OBTAINED 2016; GRCA (2017)
 PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2017
 ESA - CITY OF HAMILTON OPEN DATA, 2017
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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
THE GREEN ORGANIC DUTCHMAN LTD.

PROJECT
ADDENDUM LETTER 1915 JERSEYVILLE ROAD WEST,
ANCASTER

TITLE
NATURAL HERITAGE FEATURES ON PROPERTY

CONSULTANT	YYYY-MM-DD	2018-07-04
	DESIGNED	JT
	PREPARED	JMC
	REVIEWED	BB
	APPROVED	HM

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25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: