

Executive: Huttonville Forest Issue

This issue is not an easy one to distill. A year ago, a Huttonville resident had volunteered with the CVC to help find ways of getting trails through this Ward 6 Brampton area -- a challenging space where all Credit River lands (on the north side) are 100% blocked to public use by private land ownership. Searching for a possible alternate Credit Valley Trail route on the forested south bank of the river led to a concerning discovery -- that the Malone subdivision (City File C05W06.007, 21T-06026B, Ward 6) passed into draft plan (October 26, 2020 Devt. Ctee.) was not only going to prevent any such trail route, but was approved with intent to fill a large "Valleyland" region, destroying (literally burying) 3 hectares of forest.

Through many months of effort: City and CVC meetings, Freedom of Information documentation and detailed research by the area Resident's Association and the advocacy group "Save Huttonville Forest", it has been shown conclusively that this vast area of important greenspace was transferred, potentially illegally by amending the BramWest Area 40-3 Secondary Plan, by the City in 2010, without CVC approval and without public disclosure. Furthermore, the one (and only) public meeting that did take place (April 9, 2018), failed to disclose to the public the fact that a vast forest was underneath the housing plans, as they were displayed to the public. And, in a further breakdown of public process, when the Draft Plan Recommendation Report was first reviewed and sent back to staff for changes (April 29 2020 Devt. Ctee.) City staff were formally requested (as recorded in the minutes of that meeting, by motion of Councillor Palleschi) to: "extend the distance requirements for notice of this application to all residents of River Road". Staff did not comply with the formal request, taking away any opportunity for challenge of the forest destruction. Once again, residents were not informed.

Evidence collected shows that the act of releasing this land to build houses (Jan 28, 2010, by Dev Ctee) was the end result of a litany of supposedly "expert consultant" -- reports that were highly subjective and sole-sourced by a developer-paid consultant. To this date, the aforementioned action groups fighting to save this forest have been largely ignored by the area Councillors. City staff have not explained why a rush boundary change was made in 2010 (as a note on an obscure drawing without explanation), essentially giving away this forest greenspace, to the developer to build homes at the very edge of the Credit River. Councillors and city staff also incorrectly implied that compensation took place for the lost forest and wetlands, but extensive research has shown that is not true. In fact, research shows the City's "Valleyland" label on this parcel (versus "Tableland") meant that ZERO compensation (monetarily or via compensatory tree plantings) took place.

Improper transfer of the land will result 37 executive homes with an estimated \$50 million outright windfall to the developer, for the serviced lots alone. Replacing this thriving forest on the river's edge will not only take away trail opportunities and dwindling watershed and thriving natural areas for watershed protection but will also rob citizens of this important natural resource. At this unprecedented time, when the City of Brampton has declared a "Climate Crisis," this destruction, if not stopped, will eliminate an estimated 5000 (carbon reducing) mature trees, a large "locally significant" wetland pond the size of an NHL ice surface, diverse species of underlying forest vegetation, wildlife making habitat within the forest, and take away an essential "buffer" between river and development for wildlife migration along the river.

Action Requested:

It is not too late to stop this Draft plan, in its present form. The advocacy groups fighting this have put forward suggestions of compromise, wherein 21 of the 37 lots (those looming over the edge of the river valley) in closest proximity to the river would be eliminated, without impacting the shape of roadways and other advanced servicing design concepts. In so doing, trail opportunities, the beautiful pond, and half of the doomed forest can be saved. We urge you to intervene consider and to save this greenspace, for citizens of Brampton.

(to learn more: visit the open public Facebook Group site "SAVE HUTTONVILLE FOREST")

Huttonville North Residents' Association Presentation Slides

“Save Huttonville Forest” Campaign



Response to Developer's Consultant Report Dated December 15, 2021
Outlining Justifications to Destroy 2.6 Hectare Forest on Credit River

Background

1.



In April 2021, a copy of the subdivision plan was requested from the City. **The developer's plan was "photoshopped" as a layer on Google Maps, revealing for the first time ever to residents that homes were to be built over top of the forest.**

Huttonville North Residents' Association requested that the City explain this revelation.

2.



On Dec 15, 2022 the City furnished a 98-page report, assembled by developer's consultant SLR , providing **justifications for the planned forest destruction titled "Vegetation Removal."**

Included in the report – all content unknown to citizens – was a 2007 assessment by a prior developer's consultant Gartner Lee, suggesting to the CVC that the forest should be removed.

3.

This presentation, and accompanying letters from concerned citizens, is provided to challenge the answers received by consultants, to request City and CVC staff reconsideration of the draft plan of subdivision in its present form, and ultimately to **SAVE HUTTONVILLE FOREST.**

Perspective
(position and size)



Huttonville Forest **follows the south edge of the Credit River for 300 metres** at the rear of Huttonville's oldest farm (at Embleton Rd and Heritage Rd).



The forest covers 2.6 hectares. **That's the size of 17 NHL hockey ice surfaces.** Contained in the forest, is a natural pond, itself the size of a hockey arena.



Timeline:

Start of a recurring theme toward removal of Huttonville forest and characterization as “low value,” without public input on discussions.

Nov 2007



Consultant (Gartner Lee) report dismisses forest as “Low Value”

2007

BramWest Sec Plan – misleading circulated documents

July 2011

Consultant (SLR) Vegetation report repeats assessment as “Low Quality”

May 31, 2012

CVC agree to forsake forest for monetary compensation

Aug 8, 2012

City agree to forsake forest for monetary compensation



2018 Public Meeting with no disclosure of intended forest removal

Mar 2018

Notice to residents of Public Meeting



Apr 9, 2018

Public Meeting attended by several residents with objections

2018/2019

City officials communicate to consultant to treat forest as “Valleyland,” not subject to Tableland Tree report (no study, no protection)

Jun 25, 2019

Consultant final tree report never shown to public

Oct 26, 2020

Recommendation Report to the Planning Committee

Oct 28, 2020

Official Plan and Zoning By-law approved by Council

Oct 29, 2020



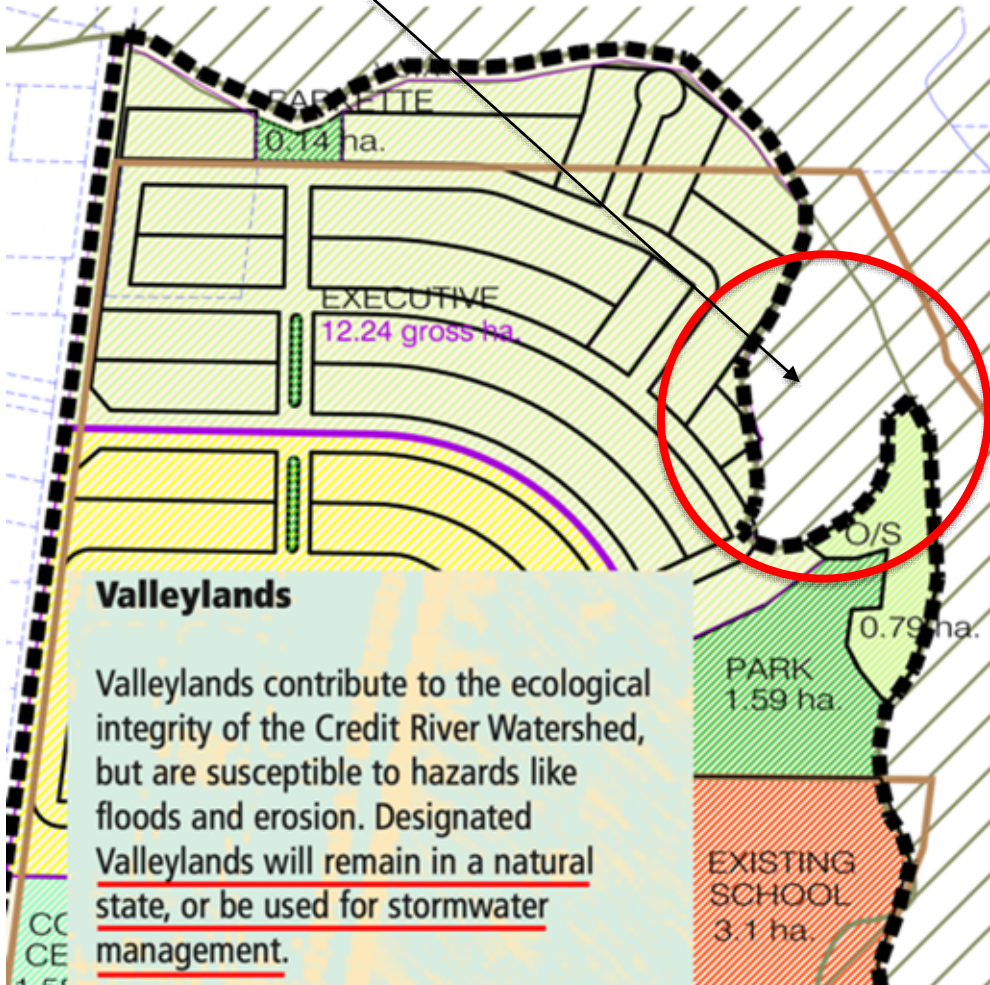
Resident letters sent to Council were unanswered

Public input largely ignored through entire process

2011 BramWest Sec Plan – misleading circulated documents:

- Community 'master plan' maps and brochures
- clearly advised citizens Valleylands and Woodlots including **Huttonville Forest** would be protected.

Huttonville
Forest
outline



Bram West Secondary Plan Review

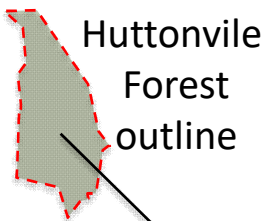
Community Design Strategy

- The Credit River Valley shall be protected, and will determine urban form;

Woodlots

Lands designated as Woodlots in the Bram West Secondary Plan are tableland woodlots, which will be protected, where possible, because of their ecological significance and long term value to the community. They will be conserved and used for passive recreation. Environmental impact studies will determine limits on development adjacent to valleylands and woodlots.

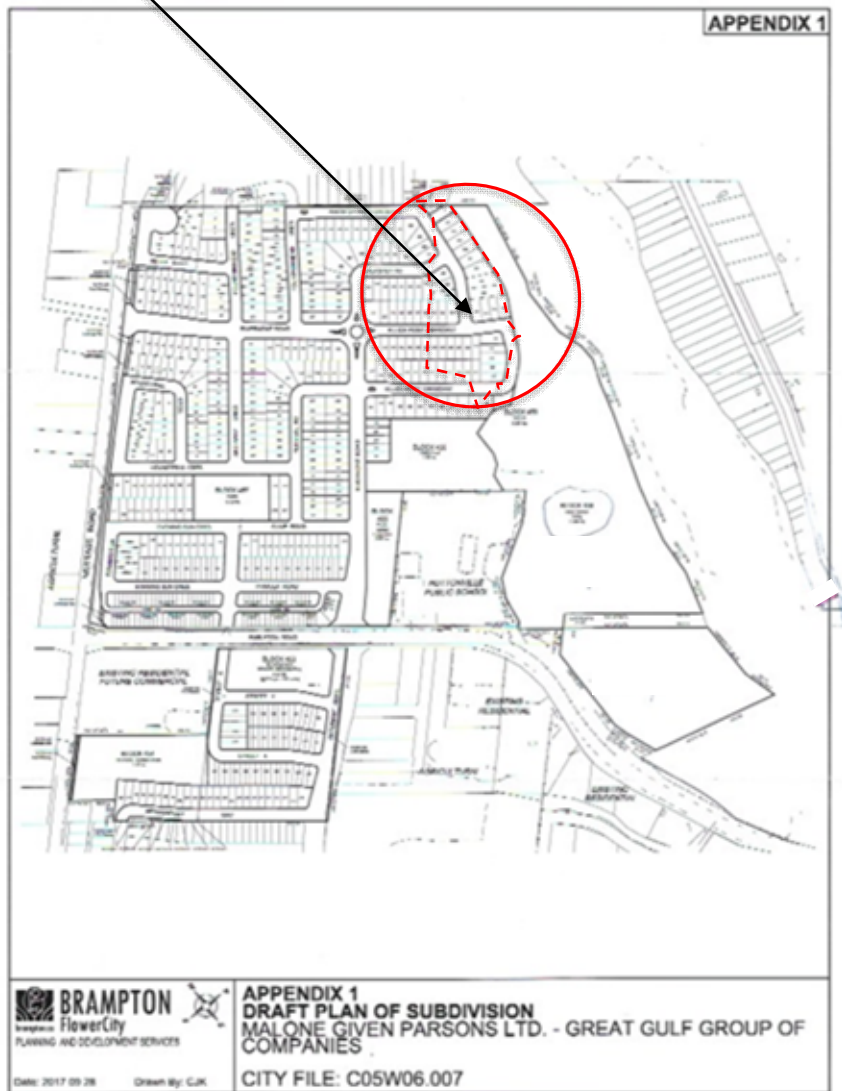




Huttonville
Forest
outline

March 2018 - limited circulated Public Meeting Notice:

- **No disclosure of underlying forest destruction**
- Different street configuration shown.



LET'S CONNECT

MALONE GIVEN PARSONS LTD. - GREAT GULF GROUP OF COMPANIES

Application to Amend the
Official Plan, Zoning By-law
and Proposed Draft Plan of
Subdivision

Files: C05W06.007 & Z1T-060268
Ward: 6



Public Notice

April 9, 2018

Open House: 6:15
p.m. - 8:45 p.m. 1st
floor atrium City Hall

Public Meeting -
7:00 p.m., 4th floor,
Council Chambers

City Hall
2 Wellington St. W.
Brampton

Information is available in an
alternative/accessible format
upon request.

Purpose and Effect

This application to amend the Official Plan and Zoning By-law and Draft Plan of Subdivision, proposes to develop the lands for approximately 679 dwelling units (consisting of townhouse, single-detached, semi-detached dwellings and an apartment dwelling). Service commercial, school, park, open space, natural heritage and stormwater management purposes are also proposed.

The Official Plan Amendment proposes to remove the Upscale Executive Housing Special Policy Area designation. In addition, an amendment to the existing Upscale Executive Residential designation of the Brampton Secondary Plan (Area 40 (a)) is proposed to vary lot mix and density regarding single-detached, semi-detached and townhouse purposes. Additional proposed amendments to the Secondary Plan involve a 6 storey mid-rise apartment building along the south side of Emberton Road, a service commercial plaza on the east side of Mississauga Road south of Emberton Road and a reconfiguration of Rivermont Road north of Emberton Road. An amendment to the approved Block Plan policies will also be required.



If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the

Important information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment before the City gives or refuses to give approval to the draft plan of subdivision, or before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

We value your input...

Any person may express their support, opposition or comments to this application.

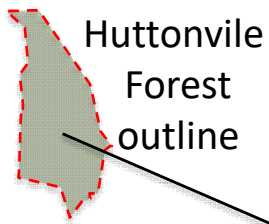
How can I get involved?

- Attend the Public Meeting.
AND/OR
- Send comments to NEAL GRADY
Development Planner (905-874-2064)
neal.grady@brampton.ca
AND/OR
- Mail/Fax Comments to:
Planning and Development Services
Department, 2 Wellington Street West, 3rd Floor
Brampton, ON L6Y 4R2 or
Fax: (905)-874-2099
- If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

More Information

- For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice or visit City Hall, Third Floor, between 9:00 a.m. & 4:00 p.m. during the regular business week.

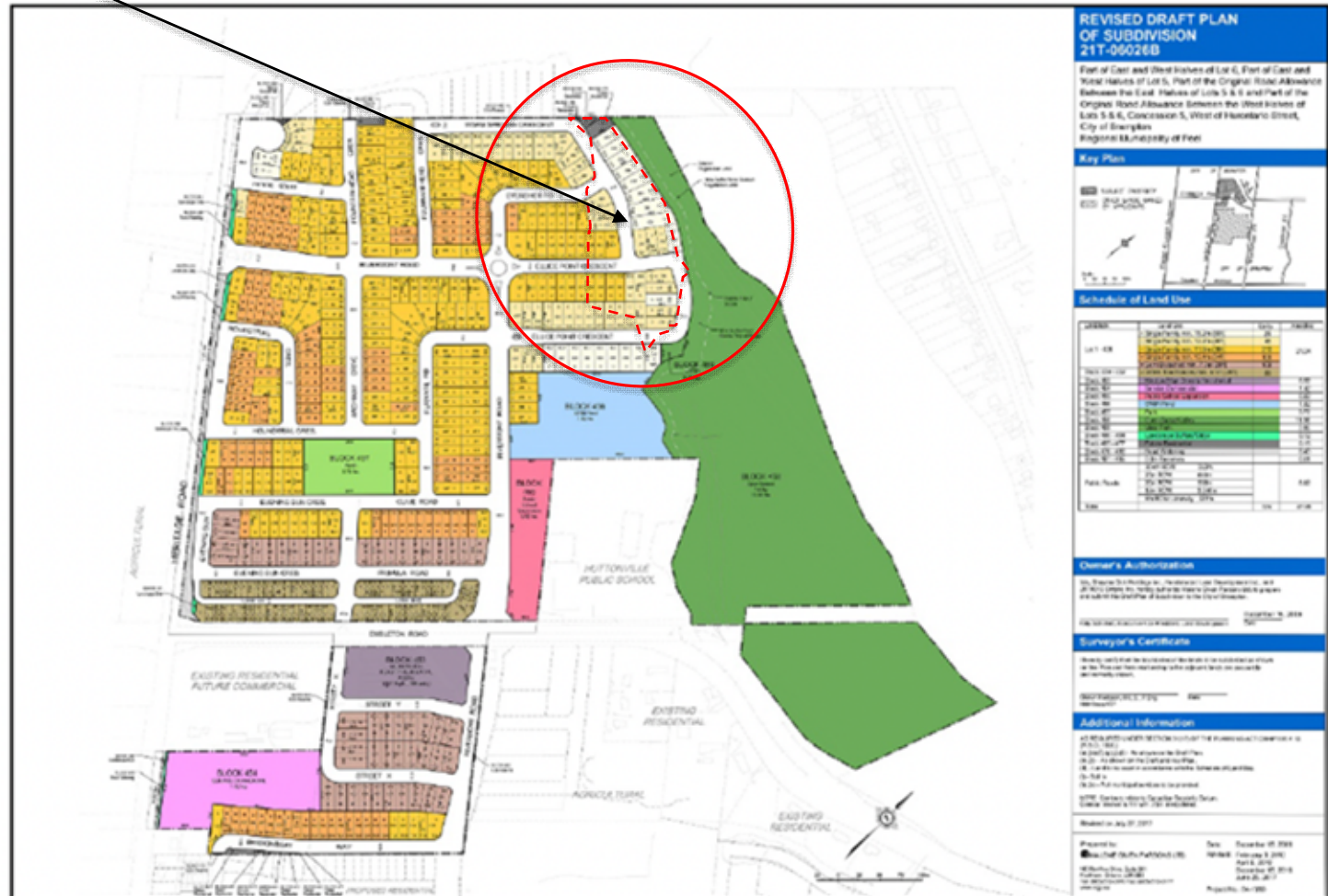
Note: In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public meeting.

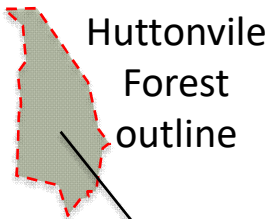


April 2018 - Public Meeting Presented Materials:

- **Again, no disclosure of underlying forest destruction**
- Different street configuration presented, than final plan

Revised Draft Plan of Subdivision (2017)

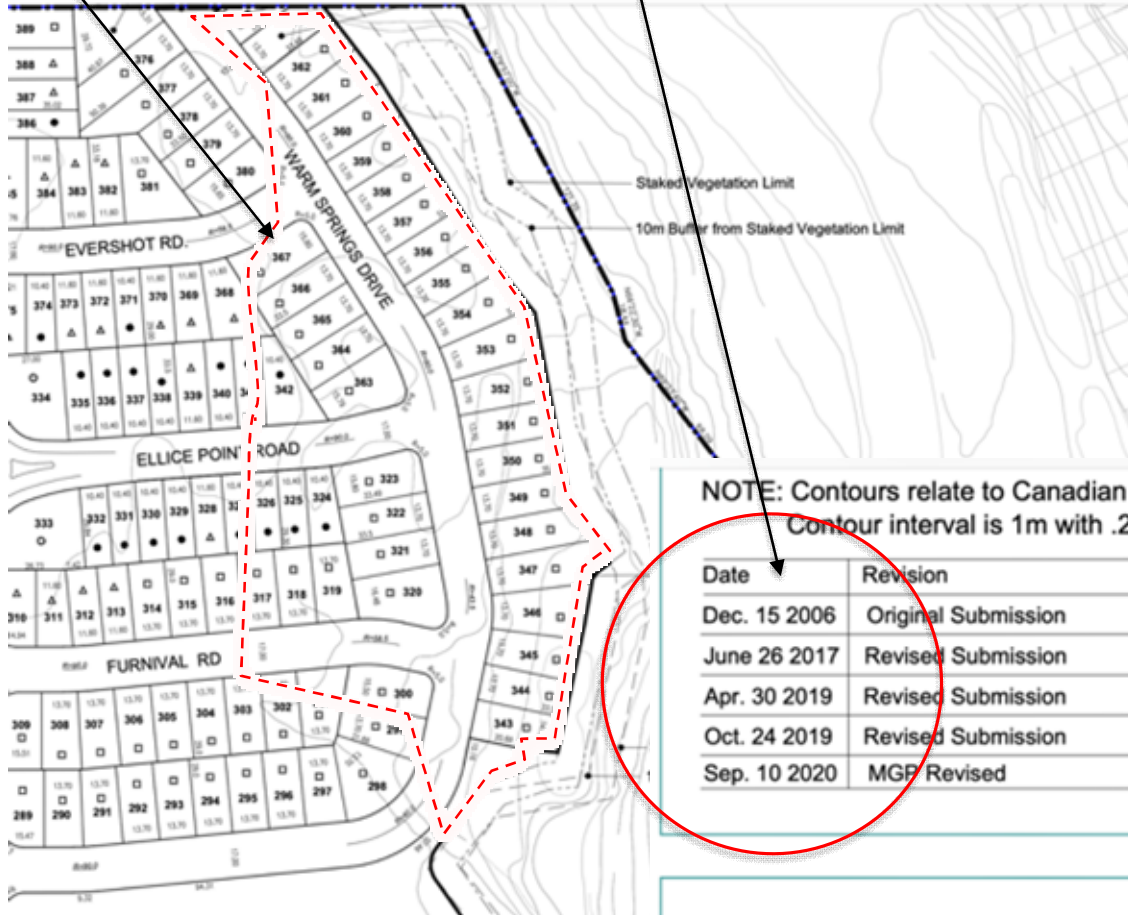




Huttonville
Forest
outline

2020 Draft Plan approved by Council:

- 2.6 hectares of forest destruction, and new street layout
- **5 plan revisions 2006-2020, with only ONE public notice**



NOTE: Contours relate to Canadian Geodetic Datum.
Contour interval is 1m with .25m interpolated.

Date	Revision	By
Dec. 15 2006	Original Submission	
June 26 2017	Revised Submission	
Apr. 30 2019	Revised Submission	
Oct. 24 2019	Revised Submission	
Sep. 10 2020	MGP Revised	

Prepared For:

**Shayma Dick Holdings Inc.
Kendalwood Land Developments Inc.
2570616 Ontario Inc.**

MGP File: 17-2577

MGP Malone
Given
Parsons.

140 Renfrew Drive, Suite 201 | Markham, ON | L3R 6B3
905 513 0170 | mgp.ca

Report specifics (as provided by City):

- SLR Dec 2021 review letter
- SLR's 2011 report
- Gartner Lee 2007 report

A Gartner Lee report **dating back to 2007**. This section of forest rated: **“low value”** (more on this later)



Gartner Lee Limited

memorandum

to: Credit Valley Conservation, c/o Susan Jorgensen
from: Gartner Lee Limited
date: November 16, 2007
re: GLL 23-361
re: **Detailed Investigation and Mapping of Disturbed Treed Area on Great Gulf Lands – Bram West Block 40-3**

A treed area adjacent to the Credit Valley top of bank was mapped by Dougan and Associates and included in the Gateway West Subwatershed (GWSS) plan (1998). It was described as “Deciduous Upland Forest” with little description, and at the fine scale of mapping used in the GWSS plan, it was not differentiated from the valley slope forest nor investigated further. Credit Valley Conservation has mapped it similarly in the Update (2007). This area is mapped as a Woodland in Brampton’s Official Plan, but is not included as part of the Core Areas of the Greenlands in Schedule A of the Region of Peel Official Plan.

Through the field investigations undertaken for the Block 40-3 Plan, it was determined that this area was highly fragmented and disturbed by former land use practices and it was suggested that it should not be included in the Greenspace System due to its low function that can be replicated elsewhere via ecological design and good land use planning.

On Wednesday August 15th, 2007 GLL Ecologists visited the site. The purpose of visit was to prepare detailed mapping and description of the unit, as requested by CVC at an earlier (June 10, 2007) site visit, to solicit comments on the potential end use of this area and the mitigation that might be appropriate.

The recommendation for this unit is made on the basis of the findings of this site visit and on other recent investigations conducted as part of the preparation of the EIR for Block 40-3. Past excavation on this site has removed the topsoil and created one large pits and numerous mounds around which various farm and other debris has been dumped including large areas of asphalt. With minimal recent disturbance, the site has been colonized by non-native species as well as early successional poplars. The canopy is open due to recent incursions into the area and the amount of debris that prohibits plant growth. While this unit provides some a buffer to the valley slope forest and aids in maintaining recharge, much of its function can be replicated elsewhere within the Block and in such a way as to enhance features and provide a net gain. On this basis, it is our recommendation that a 10 m buffer from the staked vegetation drip line be maintained and that a mitigation plan be prepared to ensure that functions be maintained.

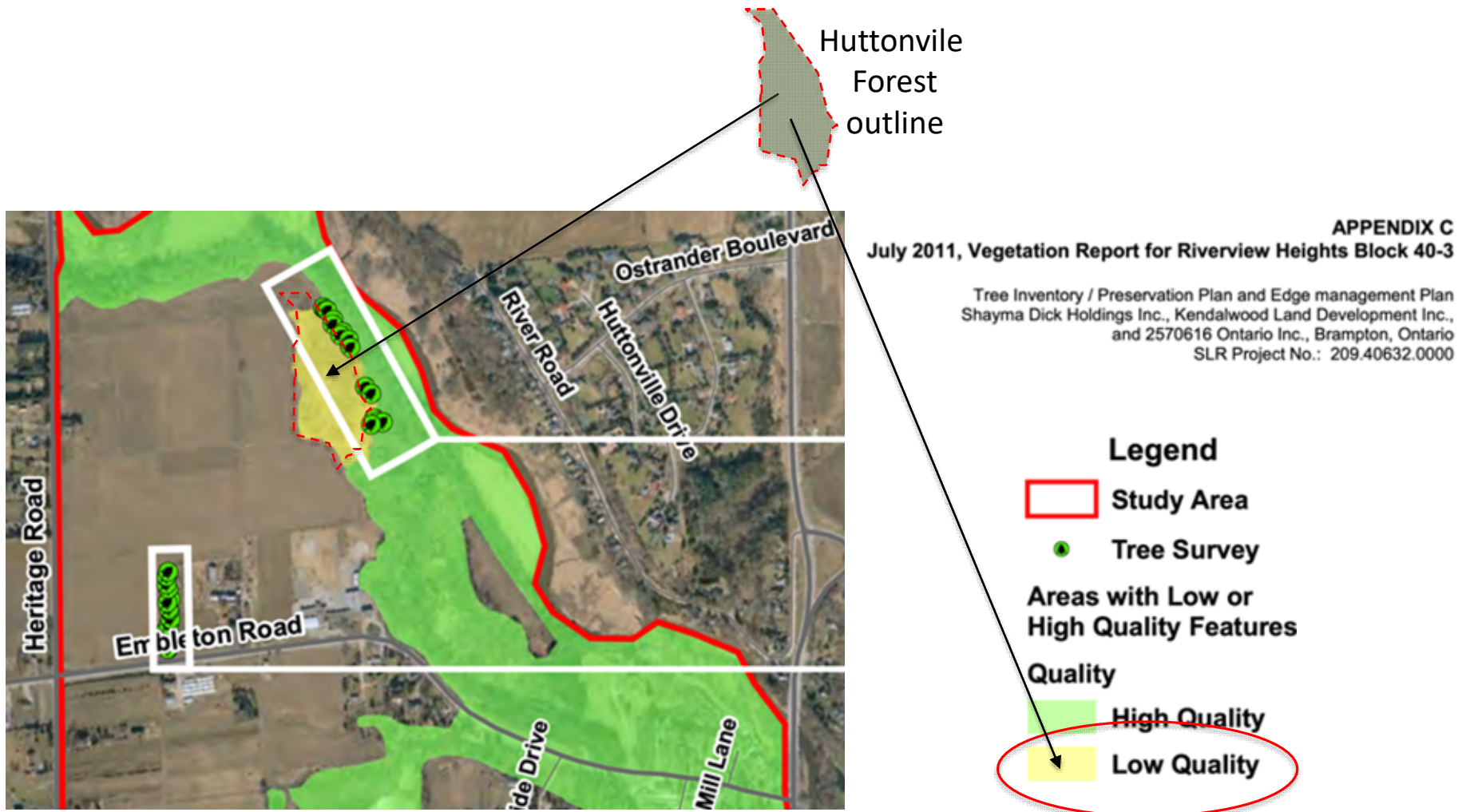
The intent of this memo is to present the findings of our August 15th detailed investigation through descriptions of the vegetation communities that make up this unit following the Ecological Land

Table 1. Woodlot Function

Ecological Function	Potential Mitigation/Enhancement
Provides woodland cover in jurisdiction where woodlands are uncommon	<ul style="list-style-type: none"> The cover provided is largely non-native, invasive in nature and without management, will not provide high quality forest, or woodland cover well into the future. The potential exists to enhance native woodland plantings adjacent to the high quality woodlands within the Block that will recover the lost cover, and provide enhanced forest functions permanently. As the treed area now exists, it will constitute a significant maintenance problem due to the species themselves, the hazards posed by the abandoned farm equipment and the excavated pit. Removal of the debris will create new disturbance and require removal of the trees to gain access. If trees must be replanted, it is recommended that this be undertaken in a manner that provides the most long-term benefit.
Influences slope vegetation health adjacent to draft Churchville – Norval Provincially Significant Wetland (Unit #37)	<ul style="list-style-type: none"> The slope forest is mature and native, and provides the opportunity for high quality functions that is confirmed through the wildlife inventories. The non-native, invasive nature of the treed area poses a threat to this forest, not a benefit, in the long term.
Helps maintain water quality to Credit River and the Churchville Norval PSW	<ul style="list-style-type: none"> This is a function that can be duplicated in the buffer plantings and through stormwater management.
Restoration/ naturalization potential	<ul style="list-style-type: none"> This potential exists throughout the site and ecosystem design on a Subwatershed basis should be evaluated, rather than a piece by piece approach to restoration.
Air quality improvement (carbon sequestration)	<ul style="list-style-type: none"> This is a function that can be duplicated in the buffer plantings and through stormwater management.
Soil and slope stabilization	<ul style="list-style-type: none"> An adequate buffer will be provided to ensure that the soil and slope remain stable.
Aesthetics, recreation, sense of well being	<ul style="list-style-type: none"> This is a function that can be duplicated in the buffer plantings and through stormwater management.
Pervious area that permits water infiltration, evapotranspiration, attenuation	<ul style="list-style-type: none"> This is a function that can be duplicated in the buffer plantings and through stormwater management.
Contributes to the size and diversity of the valley/slope habitat units	<ul style="list-style-type: none"> This is a function that can be duplicated in the buffer plantings and through stormwater management. This function should be evaluated across the slope rather than focussing on a piece by piece approach to restoration.
Buffers and helps maintain the health and function of habitat of the valley corridor	<ul style="list-style-type: none"> An adequate buffer will be provided to ensure that no negative impact is created to the valley corridor.
On-site wildlife habitat (shelter/roosting, foraging and movement)	<ul style="list-style-type: none"> There is currently minimal use of this area for shelter, nesting and foraging for wildlife. This is a function that can be duplicated in the buffer plantings. An important area for wildlife movement is the Credit River Valley. The disturbed treed area does not contribute to the function of the valley corridor with respect to wildlife movement. An adequate buffer will be provided to ensure that no negative impact is created to the valley corridor.

In July 2011, a **full 11 years ago** the SLR consulting produced a vegetation report, encompassing the forest.

This report also rated the forest as “Low Quality”, setting the stage for its removal, and obviously significantly benefitting the developer, Great Gulf Homes.



The following year 2012, unknown to citizens, the City and CVC agreed on destruction of the forest, for monetary compensation, a position we do not support. **Monetary compensation cannot replace the ecological value of this forest.**

report for the valleyland feature. The original EIS completed for the Riverview Heights Block 40-3 included these lands (part of features 10 and 11 of the Gateway West Secondary Plan) and Feature "B" (Figure 6, EIS 2011) in the evaluation and identified compensation approved May 31st 2012 by CVC and August 8th 2012 by the City of Brampton. The City requested the following

The report tells us that a decade ago financial agreements were made further entrenching intentions to destroy Huttonville forest, **Critical "Edge Management" woodlands, were being sacrificed with no public consultation.**

During the time of the 2018 public meeting, and following year, City officials told the consultant that the forest was not to be treated as “Woodland”, but rather as “Valleylands”.

What was the nature of these City communications? The report implies that this policy decision (the “Valleylands” label) exempted the developer from Brampton’s normal Tableland Tree Inventory reporting.

3.2 Edge Management

To complete this assessment the following documents were reviewed:

- City of Brampton Woodland Management Plan and Guidelines (2018);
- City of Brampton Woodland Conservation By-Laws and
- Personal Communications with the City of Brampton - Michael Colangelo and Michael Hoy 2018, 2019.

Through communications with the City it was determined that the woodland within the property and adjacent to the site along the east property boundary just north of the school (Figure 1) are deemed “valleylands” by the City. Therefore, the City did not require a woodland management report for the valleyland feature. The original EIS completed for the Riverview Heights Block 40-3 included these lands (part of features 10 and 11 of the Gateway West Secondary Plan) and

If “**Valleylands**” is the correct name for the so-labelled forest, should it not follow Brampton’s published objectives to restore valleylands impacted by past agriculture?

BRAMPTON Residents Business Arts, Culture, Tourism City Hall Online Services (3-1-1) Q

Grow Green

Brampton Valleys Naturalization Program

The Brampton Valley Naturalization Program commenced in 2002 and restores indigenous plant communities in the City's valleylands, which have been impacted by past agricultural practices and development.

The program results in a variety of ecological benefits such as introducing new wildlife habitat, improving fish habitat by stream cooling, and flood plain stabilization.

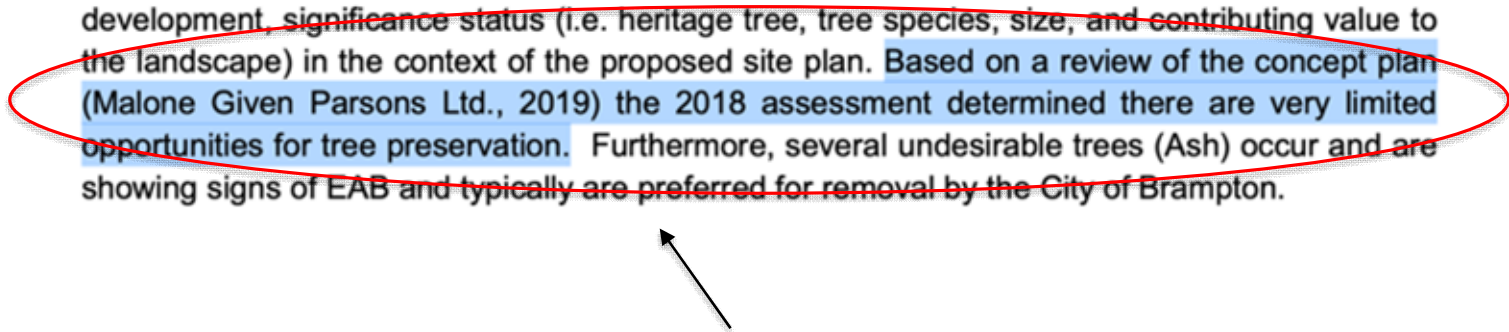
“Brampton Valley’s Naturalization Program” **calls for restoring indigenous plant communities impacted by past agricultural practices, exactly the case with Huttonville Forest, NOT destroying it.**

The SLR report reveals that... The forest preservation plan was dictated by the developer's already determined street plan, not the other way around.
This process is entirely backwards.

5.0 TABLELAND TREE PROTECTION / PRESERVATION PLAN

5.1 Impact Assessment

Removals and preservation recommendations are made based on species, health, sensitivity to development, significance status (i.e. heritage tree, tree species, size, and contributing value to the landscape) in the context of the proposed site plan. Based on a review of the concept plan (Malone Given Parsons Ltd., 2019) the 2018 assessment determined there are very limited opportunities for tree preservation. Furthermore, several undesirable trees (Ash) occur and are showing signs of EAB and typically are preferred for removal by the City of Brampton.



The report justifies the forest destruction based on the developer's wishes: "based on a review of the (developer's) concept plan.. there are very limited opportunities for tree preservation."

Oct 23, 2018, **after the Public Meeting concluded**, the developer's consultant went back to assess the forest and essentially dismissed its value again, for reasons such as apiary boxes piled in clearings and easily removed old pieces of farm machinery.

Appendix B



Photograph 7. The interior of the southern portion of the woodland edge, showing sugar maples, and relatively sparse understory (October 26, 2018).



Photograph 8. Small trees along the woodland edge bordering the agricultural fields (October 23, 2018).



Photograph 9. Small diameter trees located along the woodland edge adjacent to the old apiary (October 23, 2018).



Photograph 10. One of the larger refuse piles located along the woodland edge, with old farming equipment and a stove (October 23, 2018).



Photograph 11. Another example of refuse found along the woodland edge (October 23, 2018).



Photograph 12. Northern portion of the woodland edge (October 18, 2019).

SLR's recent letter, continues to imply bias, calling this forest "woodland/thicket", "small", "**young in age**", "highly disturbed by past agriculture" and "**replaceable**" with features elsewhere. **How is this important riverside edge-management land possibly deemed replaceable?**

Those features that were highly disturbed by human activity or created by past agricultural practices, small in size, young in age and/or could be replaced with features elsewhere were considered to be low function with a low requirement for protection. These features were not

aerial map 1974



aerial map 1991



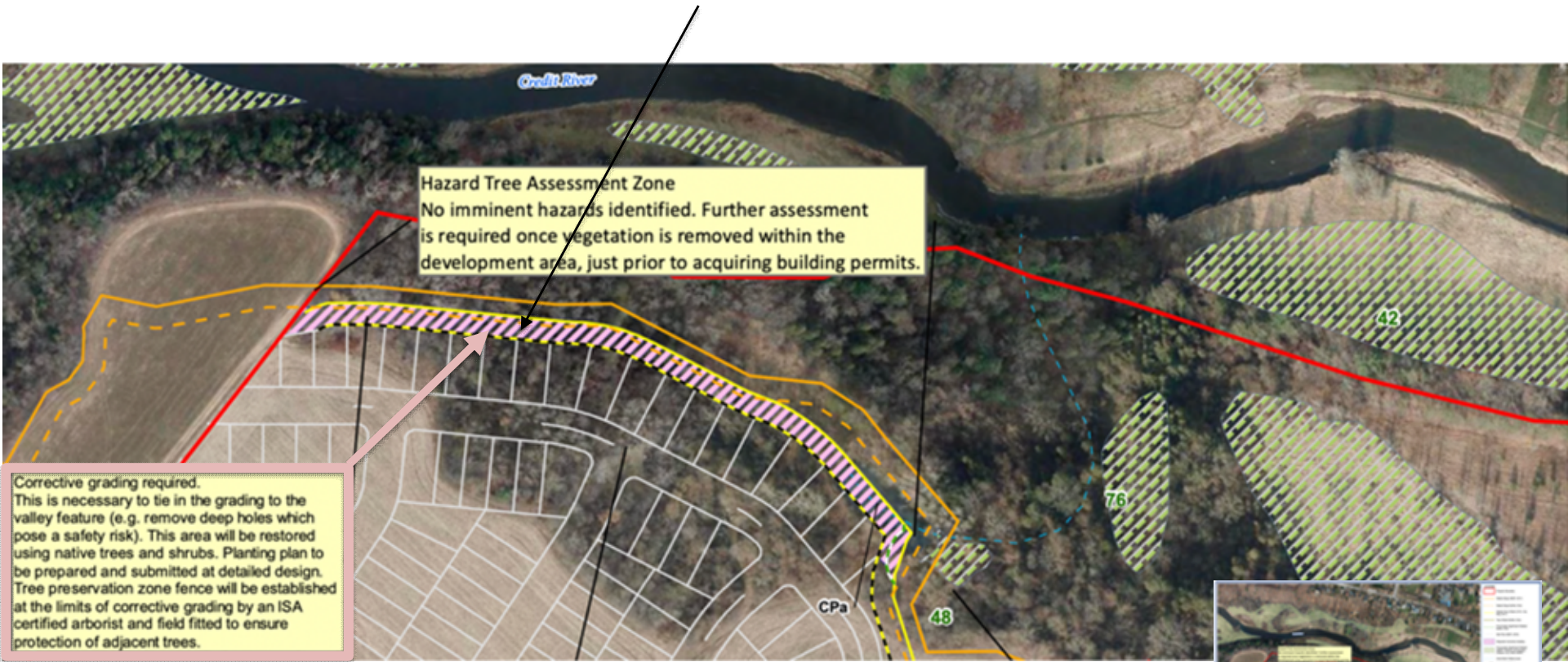
aerial map today



Historical evidence clearly points to this land never being cultivated due to its terrain and **forest having filled-in over at least 50 years.**

SLR's recent letter repeatedly calls the land "**small woodland/thicket.**" In fact, the report reveals further, that additional "corrective grading", will bring the true size of plant destruction to about **3.0 hectares**.

Additional forest impacted by "correctional grading".



Avenue. The small woodland to which you refer (approximately 2.6 ha) was called Vegetation Unit B – Cultural Woodland/Thicket or GWSS¹-B. Relevant sections of the EIS include:



The report reveals that future “deer fencing” and a pedestrian trail, may further squeeze wildlife from the narrow passage that would remain.

- Typically, deer fencing would be recommended. However, the site is located at a steep valley edge and at rear lots. If during the 1st year, wildlife damage is notably contributing to mortalities, the addition of wildlife protection fencing should be considered.

Proposed future connection to regional trail system (old farm road) identified by City of Brampton and CVC (November 8, 2018). Further review and discussion required art detail design. Note: additional assessment for hazard trees will be required.

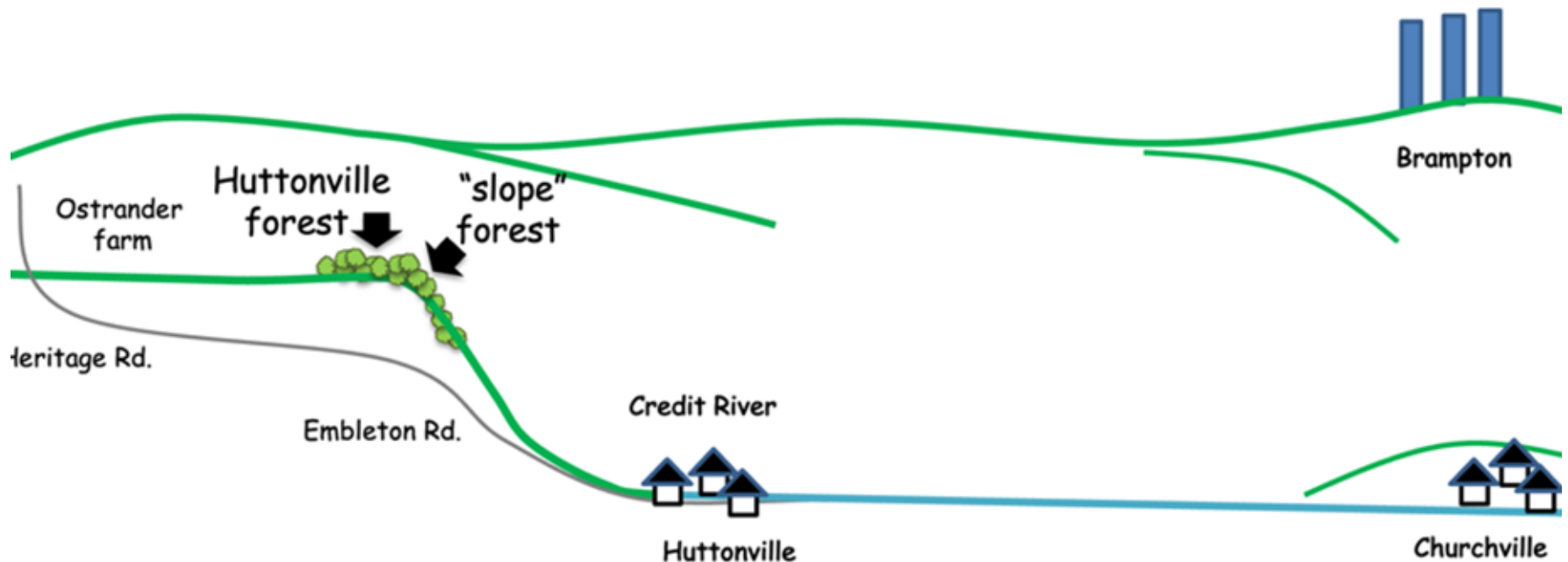


Huttonville North Resident's Association's analysis (left), shows the extent to which a “choke point” will impact wildlife migration disruption in view of the steep remaining 70' drop to the river.

A closer look at the forest ECOLOGY,
and 2007 Gartner Lee report to CVC that undermines this forest.

Gartner Lee, separates the so-called “woodlot” (Huttonville forest) adjacent to the more mature so-called “slope forest,” down to the river.

- This is a contiguous forest block, yet it was treated in reports as if isolated in the middle of a field somewhere, with no contribution to the surrounding ecosystem.
- **Tree species alone does not qualify a forest block for a low quality rating.**
- Loss of this forest, non-native soil infill, will create an unstable edge and expose sparse remaining trees at the top of bank windthrow
- **This is an integrated ecosystem impacting wildlife, water quality, erosion and people upstream and downstream.**



Gartner Lee, at every opportunity, has diminished the value of the Ecological Function of the forest... and where its potential is identified, this seems to have been ignored.

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“The potential exists to enhance native woodland plantings adjacent to the high quality woodlands within the Block that will recover the lost cover, and provide enhanced forest functions permanently.”

For almost all other ecological concerns the report simply states:


“...can be duplicated in the buffer plantings and through stormwater management”

The extreme narrowing of the buffer, for health and function of habitat of the valley corridor is dismissed:
“...does not contribute to function of valley/wildlife movement”

FB Group ite: Save Huttonville Forest


**SAVE HUTTONVILLE FOREST**


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 - December 28, 2021 at 3:55 PM · 🌐




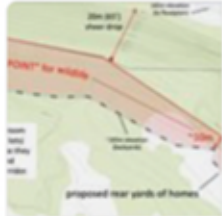
Help us, help Brampton understand how much we care about our neighbours and responsible development. The Huttonville forest contains many endangered and at-risk species. The Huttonville forest is on the crest of the Credit River valley that is an important watershed. This forest also contains a natural water feature that helps manage storm water and erosion. It also provides a habitat and water source for countless species.

Tell Brampton how they can improve our neighbourhood... [See more](#)





Recent media



The forest block being called “**low functioning**”.





from Greenspace to homes
 ..a \$50 Million developer
 give-away?

Huttonville Forest
 was to be preserved

2006 BramWest Master plan - forest as Greenspace



2022 - forest as 37 executive building lots



Now slated for
 37 executive lots
 aver. \$1.3M each