

Stage 1A Grubbing/Stump Removal, Topsoil Stripping of Golf Course (outside existing treed areas) and Construction of Amphibian Enhancement Area #1 Construction Methodology

Construction Methodology:

The following is a summary of the steps that will be followed to complete the grubbing and stump removal of the Stage 1A area, topsoil stripping of the existing agricultural fields on the proposed golf course lands outside of the existing treed areas and the construction of an earth berm to assist in the creation of Amphibian Enhancement Area #1 within the Big Bay Point Resort site:

- ➔ The owner will obtain the necessary approvals to complete the grubbing and topsoil stripping works and construction of Enhancement Area #1 from the Town of Innisfil.
- ➔ The contractor will maintain any tree preservation and construction fence to remain in the existing locations as installed as a part of the Tree Removal Control Plans for Stage 1A, and as per the details provided on the plans. The trees to be preserved are as denoted on the Tree Inventory and Clearing Plans (Drawings TC-0 thru TC-8).
- ➔ Two construction site access roads (#1 and #2) will be maintained from Big Bay Point Road at the locations shown on Tree Removal Control Plans, Stage 1A, 1B and 1C Drawings 701A and 702A and as per the detail provided on Drawing 705. One construction site access road (#3) will be constructed to be utilized for Topsoil Stripping and future Stage 1B/1B-2 tree clearing and golf course construction.
- ➔ The Stage 1A sediment control works will be installed prior to any stump removal or grubbing activities. These works include but are not limited to: installation of ESC Ponds A and B as well as the associated temporary swales, additional sediment control fencing and rock check dams as shown on Drawing 701.
- ➔ The sediment control works to be installed prior to the topsoil stripping of the existing agricultural fields on the proposed golf course lands include but are not limited to: installation of ESC Ponds E – I as well as the associated temporary swales, additional sediment control fencing and rock check dams as shown on Drawing 702.
- ➔ Grubbing and stump removal works will be completed within the Stage 1A area of the marina resort area (the spring/summer months of 2010).
- ➔ The berm construction for Amphibian Enhancement Area #1 will be constructed in the summer of 2010 once the final construction drawings have received the necessary approvals from the Town of Innisfil.
- ➔ The treed Buffer edges (existing trees to remain) will be maintained along the perimeter of the BBPRD as designated on the Tree Inventory and Clearing Plans.
- ➔ The Stage 1A topsoil stripping and earthworks program remains scheduled for Spring 2011. These works will be the subject of further approvals anticipated for the Summer of 2010.



Timing:

- The Stage 1A tree removal work is completed.
- The required Stage 1A and golf course Erosion and Sediment Control (ESC) measures will be put in place in May 2010 (weather permitting) and will require approximately 10 weeks to complete.
- The grubbing and stumping of Phase 1A is anticipated to take approximately 8 weeks to complete plus applicable processing time.
- Topsoil stripping of the golf course area outside the Stage 1B/1B-2 area will be initiated in summer 2010 and will take approximately 10 weeks.
- Construction of the required berm for Amphibian Enhancement Area #1 will be constructed in summer 2010 and will take approximately 4 weeks to complete
- The Stage 1A and golf course area must be prepared to facilitate the bulk earthworks operation in 2011 in accordance with the project schedule. Extensive cuts are proposed and due to the nature of the soil and site conditions several excavation areas are required to be underway at all times to facilitate mixing of the available materials and select use of excavated materials.

Mitigation Strategies:

- No construction activity or machinery will be permitted beyond the tree preservation fence, erosion and sediment control fence or limits of the development.
- The contractor will not refuel any equipment within 100 metres of the marina basin, Lake Simcoe, the existing drainage swales or in close vicinity to existing trees to be preserved or sensitive environmental features.
- Appropriate ESC measures will be implemented in accordance with the approved plans and the monitoring plans as proposed by SCS Consulting Group and Hutchinson Environmental Sciences Ltd. These measures shall include, but not necessarily be limited to: sediment control ponds, rock check dams, sedimentation control and tree preservation fencing as indicated on drawings, mulching of exposed soils adjacent sensitive areas during the tree removal operations and installation of geotextile silt curtains within the marina basin as noted in the Hutchinson Environmental report.
- The contractor is responsible for maintaining all construction fences, tree preservation fence, Erosion and sedimentation control measures etc. in working conditions at all times. The contractor and SCS Consulting Group along with Hutchinson Environmental Sciences Ltd. and representatives of the Town of Innisfil shall routinely inspect the Erosion and Sedimentation Control Measures a minimum of once a week and prior to and/or after each significant rainfall event or significant snow melt event to ensure that all ESC measures are in proper working conditions. Any damages will be repaired within 24 hours or sooner as warranted.
- All works shall be carried out and monitored in accordance with the Monitoring Matrix developed for each aspect of the project (as previously included in the Stage 1A tree clearing agreement).
- All works associated with the Amphibian Enhancement Area #1 berm shall be monitored by Beacon Environmental to ensure minimal disturbance of existing vegetation.
- No works shall be undertaken within the existing marina basin except for purposes of installing and maintaining ESC measures or temporary sediment control pond outfalls.



- All construction vehicles must enter and exit the site only from the approved access routes as per the locations shown on the Erosion and Sediment Control Drawings 701 and 702 and the detail shown on Erosion and Sediment Control Drawing 705.
- The contractor is responsible to implement dust and mud tracking/control measures and construction practice guidelines as approved by the Town and LSRCAs. Dust and mud tracking shall also be monitored by the consultants to ensure compliance with approved protocol and in accordance with the accepted monitoring program matrix.

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