



Environmental Impact Study
Stellar Homes Phase 2
Part of Lot 18, Concession 8
Town of Caledon

**TOWN OF CALEDON
PLANNING
RECEIVED**
December 5th, 2025

Prepared for:
Stellar Homes Inc.

Prepared by:
Azimuth Environmental
Consulting, Inc.

December 2025 Update
January 2025

AEC 23-056



Environmental Assessments & Approvals

December 4, 2025

AEC 23-056

Stellar Homes Inc.
125 Don Hillock Drive, Unit 8B
Aurora, Ontario
L4G 0H8

Attention: Vito Froio, President


Re: **Environmental Impact Study (December 2025 Update)**
Stellar Homes Phase 2
Part of Lot 18, Concession 8, Town of Caledon, Regional Municipality of Peel

Dear Mr. Froio:

Azimuth Environmental Consulting, Inc. was retained to provide an Environmental Impact Study for a proposed estate residential development at the location described above. The purpose of this report is to provide the Town of Caledon and other review agencies with an understanding of natural environmental conditions. This updated report was prepared to reflect the comments received from the Town of Caledon and to assess the potential for impacts related to the proposed development on significant natural heritage features and functions of the property and adjacent lands. This report also documents the natural environmental features present within the property and adjacent lands with regard to Species at Risk and their habitats.

Should you have any questions or require additional information please do not hesitate to contact the undersigned.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Lisa Moran, B.Sc.Env.
Terrestrial Ecologist

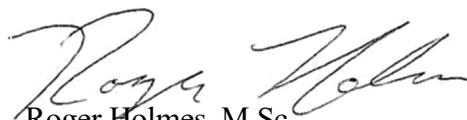

Roger Holmes, M.Sc.
Senior Aquatic Ecologist



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1.0 INTRODUCTION

Azimuth Environmental Consulting, Inc. (Azimuth) was retained by Stellar Homes Inc., to undertake an Environmental Impact Study (EIS) for a proposed estate residential subdivision development (Stellar Estates Phase 2) at Part of Lot 18, Concession 8, Town of Caledon (Town), Regional Municipality of Peel (Region). A map illustrating the limits of the property in its regional context is shown on Figure 1. The Stellar Estates Phase 2 lands are located on the southeast side of Mulloy Court across from the Stellar Estates Phase 1 to the south and northwest of the property (Registered Plan 43M-1994). Stellar Estates Phase 1 are either occupied and constructed (7) or are currently under construction (3). It is our understanding that, through the Pre-Application Review Committee (PARC) Meeting Form and Checklist, the Town and the Toronto and Region Conservation Authority (TRCA) have indicated that an EIS is required (Appendix A) for site plan approval due to the presence of Provincially Significant Wetland (PSW) on the property. The first submission was made in 2024 and subsequent to this submission, Development Application Review Team (DART) comments have been received. The original report was prepared February 2024 with an updated in January 2025 as the site plan had been revised to address agency review comments. This December 2025 update is intended to address comments received from the Town dated October 8, 2025 (Anel Dannhauser). The study area is mapped within the jurisdiction of the TRCA, and therefore a permit issued Ontario Regulation (O. Reg.) 41/24 may be required to proceed with the proposed development.

This purpose of this EIS is to identify the candidate Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) present within the study area and address potential impacts to candidate KNHFs. A review of background information in combination with a detailed field program was undertaken in by Terrastory Environmental Consulting Inc. (Terrastory) in autumn 2021 – summer 2022 (Appendix B) combined with confirmatory field visits undertaken by Azimuth in spring-fall 2023 to identify KNHFs. This report also examines potential for Species at Risk (SAR) protected under the *Endangered Species Act, 2007* (ESA) within the study area. The potential for negative impacts to natural heritage features resulting from the proposed development is considered and recommendations for avoidance and mitigation are provided.

For the purposes of this EIS the study area comprises the property limits as shown on Figures 1-3 and adjacent lands (within approximately 120 metres (m) of the property limits). Natural features in the overall planning area beyond the defined study area limits are discussed where applicable throughout this report.



2.0 STUDY APPROACH

A combination of background information and field data collected by both Terrastory and Azimuth were used to fulfill the objectives of this EIS. The following activities were undertaken for this study:

- Conducted field surveys to document existing natural heritage features, functions, and species. Surveys included:
 - Evaluated/mapped vegetation community types based on Ecological Land Classification methods (ELC; Ecological Land Classification for Southern Ontario: First Approximation and its Applications. SCSS Field Guide FG-02; Lee *et al.*, 1998, updated 2008) (Terrastory, October 2021; Azimuth, July 2023);
 - Wetland boundary staking with TRCA (Terrastory, October 2021);
 - Conducted three evening calling amphibian surveys (Terrastory April, May, June 2022) to determine the extent of amphibian habitat on-site;
 - Conducted a detailed vascular plant inventory on the property (Terrastory, October 2021; Azimuth, July 2023);
 - Conducted two dawn breeding bird surveys in June 2022 (Terrastory);
 - Conducted an aquatic assessment/Headwater Drainage Feature Assessment on the property to confirm the presence/absence of drainage features and/or watercourses (Azimuth, April and May 2023); and,
 - Recorded all incidental wildlife observations during site visits;
- Completed a SAR habitat assessment using field data collected by Terrastory and Azimuth and other available background data to confirm potential environmental constraints in regards to possible SAR, and approval requirements under the ESA; and,
- Assessed the potential direct and indirect impacts of the proposed development on the KNHFs and KHF's identified on or adjacent to the development parcel.

Additionally, a tree inventory was undertaken by Terrastory in August 2022 and confirmed by Azimuth in October 2023. Azimuth utilized these data to prepare an Arborist Report and Tree Preservation Plan which also has been updated to address agency review comments (separate cover) (Azimuth, 2025).

A Terms of Reference was provided to the TRCA for the field program and impact assessment on May 18, 2022 (Ash Baron, Appendix 1 within Terrastory 2023; Appendix B). A response was received on May 20, 2022 confirming that the scope of the program undertaken was acceptable as provided (Nick Cascone, TRCA; Appendix B).



2.1 Background Information

A review of the following background documents provided information on site characteristics, habitat, wildlife, rare species and communities and general cultural/historic aspects of the study area:

- Current and historical aerial photographs;
- Existing natural feature mapping;
 - Town of Caledon Official Plan (OP) Schedules
 - Regional Municipality of Peel OP Schedules
 - Land Information Ontario (LIO) (MNR, 2025a)
 - TRCA regulation mapping
- Previous Natural Heritage Evaluation (NHE) Report for Phase 1 lands (Stantec, 2007);
- Ontario Base Mapping and other sources of topographic information;
- Soils mapping for the local landscape;
- Paleozoic and surficial geology mapping for the local landscape;
- Physiographic mapping for the local landscape;
- Ministry of Natural Resources (MNR) Natural Heritage Information Centre (NHIC; MNRF, 2025);
- Atlas of the Breeding Birds of Ontario (OBBA; Cadman *et al.*, 2007);
- Ontario Reptile and Amphibian Atlas (Ontario Nature, 2024);
- MECP's Species at Risk Ontario list (MECP, 2025);
- iNaturalist Rare Species of Ontario (iNaturalist, 2025);
- e-bird (eBird, 2025);
- Government of Canada's Species at Risk Public Registry;
- DFO Aquatic Species at Risk online mapping (DFO, 2025);
- Land Information Ontario, Aquatic resource area line segment (MNR, 2025b);
- Atlas of the Mammals of Ontario (Dobbyn, 1994).

2.2 Vegetation Community Mapping and Surveys

Prior to undertaking the field studies, an initial classification of vegetation communities was undertaken using recent air photo imagery for an area encompassing the study area. Vegetation community boundaries and vascular plant surveys were then checked in the field on April 24, 2022 (A. Baron, Terrastory) and August 18, 2022 (C. Wegenschimmel, Terrastory). A confirmatory site visit was undertaken by Azimuth (L. Moran) on July 26, 2023 during the growing season when the emergent ground cover vegetation layer was present. Vegetation community types were classified using ELC protocols (Lee *et al.*, 1998) and the 2008 update to the Vegetation Type List (Lee, 2008). Vegetation



community mapping on adjacent lands were completed through primarily air photo interpretation.

The site visits were undertaken by qualified ecologists with existing knowledge related to rare, Threatened, and Endangered plant species with potential to occur in the area. The site assessment was focused during ELC work to ensure that appropriate effort was made to detect any federally or provincially designated species, notably SAR as identified under the ESA.

A detailed survey including a screening for Butternut (*Juglans cinerea*; Endangered) and Black Ash (*Fraxinus nigra*; Endangered) was also conducted within the study area.

2.2.1 Wetland Boundary

The vegetation communities associated with a wetland were identified using ELC protocols described above. The wetland boundary was delineated as per the guidelines within the Ontario Wetland Evaluation System (OWES; OMNRF, 2014), whereby wetland included areas consisting of at least 50% wetland vegetation and presence of hydric soils. Wetland boundaries were confirmed on-site with TRCA and were subsequently surveyed.

2.3 Wildlife Surveys

Wildlife species utilizing the study area were identified from direct observation, auditory signs, and through interpretation of other signs (tracks, scats, vocalizations, *etc.*) as a matter of course while conducting field surveys.

2.3.1 Species at Risk

The SAR screening undertaken for the scope of this assignment included an assessment of SAR with potential to occur in the overall planning area, compared with potential habitat features identified within the study area. Habitat requirements and appropriate designations (Endangered, Threatened, or Special Concern) are outlined in Appendix 7 of Terrastory's Existing Conditions report (Appendix B).

Three additional bat species (Hoary Bat (*Lasiurus cinereus*), Eastern Red Bat (*Lasiurus borealis*) and Silver-haired Bat (*Lasionycteris noctivagans*)) have been added to the SAR Ontario (ERO, 2025) subsequent to the completing of the January 2025 report. Similar to the Little Brown Myotis, Northern Myotis and Tri-colored bat, these additional bat species use mostly treed habitats for roosting for foraging (COSEWIC, 2023). These three additional bat species are classified as Endangered and therefore will be protected by the prohibitions in Sections 9 and 10 of the ESA. An assessment related to these additional SAR bat species will be included within the EIS report.



2.3.2 Breeding Birds

Two dawn breeding bird surveys were conducted within the study area on June 2 and 30, 2022 (C. Wegenschimmel, Terrastory) guided by point count methodology presented in Appendix D of the OBBA Guide for Participants (2001). All surveys were conducted no earlier than one half hour before sunrise and were completed prior to 10:00a.m. Surveys were completed under suitable weather conditions (*i.e.* no precipitation and light winds (Beaufort wind scale ≤ 3)), with an observation period of 10 minutes carried out at the two point count station shown on Terrastory's Figure 2 (Appendix B).

2.3.3 Amphibian Breeding

Three evening calling amphibian surveys on April 24, 2022 (A. Baron, Terrastory), May 24, 2022 (A. Baron, Terrastory) and June 23, 2022 (C. Wegenschimmel, Terrastory) to assess amphibian breeding within and adjacent to the development parcel in accordance with the Great Lakes Marsh Monitoring Program (Bird Studies Canada, 2008) protocol. In accordance with the protocol, amphibian surveys were completed during the period between 30 minutes after sunset and midnight, on evenings with winds Beaufort < 4 . Surveys occurred during early (April 15-30), middle (May 15-31), and late (June 15-30) spring periods on evenings with minimum temperatures of 5°C, 10°C, and 17°C respectively. The locations of the two survey stations are illustrated on Terrastory's Figure 2 (Appendix B).

2.4 Fish and Fish Habitat

Watercourses and drainage features in the study area were evaluated on April 6 and May 18, 2023. Site evaluations were aimed at understanding the location of drainage features and watercourses within the study area to determine the presence of direct and indirect fish habitat features, which included documentation of channel characteristics such as wetted width, water depths, flow, bank slopes, aquatic vegetation, substrate, and general morphology.

2.5 Headwater Drainage Feature Assessment

A headwater drainage feature (HDF) assessment was completed within the study area in accordance with the Evaluation, Classification and Management of Headwater Drainage Features Guidelines (the "HDF Guidelines"), as developed by Credit Valley Conservation (CVC) and the TRCA. The purpose of the HDF assessment was to identify the function and value of drainage features within the larger context of the watershed to determine appropriate management recommendations for these features. The following



HDF surveys were completed in accordance with the HDF Guidelines (CVC/TRCA, 2014):

- Early spring site visit to determine flow conditions and feature type during freshet, and to identify the scope for future field work (April 6, 2023);
- Mid/late spring field visit to determine flow conditions, feature type, and fish presence during high flow conditions (May 18, 2023); and,
- Mid/late summer field visit to determine flow conditions, feature type, and fish permanence during low flow conditions (not completed due to lack of water/flow observed in mid/late spring field visit on May 18, 2023).

3.0 PLANNING CONTEXT

3.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) (MMAH, 2024) outlines policies related to natural heritage features (Section 4.1) and water resources (Section 4.2). Ontario's *Planning Act*, (1990) requires that planning decisions shall be consistent with the PPS. The study area for this assessment is located entirely within **Ecoregion 6E**. According to the PPS development and site alteration shall not be permitted in:

- *Significant wetlands* in Ecoregions 5E, 6E and 7E; and,
- *Significant coastal wetlands*.

Similarly, Section 4.1.5 of the PPS states that, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted within:

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E; and 7E;
- b) *significant woodlands* in Ecoregions 6E; and 7E;
- c) *significant valleylands* in Ecoregions 6E; and 7E;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and,
- f) *coastal wetlands* in Ecoregions 5E, 6E; and 7E that are not subject to policy 4.1.4(b).

It is ultimately the responsibility of the Province and/or the Municipality to designate areas identified within Section 4.1.4 and 4.1.5 of the PPS as “significant”.



Section 4.1.6 of the PPS states that development and site alteration is not permitted in fish habitat except in accordance with federal and provincial requirements.

Section 4.1.7 of the PPS states that development and site alteration shall not be permitted in the habitat of Threatened and Endangered species, except in accordance with provincial and federal requirements.

Furthermore, under Section 4.1.8 of the PPS, no development or site alteration will be permitted on lands adjacent to natural heritage features and areas identified in policies 4.1.4, 4.1.5 and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated there will be no negative impacts on the natural features and their ecological functions.

3.2 Oak Ridges Moraine Conservation Plan

The property is located within the limits of the Oak Ridges Moraine (ORM: ORMCP, 2017) (Appendix C). As per the ORMCP, municipalities are responsible for implementing provincial policy through their official plans and when making decisions on development applications. As per Section 1.5.7 of the Town's OP, the Town of Caledon OP has been brought into conformity with the PPS (2005) and the Provincial Plans described above (note: Provincial Plans include ORMCP, Greenbelt Plan and Provincial Growth Plan). Based on this information, detailed policies related to the ORMCP will be discussed within Section 3.6 below.

3.3 Endangered Species Act, 2007

Ontario's *ESA*, 2007 provides regulatory protection to Endangered and Threatened species prohibiting harassment, harm and/or killing of individuals and destruction of their habitats. The *ESA* was recently updated following adoption of Bill 5, Protect Ontario by Unleashing our Economy Act, 2025. Subsequent to Royal Assent (June 5, 2025), several "interim" changes to the *ESA* have taken place, including a modified definition of "habitat" under the provincial *ESA*, as follows:

"habitat" means, subject to subsection (3),

- a) in respect of an animal species,*
 - i) a dwelling-place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating, and*
 - ii) the area immediately around a dwelling place described in subclause (i) that is essential for the purposes set out in that subclause.*



- b) *in respect of a vascular plant species, the critical root zone surrounding a member of the species, and*
- c) *in respect of all other species, an area on which any member of a species directly depends in order to carry on its life processes; (“habitat”).*

The various schedules of the ESA included under O. Reg. 230/08 identify SAR in Ontario. These include species listed as Extirpated, Endangered, Threatened, and Special Concern. As noted above, only species listed as Endangered and Threatened receive protection from harm and destruction to habitat on which they depend.

It is anticipated that in late 2025/early 2026 the ESA will be repealed and the new *Species Conservation Act, 2025* will be implemented. At the time of this assessment, only the “interim” changes to the ESA were in effect. Information related to SAR may have to be revised/updated as new information is released by the province.

3.4 Regional Municipality of Peel

The property may contain Core Areas of the Greenlands System as indicated on Schedule C-2 (Appendix C). This designation appears to coincide with the current PSW mapping on the property (Figure 2). The Greenlands System is made up of various components as listed in Section 2.14.5, including KNHFs and KHF’s of the ORMCP, which will be protected in accordance with the Plan. Development and site alteration within Core Areas (*i.e.* Significant Wetland [Section 2.14.12]) are generally prohibited with the exception of those listed within Section 2.14.15 of the Region’s OP.

There are no woodlands on the property that would meet the definition of Core Area of the Greenlands System as the identified woodland on the property does not meet one or more criteria for Core Area woodland within Table 1 of the Region’s OP.

The property is within the Palgrave Estate Residential Community (refer to the Town of Caledon OP) as per Schedule B-3: Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations (Appendix C). Estate residential development is permitted within this designation (Section 5.7.17).

3.5 Town of Caledon

According to Schedule A1: Town Structure, the property is within the ORMCPA within the Palgrave Estate Residential Community (Appendix C). Within the Palgrave Estate Residential Community, the property has been identified as Policy Area 2 (Appendix C).

The property is not within the Greenbelt Plan Area or the Greenbelt Plan Protected Countryside Designation (Appendix C).



Section 7.1 of the Town's OP outlines the policies applicable to lands within the Palgrave Estate Residential Community. In addition to conforming to the provisions of Section 7.1, all development must conform to the applicable provisions of Section 7.10. Policies within Section 7.1 related to natural heritage are discussed below in this section.

Section 7.1.3.4: The uses permitted on lands designated Policy Areas 1, 2 and 3 on Schedule G, exclusive of lands designated Environmental Zone (EZ) 1 on Schedule I, of the Palgrave Estate Residential Community, will be agriculture and associated residential uses, rural estate residential uses, conservation, open space, non-intensive recreation, intensive recreation among others (refer to Section 7.1.3.4 for complete list of permitted uses). Lands designated EZ1 on Schedule I permitted uses shall only include those uses permitted in EPA, in accordance with Section 5.7.3.1.2.

Section 7.1.5.2: Policy Areas 2 and 3 are suitable for estate residential development at lower densities and higher minimum net lot sizes than Policy Area 1.

Section 7.1.5.5: Policy Areas 1, 2 and 3 correspond to the ORMCP Countryside Area designation on Schedule P.

The property has been identified as Policy Area 2 (Appendix C). Section 7.1.6.3: The maximum permitted density in Policy Area 2 will be 31 units per 40.5 hectares (ha), plus any density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3.

Section 7.1.7.2: The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will normally be 0.6ha. Where EZ1 is determined to comprise a substantial portion of an applicant's property, a reduction in net lot area, to a minimum of 0.45ha may be considered, subject to the application meeting all other applicable policy.

Section 7.1.7.4: EZ1 and ponds may be included within a lot but no part of these features may be included in the calculation of net lot area.

Both EZ 1 and EZ 2 have been identified on the property (Appendix C).

Section 7.1.9.1:

a) EZ1 includes more sensitive biological communities; valley and stream corridors and their associated floodplains; native upland and lowland woodlands; natural waterbodies; Provincially and locally significant wetlands; and Environmentally Significant/Sensitive Areas. EZ1 also includes all ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their related Minimum Vegetation Protection Zone.



b) Environmental Zone 2 (EZ2) includes areas of high groundwater table (where the water table is usually within 1.5m or less of the ground surface; areas of seasonal flooding (not including regulated floodplains); dry swale lowlands and natural depressions which perform natural run-off, detention and groundwater recharge functions; and smaller hedgerows and strips of native vegetation.

Section 7.1.9.2: The specific type (s) of individual EZ1 and EZ2 features and refinements to their boundaries shall be determined through detailed studies, such as a NHE and/or Hydrological Evaluation, or the requirements of Section 7.1.18 where applicable.

Based on this information, the limits of the EZ1 should be refined to align with the limits of the wetland on the property in addition to the associated Minimum Vegetation Protection Zone (Figure 2 and 3).

On-site assessments/observations, supporting studies, including this EIS have determined that there are no areas of EZ2 on the property (Ecometrix, 2024).

Section 7.1.9.3: A Structure Envelope must be shown for each lot on any proposed plan of subdivision. The Structure Envelope shall identify the optimal area of the lot for structures and shall provide ample space for estate residential and accessory uses including all associated necessary lot grading. The proposed house and driveway locations and soil absorption area for sewage disposal shall be shown within the structure envelope.

Structure Envelopes will generally be sized in the range of 0.3 ha – 0.5ha.

Section 7.1.9.4: No part of a Structure Envelope will be permitted in EZ1 or in Policy Area 4.

Section 7.1.9.6: Plans of subdivision shall:

- a) Design the layout of the roads, lots and structural envelopes to establish large, contiguous open space blocks which provide continuous connections between EZ1, to the greatest extent practical; and,
- b) Notwithstanding any other provisions of this Plan, within the EZ1 areas that are subject to the overlay hatch, as depicted on Schedule I, the layout of roads and lots shall be designed to minimize stream crossings and extensions into Key Natural Heritage Features.



Section 7.1.9.10: EZ1 and EZ2, and reforested areas outside structure envelopes shall be zoned as natural areas in the implementing Zoning By-law, except where short sections of roads or driveways cross EZ2.

Section 7.1.9.21: Future residents of estate residential developments will be encouraged to permit native plant succession and undertake private reforestation programs outside EZ1 rather than grading and creating urban landscapes beyond the designated structure envelopes.

Section 7.1.9.22: Backyard wildlife programs and conservation efforts by individual property owners will be encouraged.

Section 7.1.9.32 Sewage disposal systems will normally be located a minimum of 30m from any pond or stream to minimize nutrient enrichment.

Section 7.1.9.49: Every application for development or site alteration shall ensure that natural self-sustaining vegetation is maintained or restored for the long-term protection of any key natural heritage feature or hydrologically sensitive feature on the lot or lots created.

As per provincial direction, the Town of Caledon has adopted amendments to its Official Plan and Comprehensive Zoning By-law to bring them into conformity with the ORMCP. Section 7.10 within the Town's Official Plan discusses policies specific to the lands that fall within the ORMCP Area. These policies in conjunction with all other applicable provisions of the Official Plan, provide the framework for ensuring that all local land use planning decisions are in conformity with the ORMCP. Policies within Section 7.10 related to natural heritage are discussed below.

Schedule P (ORMCP Land Use Designations) identified the property within the Palgrave Estate Residential Community which is a component of the ORM Countryside Area (Appendix C).

Section 7.10.4.1: c) ORM Countryside Areas, which are areas of rural land use such as agriculture, recreation, residential development, existing settlements, mineral aggregate operations, parks and open space. The Countryside Area includes the Palgrave Estate Residential Community (among other areas).

Section 7.10.4.8.1: The purpose of Countryside Areas is to encourage agricultural and other rural uses...Permitted uses shall include all uses permitted in the underlying land use designation.



Section 7.10.4.8.2: Estate Residential development is permitted with respect to land in the Palgrave Estates Residential Community, as shown on Schedule P, in accordance with Section 7.1 of this Plan.

Section 7.10.5.1: Key Natural Heritage Features within the ORMCPA are wetlands, significant portions of the habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands, significant wildlife habitat and sand barrens, savannahs and tallgrass prairies. Hydrologically sensitive features within the ORMCPA are permanent and intermittent streams, wetlands, kettle lakes and seepage areas and springs.

Section 7.10.5.1.1: Subject to Section 7.10.5.1, Key Natural Heritage Features and Hydrologically Sensitive Features and their related Minimum Vegetation Protection Zones, as set out in Table 7.5, shall be designated Environmental Policy Area (EPA) and shall be subject to Section 5.7 and the applicable provisions of Section 7.10. Except as otherwise permitted by this Plan, development is prohibited within Key Natural Heritage Features and Hydrologically Sensitive Features and their related Minimum Vegetation Protection Zones.

Section 7.10.5.1.3:

- a) As defined in the Glossary of Terms, the minimum area of influence that relates to a key natural heritage feature or hydrologically sensitive feature described in Column 2 of Table 7.5 is the area referred to in Column 3 of the Table.
- b) As defined in the Glossary of Terms, the Minimum Vegetation Protection Zone that relates to a Key Natural Heritage feature or Hydrologically Sensitive Feature described in Column 2 of Table 7.5 is the area determined in accordance with the corresponding item in Column 4 of the Table.

Section 7.10.5.1.4: For proposed major development that is within the Minimum Area of Influence associated with a Key Natural Heritage Feature or Hydrologically Sensitive Feature but is outside of the feature itself and the related Minimum Vegetation Protection Zone, an applicant shall prepare an Environmental Impact Study and Management Plan (EIS and MP) in accordance with Section 5.7.3.7. The EIS and MP must also comply with policies outlined within subsection a) and b) within Section 7.10.5.1.4.



TABLE 7.5 Oak Ridges Moraine Key Natural Heritage Features, Hydrologically Sensitive Features and Areas of Natural and Scientific Interests (Earth Science) Minimum Areas of Influence and Minimum Vegetation Protection Zones

Feature	Minimum Area of Influence	Minimum Vegetation Protection Zone
Wetlands	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to clause 7.10.5.1.4 a) iv) if a natural heritage evaluation is required
Significant portions of habitat of endangered, rare and threatened species	All land within 120 metres of any part of feature	As determined by a natural heritage evaluation carried out under section 7.10.5.1.4
Fish habitat	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to clause 7.10.5.1.4 a) iv) if a natural heritage evaluation is required
Areas of natural and scientific interest (life science)	All land within 120 metres of any part of feature	As determined by a natural heritage evaluation carried out under section 7.10.5.1.4
Areas of natural and scientific interest (earth science)	All land within 50 metres of any part of feature	As determined by an earth science heritage evaluation carried out under subsection 7.10.5.6.9
Significant valleylands	All land within 120 metres of stable top-of-bank	All land within 30 metres of stable top-of-bank, subject to clause 7.10.5.1.4 a) iv) if a natural heritage evaluation is required
Significant woodlands	All land within 120 metres of any part of feature	All land within 30 metres of the base of outermost tree trunks within the woodland, subject to clause 7.10.5.1.4 a) iv) if a natural heritage evaluation is required
Significant wildlife habitat	All land within 120 metres of any part of feature	As determined by a natural heritage evaluation carried out under section 7.10.5.1.
Sand barrens, savannahs and tallgrass prairies	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to clause 7.10.5.1.4 a) iv) if a natural heritage evaluation is required
Kettle lakes	All land within 120 metres of the surface catchment area	All land within the surface catchment area or within 30 metres of any part of feature, whichever is greater, subject to clause 7.10.5.1.4 b) iii) if a hydrological evaluation is required
Permanent and intermittent streams	All land within 120 metres of meander belt	All land within 30 metres of meander belt, subject to clause 7.10.5.1.4 a) iv) if a hydrological evaluation is required
Seepage areas and springs	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to clause 7.10.5.1.4 a) iv) if a hydrological evaluation is required

Section 7.10.5.2.1: Within the ORMCP Countryside Areas, every application for major development shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede the movement of plants and animals among Key Natural heritage Features, Hydrologically Sensitive Features and adjacent land within ORMCP Natural Core Areas and Natural Linkage Areas.

The eastern portion of the property fronting onto Mount Pleasant falls within a Landform Conservation Area 2 (Appendix C).

Section 7.10.5.6.10: With respect to land in the Palgrave Estate Residential Community and the Caledon East Secondary Plan Area, in considering applications for major development within landform conservation areas (Category 1 and 2) the Town of



Caledon shall encourage applicants to adopt planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of Sections 7.101.5.6.2 to 7.10.5.6.9, if possible.

3.6 Toronto and Region Conservation Authority

The study area is located within the jurisdiction of the TRCA. The study area includes lands subject to O. Reg. 41/24 – “Prohibited Activities, Exemptions and Permits” by the TRCA. Under Regulation 41/24, the TRCA may require that approvals be obtained for any proposed development or site alteration within areas regulated under the conservation authority’s jurisdiction noting that conservation authorities regulate 30m around all wetlands (Appendix D).

3.7 Federal Fisheries Act

The *Fisheries Act* includes protections for fish and fish habitat in the form of standards, codes of practice, and guidelines for projects near water. The *Fisheries Act* provides protection against the “death of fish, other than by fishing”, (Section 34.4(1)) and the “harmful alteration, disruption or destruction of fish habitat”, (Section 35(1)), otherwise known as HADD. In cases where impacts to fish and fish habitat cannot be avoided, and the project does not fall within waterbodies where Fisheries and Oceans Canada (DFO) review is not required, proponents are asked to submit a request for review to their Fish and Fish Habitat Protection Program regional office to determine approval requirements. All projects are encouraged to avoid causing the death of fish and a HADD of fish habitat, using measures to protect fish and fish habitat that include standards and codes of practice for common works, undertakings and activities

3.8 Fish and Wildlife Conservation Act and Migratory Bird Convention Act

Activities involving the removal of vegetation should be restricted from occurring during the breeding season. Migratory birds, nests, and eggs are protected by the *Migratory Birds Convention Act*, 1994 (MBCA) and the *Fish and Wildlife Conservation Act*, 1997 (FWCA). Environment Canada outlines dates when activities in any region have potential to impact nests at the Environment Canada Website. In Zones C1 and C2 vegetation clearing should be avoided between **April 1 and August 31** of any given year.

4.0 EXISTING BIOPHYSICAL CONDITIONS

4.1 Land Use Setting

The property consists primarily of former agriculture lands. Treed hedgerows traverse the northwest and southeast boundaries. Wetland has been identified within the southern portion of the property which is part of the Mount Wolfe Wetland Complex (PSW).



Adjacent lands are comprised of estate residential to the northwest of Mulloy Court with additional estate residential, agricultural and natural heritage lands (*i.e.* woodland and PSW) forming the remainder of the study area.

4.2 Ecological Setting

4.2.1 Vegetation

Vegetation communities on the property were identified by Terrastory (2023) and confirmed by Azimuth in July 2023. The limits of all ELC communities identified within the study area are illustrated in Figure 2. ELC communities identified on the property include:

- Dry-Fresh Forb Meadow (MEFM1);
- Deciduous Woodland (WOD);
- Meadow Marsh (MAM);
- Reed-Canary Grass Graminoid Mineral Meadow Marsh (MAMM1-1);
- Panicked Aster Mineral Meadow Marsh (MAMM2-2); and,
- Willow Mineral Deciduous Swamp (SWDM4-1).

A complete list of vascular plant species and summary descriptions of vegetation communities identified within the property limits are presented in Terrastory's Existing Conditions Report (2023; Appendix B). A supplementary list of vegetation documented during Azimuth's reconnaissance survey can be found in Table 1. An accompanying photographic record of the site is also presented within Terrastory's document (Appendix B).

None of the vegetation communities or species documented are of federal or provincial conservation concern (MNRF, 2023).

4.2.1.1 Rare and Uncommon Plants

Butternut (Endangered) have been documented within the general area. A single dead Butternut was observed within the southern hedgerow. With the exception of Butternut, there are no elements of occurrence (EO_ID) within the study area for provincially Endangered or Threatened, or provincially rare vegetation species (*i.e.* S1-S3) according to the NHIC database (MNRF, 2023).

4.2.2 Wildlife

4.2.2.1 Mammals



Evidence of one mammalian species, Eastern Chipmunk was observed throughout the course of Terrastory's and Azimuth's field programs. Given the proximity of the study area to large natural areas in the greater landscape, it is expected the following other mammals could conceivably be encountered within the study area: small mammal species (various mice, voles, and shrews), Ermine, Long-tailed Weasel, Striped Skunk, Eastern Cottontail, Snowshoe Hare, Porcupine, Raccoon, Red Fox, Coyote and White-tailed Deer.

4.2.2.2 Reptiles and Amphibians (Herpetofauna)

A total of five amphibian species were identified during the evening calling amphibian surveys undertaken by Terrastory, including American Toad (call code 3), Gray Treefrog (call code 2), Spring Peeper (call code 3), Western Chorus Frog (call code 1) and Wood Frog (call code 3). All breeding amphibians were associated with adjacent lands to the southwest of the subject property. A Green Frog was incidentally observed calling from a pond on the northwest corner of Mulloy Court and Mount Pleasant Road. Field data did not find evidence of breeding calling amphibian activity on the property. Detailed results of the amphibian breeding survey program are presented in Appendix 4 of Terrastory's Existing Conditions Report (Appendix B).

4.2.2.3 Birds

Forty (40) bird species were recorded during dawn breeding bird surveys undertaken by Terrastory in 2022. The results of these surveys are provided within Appendix 5 of Terrastory's Existing Conditions Report (Appendix B). An additional five (5) bird species were identified incidentally by Terrastory and/or Azimuth including:

- Barn Swallow;
- Northern Flicker;
- Song Sparrow; and,
- Wild Turkey.

4.3 Species at Risk

An Endangered and Threatened Species Assessment can be found within Appendix 7 of Terrastory's Existing Conditions Report (Appendix B). Three additional SAR bat species will also be considered (Hoary Bat, Eastern Red bat and Silver-haired Bat). This assessment fully considers SAR with potential to occur in the planning area. Based on this assessment in combination with vegetation communities and other environmental features observed during the site investigation, the following Endangered or Threatened species are considered below in this report:

- Butternut (Endangered); and,



- Hoary Bat, Eastern Red Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tri-colored Bat (Endangered).

Only species designated Threatened or Endangered receive individual and habitat protection under Section 9 and Section 10 of the ESA. Special Concern species are further discussed in the context of Significant Wildlife Habitat (Habitat for Special Concern and Rare Wildlife Species) below.

4.3.1 Butternut

Dead Butternut trees are not afforded protection according to Ontario's ESA. One dead Butternut tree was identified on the property. No live Butternut individuals were documented within the study area. Therefore, Butternut will not be considered within the Impact Assessment.

4.3.2 Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tri-colored Bat

Forested communities have the potential to provide maternity roost habitat for SAR bats. Typically, the best candidate roost trees are the tallest snag/cavity trees, contains cavities or crevices, have a diameter at breast height (DBH) of 25 centimetre (cm) or more, have a large amount of peeling bark, canopy is more open and the tree exhibits early stages of decay. As indicated within Terrastory's Existing Conditions Report, potential maternity roost habitat may be associated with woodland habitat present on adjacent lands but not on the property.

Individual trees on the property, such as those within the northeast hedgerow, could provide suitable habitat for SAR bat individuals for day roost purposes.

4.4 Wetlands

Wetlands within the study area are part of the Mount Wolfe Wetland Complex (PSW) (Appendix E).

The boundary of the PSW on the property was staked by Terrastory and the TRCA in October 2021. The wetland boundary, as depicted on Figure 2, was obtained from and is consistent with the mapping within Terrastory's Existing Conditions Report (Appendix B).

4.5 Candidate Significant Woodland

As highlighted in Terrastory's Report (Appendix B), the woodland on the property is <0.5ha and therefore does not qualify as significant as per the ORMCP.



Woodlands on adjacent lands would be considered significant toward the northeast and south of the property but not on the property (Figure 2).

4.6 Candidate Significant Valleyland

No portion of the study area is identified as Significant Valleyland, nor assigned a similar designation on municipal or provincial mapping resources.

There are no valleyland features located within the study area according standards presented in the NHRM or ORMCP, principally due to the lack of permanent or intermittent watercourses that constitute a defining component of a valleyland feature. No portion of the study area fulfills the well-defined valley morphology and landform prominence required to be considered Candidate Significant Valleyland.

4.7 Candidate Significant Wildlife Habitat

An assessment of the potential for Significant Wildlife Habitat (SWH) within study area was conducted, using the criteria outlined within the Significant Wildlife Habitat Technical Guide (OMNR, 2000) and the accompanying the Ecoregion 6E Criteria Schedules (MNRF, 2015b). The Region of Peel's study (2009) was also used as a guideline for identification of SWH. An assessment of Candidate Significant Wildlife Habitat categories relative to documented vegetation communities and habitats within the development parcel is presented in Appendix 6 of Terrastory's Existing Conditions Report (Appendix B).

Assessment within Terrastory's Existing Conditions Report included identification of the following potential SWH functions:

- Bat Maternity Colonies (Adjacent Lands);
- Amphibian Breeding Habitat (Woodland; Adjacent Lands);
- Terrestrial Crayfish (Property);
- Habitat for Special Concern and Rare Wildlife Species:
 - Chimney or Meadow Crayfish (Property);
 - Snapping Turtle (Adjacent Lands); and,
 - Eastern Wood-pewee (Adjacent Lands).

Based on this information and in conjunction with Azimuth's review of habitat conditions within the Study Area, the following additional Candidate SWH types were determined to have potential to be present within the study area:



- Turtle Wintering Areas (Adjacent Lands); and,
- Marsh Breeding Bird Habitat (Adjacent Lands).

4.7.1 Turtle Wintering Areas and Marsh Breeding Bird Habitat

Potentially suitable turtle wintering habitat correlates with permanent water bodies that are deep enough not to freeze. Based on our review of aerial photography, wetland units associated with the Mount Wolfe PSW have the potential to provide this function. Similarly, Marsh Breeding Bird Habitat includes wetland habitat with shallow water and emergent aquatic vegetation. Specific details about wetland conditions on adjacent lands are unknown but provincial mapping indicates that potentially suitable conditions may be present. For these reasons, these two potential SWH functions have been included in our impact assessment.

4.8 Areas of Natural and Scientific Interest

There are no Areas of Natural and Scientific Interest located within the study area according to provincial mapping resources (Appendix E).

4.9 Fish and Fish Habitat

The study area is located within the Main Humber River subwatershed. One drainage feature (DF1) was identified on the property as shown on Figure 2. DF1 originates from a small (20x10m) thicket swamp open water feature on adjacent lands to the southeast. On the assessed property, DF1 drains in a southwest direction through a poorly defined vegetated swale. No defined banks, flow path, or substrate sorting was noted, and the entire feature was covered with terrestrial grasses and shrubs. During the early spring site visit on April 6, 2023, standing water was noted within the grassed swale feature of DF1, but the feature was dry during the May 18, 2023 site visit. No flowing water was noted during either field visit. This indicates that the feature likely only flows during snow melt and following large rain events. Based on these field observations, DF1 is characterized as an ephemeral drainage feature which would function as marginal indirect fish habitat.

It is noted that online MNR mapping for the drainage feature on the property differs from field observations. Online mapping indicates that DF1 flows northeast along the hedgerow and outlets to the ditch along Mount Pleasant Road. However, no drainage feature or flow path was noted along the hedgerow as per online mapping. Terrastory also noted no occurrence of a watercourse feature along the southern property boundary flowing towards Mount Pleasant Road (Terrastory, 2023, Appendix B).



In proximity to the property, two additional features were identified during field investigations. An unnamed watercourse is located to the southeast, which flows south across Mount Pleasant Road and through adjacent farm fields to the south. According to online data, this watercourse is known to have a coldwater thermal regime and host coldwater species such as Brook Trout (MNR, 2025b). Small-bodied fish were also observed within this feature during the field surveys. Therefore, the unnamed watercourse to the southeast is characterized as a coldwater feature that functions as direct fish habitat. A drainage ditch (DF2) is also located along Mount Pleasant Road, which drains from the north side of the road and outlets near the northeast corner of the property as shown on Figure 2. As DF2 functions as a man-made drainage ditch outside of the project limits, it was not assessed further as an HDF. Dense vegetation throughout the ditch feature would limit direct fish use/access throughout a majority of the year. DF2 was dry during the mid-spring site visit and is characterized as an ephemeral feature that functions as indirect fish habitat.

There are no records of aquatic SAR in study area (DFO, 2025).

4.10 Headwater Drainage Feature Assessment

DF1 on the property was assessed as per the HDF Guidelines to determine the form and function of the feature as a HDF. As mentioned above, the feature drains southwest across the property and had no surface flow present during either field survey. Standing water was noted during the early spring survey, and the feature drains a small isolated wetland feature on adjacent lands to the southeast.

As per the HDF Guidelines, the HDF assessment is broken down into three sections (evaluation, classification, and management) to give practitioners an understanding of the importance of individual HDFs (*i.e.*, flow storage and conveyance, fish habitat, amphibian habitat, sediment and nutrient regulation, etc.). There are four characteristics that are assessed to determine the form and function of an HDF: Hydrology, Riparian Vegetation, Fish and Fish Habitat, and Terrestrial Habitat.

With the presence of a wetland feature upstream of DF1 (thicket swamp), the management recommendation for DF1 would be ‘Protection’ as per the HDF Guidelines. Wetlands are considered ‘Important’ as per the HDF Guidelines due to their riparian vegetation, terrestrial habitat, and hydrology functions. The HDF Guidelines also states that all features downstream of a higher level of protection should be reclassified to match the upstream segment (*i.e.*, all downstream segments get uplisted to match the higher level of protection upstream). Given that ‘Protection’ is the highest level management recommendation within the HDF Guidelines, DF1 on the property would



also be characterized as ‘Protection’. DF1 in isolation has minimal form or function that would warrant protection given the dry nature of the feature by mid-spring (contributing hydrology function) and marginal indirect fish habitat (contributing fish habitat function). However, the connection to the wetland feature upstream does increase its importance due to its connectivity function on a landscape scale.

5.0 NATURAL HERITAGE FEATURES AND FUNCTIONS

The results of Azimuth’s field studies combined with review of Terrastory’s Existing Conditions Report (Appendix B) and background information indicate the following candidate KNHFs and KHF’s within the study area (potential and confirmed):

- Habitat for Threatened or Endangered Species:
 - Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tri-colored Bat;
- Wetland (PSW);
- Significant Woodland;
- Candidate Significant Wildlife Habitat:
 - Bat Maternity Colonies;
 - Turtle Wintering Areas;
 - Amphibian Breeding Habitat;
 - Marsh Breeding Bird Habitat;
 - Terrestrial Crayfish;
 - Special Concern and Rare Wildlife Species (Chimney or Meadow Crayfish, Snapping Turtle, Eastern Wood-pewee);
- Fish Habitat:
 - DF1 and DF2 – Indirect fish habitat – ephemeral drainage features;
- Headwater Drainage Feature
 - DF1 – ‘Protection’ characterization as per HDF Guidelines.

6.0 PROPOSED DEVELOPMENT

The proposed development includes five (5) estate residential lots with individual private septic systems for sewage disposal and municipal water supply.

Stormwater from the will be managed by a combination of direction of drainage to existing drainage infrastructure (*i.e.* Mulloy Court storm sewer system and downstream stormwater management facility) and lot level Low Impact Development (LID) measures (Appendix F). With respect to LID measures, a minimum 50m in length bioswale/grassed swale is proposed to be provided on each lot. In addition, as far as practical, stormwater from the lots will be separated from stormwater from the road(s)



and directed via grading and sheet flow to grassed and naturalized areas. An existing oil/grit separator will be used where drainage flows to an existing dry stormwater management pond located at the northeast corner of the Stellar Estates Subdivision Phase 1 and drains to Mount Pleasant Road. The existing oil/grit separator will be upgraded to a larger model sized to accommodate the increase in drainage area. An approximate 2ha area of the rear yards of Lots #1, 2, and 3 will be directed via grassed swales and sheet flow to the natural feature in the southwest corner of the Phase 2 site (Appendix F). The pre-development drainage area to the respective natural feature is approximately 2ha (Ecometrix, 2025; Preliminary FSR and SWM Report and personal communication).

7.0 IMPACT ASSESSMENT

This impact assessment is prepared with regards to the construction footprint of proposed development and associated grading limits, as described above and illustrated in Figure 3.

7.1 Habitat for Threatened or Endangered Species

Impacts with regards to the ESA and Habitat of Threatened or Endangered species are covered under Section 9 and 10 of the ESA. Section 9 deals directly with killing, or harming living members of a species while Section 10 covers destruction or damage to habitat of Threatened or Endangered species. The following Threatened or Endangered species have the potential to occur within the limits of the study area:

7.1.1 Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tri-colored Bat

Woodlands on adjacent lands (east of Mount Pleasant Road and south of the property) may provide potential maternity roosting habitat for SAR bats. No tree removals are proposed within woodlands, and no impacts to potential maternity roosting habitat would be expected. Providing that conformance is demonstrated for environmental considerations and mitigation described in Section 9 below, there is no expectation that the proposed development will result in a negative impact to Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-Haired Bat, Tri-colored Bat, or their habitat.

7.2 Wetland

A portion of the Mount Wolfe Wetland Complex (PSW) exists on the property. Since no development has been proposed within the limit of the PSW, there will be no direct impacts to the wetland.

As per the ORMCP, a 30m Minimum Vegetation Protection Zone (MVPZ) is required adjacent to wetland. The structure envelope for Lots 1, 2 and 3 will remain 30m from the wetland, therefore; indirect impacts are not anticipated and the overall form and function



of the wetland will be maintained post-development. Potential impacts associated with construction and earthworks (*i.e.* sediment) can be properly mitigated through the installation of Erosion and Sediment Control measures (See Section 9.0).

The pre-development catchment area entering into the on-site wetland will be maintained (Ecometrix, 2025) post-development thus maintaining the quantity of surface flows directed towards the natural areas within the south south/east portion of the property. Stormwater quality/quantity controls will be provided via grassed swales. Furthermore, where possible, stormwater from the road will be separated from the stormwater from the individual lots, therefore directing only clean water to the natural areas (Ecometrix, 2025). This proposed development approach will further help minimize wetland impact. Mitigation measures, such as the installation of erosion and sediment controls (ESC), will mitigate potential sedimentation during construction. ESC should only be removed once exposed soils have been stabilized with vegetation post-construction.

There is no expectation that the proposed development will result in any impacts to the deep regional groundwater or shallow groundwater flow system (Ecometrix, 2025), thus maintaining wetland conditions post-development. It is expected that nitrate concentration from the individual on-site sewage disposal systems at the property boundary will be less than the Ontario drinking water standard. Additional reduction in nitrate loadings can be achieved through the use of on-site sewage disposal systems with nitrate reduction capacity (Ecometrix, 2025).

7.2.1 30m Minimum Vegetation Protection Zone

Some of the day-to-day disturbances associated the proposed estate residential development would be related to the creation of residential lots could be an increase typical 'noise' associated with residential development (*i.e.*, lawn maintenance, pets, children), increase in nutrients (*i.e.* septic), and lighting (*i.e.* and lighting along the roadways, driveways and homes).

The MVPZ (*i.e.*, 30m setback from wetland communities) will provide a screen to the wetland features that will act as a barrier to noise and light associated with the residence. The 30m MVPZ to the wetland community will also prevent access and encroachment into the wetland itself. Additional recommendations related to lighting can be found within Section 9.0

The MVPZ will also aid in the attenuation of any excess nutrients and pollutants including sediments that may migrate towards the wetland community. A 30m buffer is more than sufficient to maintain the quality of water by filtering excess sediment/nutrients/pollutants from the surface water runoff.



Table A cites a number of studies with the recommended buffer width required to provide the desired benefit including Madison *et al.*, (1992) that indicates that a 5m grass buffer strip traps 90% of nitrates and phosphates. Fischer, Martin and Fischenich (2000) also site that a buffer width of 10-30m is most often recommended to improve or protect water quality and tend to differ based on site-specific conditions (*i.e.*, adjacent land use, vegetation, topography, hydrology). The 30m setback from the wetland is a requirement according to the ORMCP. This setback should be adequate to mitigate any potential impacts that may be associated with the proposed development, and is generally accepted by Conservation Authorities as a sufficient width to protect wetlands from adjacent land activities.

Table A : References Regarding Recommended Widths of Vegetated Buffers to Improve or Protect Water Quality

Reference	Buffer Width (metres)	Buffer Type	Benefit
Castelle <i>et al</i> (1991) as cited in District of Muskoka (2003)	30m	Vegetated	Nutrient removal (including bacteria) reduced to “far below drinking water standards”
Hickman <i>et al</i> (1982) as cited in District of Muskoka (2003)	30m	Vegetated	Protection of Salmonid habitat
Young <i>et al.</i> (1980) as cited in Fischer <i>et al.</i> , (2000).	25m	Vegetated	Reduce suspended sediment
Madison <i>et al</i> (1992) as cited in Fischer and Fischenich (2000)	5m	Grass Filter Strip	Trapped 90% of nitrates and phosphates
Ghaffarzadeh <i>et al</i> (1992) as cited in Fischer and Fischenich (2000)	9m	Grass Filter Strip	Removed 85% of the sediment on 7 and 12% slopes.
Dillaha <i>et al</i> (1989) as cited in Fischer and Fischenich (2000)	9m	Vegetated Buffer Strip	Removed 84% of suspended solids, 79% of phosphorus and 73% of nitrogen.
Lawrence <i>et al</i> (1992) as cited in Fischer and	7m	Vegetated	Nitrate concentrations almost completely



Fischenich (2000)			reduced due to microbial denitrification and plant uptake.
Doyle <i>et al</i> (1977) as cited in Fischer and Fischenich (2000)	4m	Grass filter strips and forested buffer	Reduced nitrogen, phosphorus, potassium and fecal bacteria from runoff

The buffering lands will input leaf litter and other matter from the vegetation into the system that will provide food for wildlife lower on the food chain (Boyd, 2001) within these wetland features.

Providing that conformance is demonstrated for environmental considerations and mitigation described below (Section 9), based on the sections above we anticipate no negative ecological impacts to the wetland feature would result from the proposed development.

7.3 Significant Woodland

The woodland (WODM4, Figure 2) on the property is <0.5 ha in size and is therefore too small to be considered significant as per the ORMCP Technical Paper 7 – Identification and Protection of Significant Woodlands. Woodland habitat on adjacent lands (east of Mount Pleasant Road and south of property) would meet the size criteria for significance. Therefore, Significant Woodland is restricted to adjacent lands only.

There will be no direct impact to Significant Woodland habitat identified on adjacent lands. Development on the property is separated from the Significant Woodland by agricultural lands and Mount Pleasant Road. Consequently, there will be no direct or indirect impacts to woodland features resulting from the proposed development.

Providing that conformance is demonstrated for environmental considerations and mitigation described below (Section 9), based on the sections above we anticipate no negative ecological impacts to the Significant Woodland feature would result from the proposed development.

7.4 Candidate Significant Wildlife Habitat

For the purposes of this assessment, Candidate SWH listed below is treated as significant and have been divided into grouping based on habitat below:



7.4.1 Woodland Habitat (Adjacent Lands: Bat Maternity Colonies, Amphibian Breeding Habitat, Special Concern and Rare Wildlife Species – Eastern Wood-pewee)

Woodlands on adjacent lands (but not on the property) have the potential or have been confirmed as providing potential SWH functions including Bat Maternity Colonies (unconfirmed), Amphibian Breeding Habitat (confirmed within SWD community south of the property), and/or habitat for Eastern Wood-pewee (confirmed breeding northeast of property).

There will be no direct impact to Woodland SWH functions identified on adjacent lands. Development on the property is separated from the adjacent woodland by agricultural lands and Mount Pleasant Road, and therefore, there is no expectation that there will be any indirect impacts resulting from the proposed development.

7.4.2 Open/Shallow Water Wetland (Adjacent Lands: Turtle Wintering Areas, Marsh Breeding Bird Habitat, Special Concern and Rare Wildlife Species – Snapping Turtle)

Several individual units, part of the Mount Wolfe PSW complex, are on adjacent lands within the study area. The PSW units with permanent standing water may provide SWH function as Turtle Wintering Areas, Marsh Breeding Bird Habitat and habitat for Snapping Turtle.

There will be no direct impact to the Mount Wolfe PSW on or adjacent to the property. Development on the property is separated from adjacent PSW units with these potential SWH functions by Mulloy Court and Mount Pleasant Road and therefore there is no expectation that there will be an indirect impacts resulting from the proposed development.

Providing that conformance is demonstrated for environmental considerations and mitigation described below (Section 8), based on the sections above we anticipate no negative ecological impacts to these SWH functions would result from the proposed development.

7.4.3 Meadow Habitat (Property: Terrestrial Crayfish, Special Concern and Rare Wildlife Species - Chimney or Meadow Crayfish)

Crayfish burrows were documented within the MAMM2-2 meadow marsh community in addition to the fallow field immediately adjacent to this wetland community (Terrastory Figure 4, Appendix B). All development, including grading, will be located away from the wetland and adjacent meadow areas where crayfish burrows were observed, therefore



there will be no direct impacts to the burrows and associated tunnels used by terrestrial crayfish.

The pre-development catchment area entering into the on-site wetland will be maintained (Ecometrix, 2025) post-development thus maintaining the quantity of surface flows directed towards the natural areas within the south south/east portion of the property.

Quality/quantity controls are to be provided via grassed swales. Furthermore, where possible, storm water from the road will be separated from the storm water from the individual lots therefore directing only clean water to the natural areas (Ecometrix, 2024). Mitigation measures such as the installation of erosion and sediment controls (ESC) will mitigate potential sedimentation during the construction process. ESC should only be removed once exposed soils have been stabilized with vegetation.

The natural vegetation in the vicinity of the crayfish burrows will be maintained post-development for the long-term thus maintaining the food source for the species.

There is no expectation that the proposed development will result in any impacts to the deep regional groundwater or shallow groundwater flow system (Ecometrix, 2024) thus preventing potential groundwater flooding and/or drying of the soils that could otherwise potentially leave the area inhabitable for crayfish.

Providing that conformance is demonstrated for environmental considerations and mitigation described below (Section 9), based on the sections above we anticipate no negative ecological impacts to these SWH functions would result from the proposed development.

7.5 Fish Habitat

The proposed development will not result in direct alteration of any direct or indirect fish habitat features on the property, nor will any portion of the property be subject to disturbance within 20m of such features. The minimum setback of the structure envelope for the proposed lots will be 20m from DF1 and DF2, with a majority of the structure envelope being 30m+ from these features. Both DF1 and DF2 were characterized as providing indirect fish habitat and have been historically altered or impacted from adjacent farming practises and/or road works. Protections and riparian buffers should still be afforded to indirect fish habitat features as they serve important roles in maintaining base flows, nutrients, and food sources to downstream fish-bearing systems. However, the proposed buffer width of 30 + and 20m+ for DF1 and DF2 respectively, that maintains the adjacent natural vegetation cover, along with the inclusion of



mitigation measures outlined in Section 9 below, is expected to preserve the function of DF1 and DF2 (on adjacent lands). Overall, it is our understanding that the proposed concept plan should allow for the quantity and quality of surface flow within DF1 and DF2 to be maintained post-development. Providing that conformance is demonstrated for environmental considerations and mitigation described in Section 8 below, there is no expectation that the proposed development will result in negative impacts to fish or fish habitat under the Federal *Fisheries Act*.

7.6 Headwater Drainage Feature

As per the HDF Guidelines, the recommended management for DF1 was ‘Protection’ due to the presence of a wetland feature upstream. Features with a ‘Protection’ management recommendation are considered to have important functions, and the following are the recommended management strategies outlined in the HDF Guidelines:

A. Protection – Important Functions: *e.g.* swamps with amphibian breeding habitat; perennial headwater drainage features; seeps and springs; SAR habitat; permanent fish habitat with woody riparian cover.

- Protect and/or enhance the existing feature and its riparian zone corridor, and groundwater discharge or wetland in-situ;
- Maintain hydroperiod;
- Incorporate shallow groundwater and base flow protection techniques such as infiltration treatment;
- Use natural channel design techniques or wetland design to restore and enhance existing habitat features, if necessary; realignment not generally permitted; and,
- Design and locate the stormwater management system (*e.g.* extended detention outfalls) are to be designed and located to avoid impacts (*i.e.* sediment, temperature) to the feature.

Based on the proposed concept plan (Figure 3), the above management recommendations are being implemented where necessary. Both DF1 and the wetland feature are not being altered as part of the development. No realignment of DF1 is proposed, and the 30m setback to the wetland/drainage feature vegetation is a suitable buffer to maintain pre-development drainage characteristics in both quantity and quality. Therefore, the existing hydrology and flow path of DF1 should not be impacted as a result of the lot creation, and DF1 should be protected from the proposed development works if the appropriate mitigation measures are implemented as per Section 9.



8.0 POLICY CONFORMITY

This policy conformity comments on the applicable natural heritage policies within the relevant provincial, municipal and local policy.

Provincial Policy Statement: There is no development proposed within any of the identified significant natural heritage features. Proposed setbacks are sufficient to avoid negative impacts on the natural features and their ecological functions – *conforms*.

ORMCP: Conformity with the ORMCP will be addressed through the Town of Caledon's Official Plan. See below.

Endangered Species Act: Provided the recommended mitigation measures are adhered to as outlined within Section 9.0 of the EIS, there is no expectation that there will be any contravention of Ontario's *ESA* – *conforms*.

Regional Municipality of Peel: There is no development proposed within any of the Core Areas within the Regional Greenlands System – *conforms*.

Town of Caledon: Through the completion of the EIS, the KNHF and KHF, as defined by the ORMCP, have been identified and delineated. The limits of the EZ1 areas on the property should align with the identified KNHF and KHF and associated MVPZ (i.e. wetland and 30m setback). EZ1 has been included within lots but no part of these features have been included in the calculation of net lot area. No development or site alteration is proposed within EZ1. The proposed development has been designed in a manner to maintain connectivity between the KNHF and KHF within the study area. It is recommended that native self-sustaining vegetation is restored for the long-term protection within the identified MVPZ (Figure 3). A 30m MVPZ will be maintained adjacent to the identified KNHF and KHF (Figure 3). The proposed development will not impede the movement of plants and animals among KNHFs, KHF and adjacent land within ORMCP Natural Core Areas and Natural Linkage Areas – *conforms*.

Toronto and Region Conservation Authority: A permit may be required from TRCA prior to any site alteration or development within TRCA regulated lands – *conforms*.

Federal Fisheries Act: The proposed development has avoided any potential impacts to the identified indirect fish habitat which is present on the property – *conforms*.

Fish and Wildlife Conservation Act and Migratory Bird Convention Act: Provided the recommended timing restrictions for vegetation removals is adhered to, the proponent will remain in compliance with these provincial *Acts* – *conforms*.



9.0 RECOMMENDATIONS

9.1 Species at Risk

It should be noted that the absence of a protected species within the study area does not indicate that they will never occur within the area. Given the dynamic character of the natural environment, there is a constant variation in habitat use. Care should be taken in the interpretation of presence of species of concern including those listed under the ESA. Changes to policy, or the natural environment, could result in shifts, removal, or addition of new areas to the list of areas currently considered candidate KNHFs. This report is intended as a point in time assessment of the potential to impact SAR; not to provide long term “clearance” for SAR. While there is no expectation that the assessment should change significantly, it is the responsibility of the proponent to ensure that they are not in contravention of the ESA at the time that site works are undertaken. A review of the assessment provided in this report by a qualified person should be sufficient to provide appropriate advice at the time of the onset of future site works.

9.2 Migratory Breeding Birds and Bats

Activities involving tree removal should be avoided between **April 1 through September 30** of any given year. This timing window covers the active period for migratory breeding birds, as well as for bat species that may use trees for maternity and/or day roosting purposes. It is anticipated that adherence to this timing restriction will avoid potential impacts to individual SAR bats, therefore remaining in compliance with Section 9 of the ESA affording individual protection to Endangered species.

9.3 Erosion and Sediment Controls

Diligent application of ESCs is recommended for all future construction activities to minimize the extent of accidental or unavoidable impacts to adjacent vegetation communities, wildlife habitat and fish habitat (DF1 and DF2). Prior to the commencement of site works, silt fencing should be applied along the length of directly adjacent natural or naturalized features, and routine inspection/maintenance of the silt fencing should occur throughout construction. It is recommended that ESCs be maintained until vegetation is re-established post-construction.

Materials storage on the property (*i.e.* soil stockpiles) should be located over 30m from the wetland and drainage features. Material storage areas should be contained with ESCs to avoid potential indirect impacts to natural features on-site.



9.4 Operations

All maintenance activities (including refueling) required during future construction should be conducted at least 30m away from natural features to prevent accidental spillage of deleterious substances that may harm natural environments.

The contractor is recommended to have a Contaminant and Spill Management Plan in place prior to initiation of works. This should include keeping an emergency spill kit on site at all times. In the event of a spill, the contractor must report it immediately to the provincial Spills Action Centre (SAC).

9.5 Lighting

It is recommended that the proposed development include dark sky compliance so that no horizontal trespass extends into protected areas where lighting is not required.

9.6 Minimum Vegetation Protection Zone – Planting Plan

An enhancement planting plan should be prepared for the lands within the MVPZ (Figure 3) to the satisfaction of the approval authority with consideration of the following:

- The MVPZ in the vicinity of the Chimney Crayfish habitat should be left void of trees/shrubs to maintain suitable meadow habitat for the species;
- For the remaining planting areas, all tree and shrubs should be native, non-invasive species;
- Tree planting stock should include a variety of sizes and successional species;
- Use of species that could provide a food source for local wildlife is encouraged;
- Species selected should be representative of woodland composition within the local area;
- Species selected should be appropriate for conditions within the MVPZ lands (*i.e.* soil and light conditions);
- Specific planting details including site preparation, size of stock, spacing, *etc.* should be outlined within the detailed planting plan;
- In any areas prone to colonization by Common Buckthorn (*Rhamnus cathartica*) or other fast-spreading invasive species, add a mix of fast-growing pioneer species (*i.e.* Paper Birch (*Betula papyrifera*), Poplar (*Populus sp.*) *etc.* and slower-growth species;
- An appropriate native herbaceous groundcover planting and/or seed mix should be recommended around tree/shrub plantings; and,
- A monitoring and tending plan should accompany the planting plan to ensure success of the plantings.



The goal of the plantings within the MVPZ is to, in time, create additional woodland habitat to provide additional buffer functions to the adjacent wetland habitat, fish habitat/HDF, and associated wildlife.

The provision of permanent fencing along the perimeter of the Natural Heritage System is recommended to restrict access to residents and pets. These mitigation measures are intended to discourage access and disturbance into the wetland and associated vegetation protection zone in order to maintain its ecological integrity.

10.0 CONCLUSIONS

Based upon our analysis, it is concluded that the environmental conditions are not limiting to the proposed development through incorporation of the environmental protection measures described in Section 9 of this report.

At this time, our findings are summarized as follows:

- The proposed development is consistent with the applicable natural heritage policies of the Provincial Policy Statement, ESA, Region of Peel OP, ORMCP through adherence with the Town's OP, and TRCA (permit may be required).
- Our impact assessment has given full consideration to the habitat requirements of all SAR assumed and documented to occur in the area, and results indicate the proposed site development will not result in negative direct or indirect impacts to habitat of SAR providing conformance is demonstrated to mitigation measures described in Section 9 and 10 of the ESA.
- The proposed works are not expected to negatively impact the ecological functions of the wetland (PSW), Significant Woodland, or Candidate Significant Wildlife Habitat outlined in Section 5 if the appropriate mitigation measures outlined in Section 9 are followed.
- No ephemeral, intermittent, or permanent HDFs or watercourses that host direct or indirect fish habitat will be negatively impacted as a result of the proposed works if the appropriate mitigation measures described in Section 9 are followed during construction.



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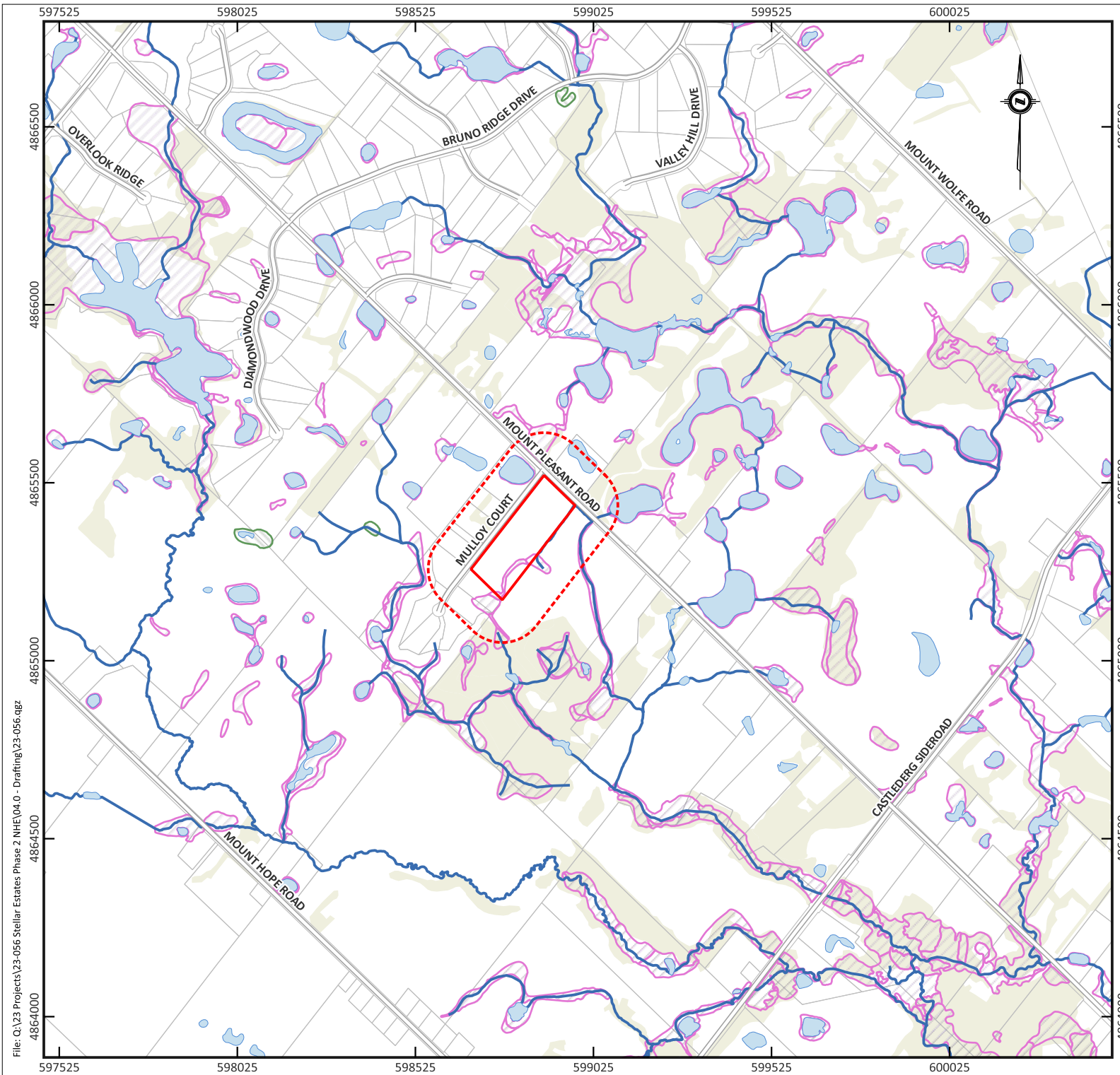
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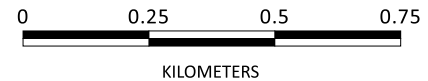
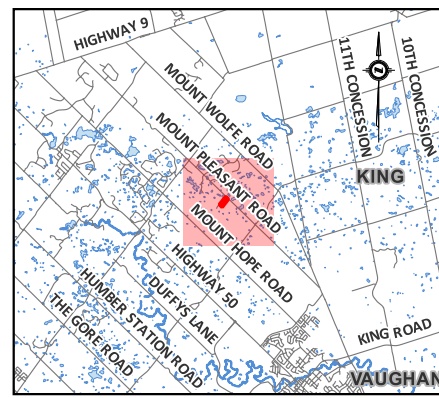
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LEGEND

- Approx. Property Boundary
- Study Area
- Waterbody
- Permanent Watercourse
- Unevaluated Wetland
- Provincially Significant Wetland
- Wooded Area
- Road

REGIONAL MAP SCALE 1:25000

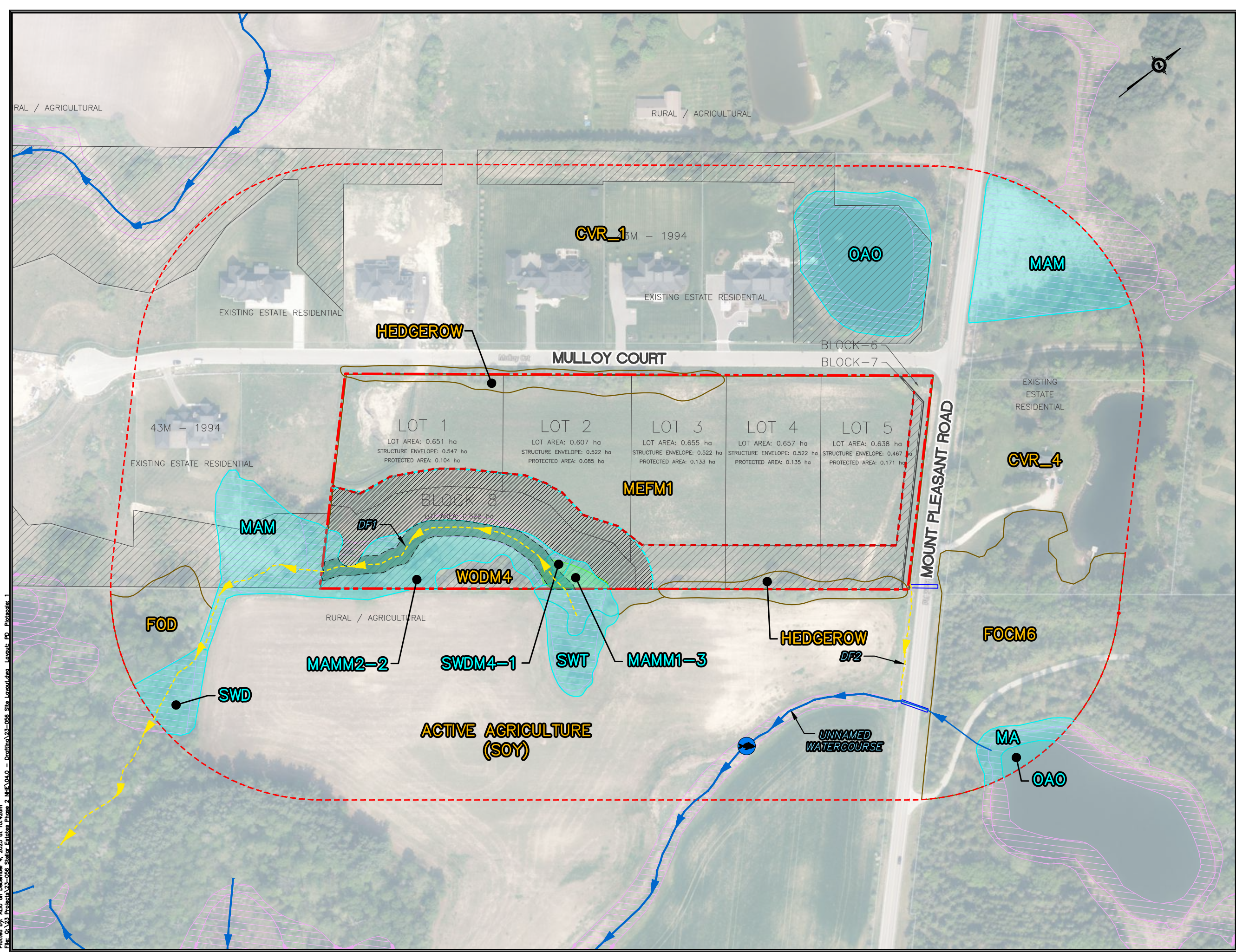


SITE LOCATION

0 MULLOY COURT
CALEDON, ON

DATE ISSUED: JANUARY 2025	Figure No. 1
CREATED BY: A.L.	
PROJECT NO.: 23-056	
BASE MAP: MNR	

File: Q:\23 Projects\23-056 Stellar Estates Phase 2 NHE\04_0 - Drafting\23-056.dwg



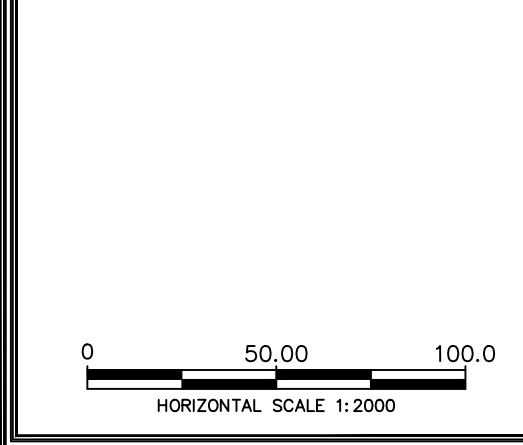
- LEGEND:**
- APPROX. PROPERTY BOUNDARY
 - STUDY AREA
 - MOUNT WOLFE WETLAND COMPLEX
PROVINCIALY SIGNIFICANT WETLAND
(PSW; MNRF, 2022)
 - WATERCOURSE
 - EPHEMERAL DRAINAGE FEATURE/
INDIRECT FISH HABITAT (DF)
 - COLDWATER THERMAL REGIME
 - HEADWATER DRAINAGE FEATURE –
RECOMMENDED MGMT: PROTECTION

- ELC UPLAND COMMUNITIES:**
- CVR_1 LOW DENSITY RESIDENTIAL
 - CVR_4 RURAL PROPERTY
 - FOCM6 NATURALIZED CONIFEROUS PLANTATION
 - FOD DECIDUOUS FOREST
 - WODM4 DRY-FRESH DECIDUOUS WOODLAND
 - MEFM1 DRY-FRESH FORB MEADOW
- ELC WETLAND COMMUNITIES:**
- MA MARSH
 - MAM MEADOW MARSH
 - MAMM1-3 REED-CANARY GRASS GRAMINOID
MINERAL MEADOW MARSH
 - MAMM2-2 PANICLED ASTER MINERAL MEADOW
MARSH
 - OAO OPEN AQUATIC
 - SWD DECIDUOUS SWAMP
 - SWDM4-1 WILLOW MINERAL DECIDUOUS SWAMP
 - SWT THICKET SWAMP

--- 30m MVPZ SETBACK

--- LIMIT OF PROP. STRUCTURE ENVELOPE

MVPZ RESTORATION PLANTING ZONE



PROPOSED DEVELOPMENT	
0 MULLOY COURT CALEDON, ON	
DATE ISSUED: DECEMBER 2025	Figure No.
CREATED BY: A.L.	3
PROJECT NO.: 23-056	
REFERENCE: TOWN OF CALEDON	

Plotted by: ALU on December 4, 2025 at 10:42am
 File: C:\23-056\23-056_Site_Layout.dwg - Drafting\23-056_Site_Layout.dwg Layout: PD - PlotScale: 1

Table 1: Vascular Plant List, Stellar Homes Phase 2 EIS

Surveyor: L. Moran

AEC23-056

FAMILY ¹	SCIENTIFIC NAME ¹	COMMON NAME ¹	Vegetation Communities ²						Conservation Rankings ³				Regional ⁴
			MEFM1	WODM4	MAMM1-3	MAMM2-2	SWD4-1	HEDGEROWS	GRANK	SRANK	TRACK	TRCA	
Aceraceae	<i>Acer negundo</i>	Manitoba Maple	X	X		X	X	X	G5	S5	N	L+?	
Aceraceae	<i>Acer saccharum</i>	Sugar Maple		X					G5	S5	N	L5	
Anacardiaceae	<i>Rhus typhina</i>	Staghorn Sumac						X	G5	S5	N	L5	
Apiaceae	<i>Daucus carota</i>	Wild Carrot	X						GNR	SE5	N	L+	
Apocynaceae	<i>Asclepias syriaca</i>	Common Milkweed	X						G5	S5	N	L5	
Asteraceae	<i>Ambrosia artemisiifolia</i>	Common Ragweed	X						G5	S5	N	L5	
Asteraceae	<i>Arctium minus</i>	Common Burdock	X						GNR	SE5	N	L+	
Asteraceae	<i>Cichorium intybus</i>	Wild Chicory	X						GNR	SE5	N	L+	
Asteraceae	<i>Cirsium arvense</i>	Canada Thistle	X						G5	SE5	N	L+	
Asteraceae	<i>Cirsium vulgare</i>	Bull Thistle	X						GNR	SE5	N	L+	
Asteraceae	<i>Erigeron annuus</i>	Annual Fleabane	X						G5	S5	N	L5	
Asteraceae	<i>Erigeron canadensis</i>	Canada Horseweed	X						G5	S5	N	L5	
Asteraceae	<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	X			X			G5	S5	N	L5	
Asteraceae	<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed				X			G5	S5	N	L5	
Asteraceae	<i>Lactuca serriola</i>	Prickly Lettuce	X						GNR	SE5	N	L+	
Asteraceae	<i>Leucanthemum vulgare</i>	Oxeye Daisy	X						GNR	SE5	N	L+	
Asteraceae	<i>Solidago altissima</i>	Tall Goldenrod	X						G5	S5	P	L5	
Asteraceae	<i>Solidago gigantea</i>	Giant Goldenrod	X						G5	S5	P	L5	
Asteraceae	<i>Sonchus arvensis</i>	Field Sow-thistle	X						GNR	SE5	N	L+	
Asteraceae	<i>Symphyotrichum lanceolatum</i>	Panicled Aster				X			G5	S5	P	L4	
Asteraceae	<i>Symphyotrichum novae-angliae</i>	New England Aster	X						G5	S5	N	L5	
Asteraceae	<i>Taraxacum officinale</i>	Common Dandelion	X						G5	SE5	N	L+	
Asteraceae	<i>Tripleurospermum inodorum</i>	Scentless Chamomile	X						GNR	SE	N	L+	
Brassicaceae	<i>Erysimum cheiranthoides</i>	Wormseed Wallflower	X						G5	S5?	N	L+	
Caprifoliaceae	<i>Lonicera tatarica</i>	Tatarian Honeysuckle						X	GNR	SE5	N	L+	
Caprifoliaceae	<i>Viburnum opulus var. opulus</i>	Cranberry Viburnum		X					G5TNR	SE4?	N	L+	
Caryophyllaceae	<i>Dianthus armeria</i>	Deptford Pink	X						GNR	SE5	N	L+	
Clusiaceae	<i>Hypericum perforatum</i>	Common St. John's-wort	X						GNR	SE5	N	L+	
Cornaceae	<i>Cornus alternifolia</i>	Alternate-leaved Dogwood							G5	S5	N	L5	
Cornaceae	<i>Cornus sericea</i>	Red-osier Dogwood				X	X	X	G5	S5	N	L5	
Equisetaceae	<i>Equisetum arvense</i>	Field Horsetail		X					G5	S5	N	L5	
Fabaceae	<i>Medicago lupulina</i>	Black Medick	X						GNR	SE5	N	L+	
Fabaceae	<i>Melilotus albus</i>	White Sweet-clover	X						G5	SE5	N	L+	
Fabaceae	<i>Robinia pseudoacacia</i>	Black Locust						X	G5	SE5	N	L+	
Fabaceae	<i>Securigera varia</i>	Purple Crown-vetch	X						GNR	SE5	N	L+	
Fabaceae	<i>Trifolium hybridum</i>	Alsike Clover	X						GNR	SE5	N	L+	
Fabaceae	<i>Trifolium pratense</i>	Red Clover	X						GNR	SE5	N	L+	
Fabaceae	<i>Vicia cracca</i>	Tufted Vetch	X						GNR	SE5	N	L+	
Fagaceae	<i>Quercus macrocarpa</i>	Bur Oak						X	G5	S5	N	L4	
Juglandaceae	<i>Juglans nigra</i>	Black Walnut						X	G5	S4?	N	L5	
Lamiaceae	<i>Leonurus cardiaca</i>	Common Motherwort	X						GNR	SE5	N	L+	
Lythraceae	<i>Lythrum salicaria</i>	Purple Loosestrife				X			G5	SE5	N	L+	

FAMILY ¹	SCIENTIFIC NAME ¹	COMMON NAME ¹	Vegetation Communities ²						Conservation Rankings ³			Regional ⁴	
			MEFM1	WODM4	MAMM1-3	MAMM2-2	SWD4-1	HEDGEROWS	GRANK	SRANK	TRACK	TRCA	
Oleaceae	<i>Fraxinus pennsylvanica</i>	Red Ash		X					X	G4	S4	N	L5
Onagraceae	<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade		X						G5	S5	N	L5
Onagraceae	<i>Oenothera biennis</i>	Common Evening-primrose	X							G5	S5	N	L5
Pinaceae	<i>Picea abies</i>	Norway Spruce		X						G5	SE3	N	L+
Pinaceae	<i>Picea pungens</i>	Blue Spruce						X		G5	SE1	N	L+
Pinaceae	<i>Pinus strobus</i>	Eastern White Pine						X		G5	S5	N	L4
Plantaginaceae	<i>Plantago major</i>	Common Plantain	X							G5	SE5	N	L+
Poaceae	<i>Agrostis gigantea</i>	Redtop	X							G4G5	SE5	N	L+
Poaceae	<i>Bromus inermis</i>	Smooth Brome	X							G5T5	SE5	N	L+
Poaceae	<i>Dactylis glomerata</i>	Orchard Grass	X							GNR	SE5	N	L+
Poaceae	<i>Phalaris arundinacea</i>	Reed Canarygrass	X		X	X				G5	S5	N	L+?
Poaceae	<i>Phleum pratense</i>	Common Timothy	X							GNR	SE5	N	L+
Poaceae	<i>Poa compressa</i>	Canada Bluegrass	X							GNR	SE5	N	L+
Polygonaceae	<i>Rumex crispus</i>	Curled Dock	X							GNR	SE5	N	L+
Ranunculaceae	<i>Ranunculus acris</i>	Common Buttercup	X							G5	SE5	N	L+
Rhamnaceae	<i>Rhamnus cathartica</i>	European Buckthorn		X					X	GNR	SE5	N	L+
Rosaceae	<i>Fragaria virginiana</i>	Wild Strawberry	X							G5	S5	N	L5
Rosaceae	<i>Malus pumila</i>	Common Apple							X	G5	SE4	N	L+
Rosaceae	<i>Prunus serotina</i>	Black Cherry							X	G5	S5	N	L5
Rosaceae	<i>Prunus virginiana</i>	Chokecherry		X					X	G5	S5	N	L5
Rosaceae	<i>Rubus idaeus ssp. strigosus</i>	North American Red Raspberry	X							G5T5	S5	N	L5
Salicaceae	<i>Salix x fragilis</i>	(<i>Salix alba</i> X <i>Salix euxina</i>)						X		GNA		N	L+
Scrophulariaceae	<i>Verbascum thapsus</i>	Common Mullein	X							GNR	SE5	N	L+
Typhaceae	<i>Typha angustifolia</i>	Narrow-leaved Cattail				X				G5	SE5	N	L+
Ulmaceae	<i>Ulmus americana</i>	White Elm				X	X	X		G4	S5	N	L5
Verbenaceae	<i>Verbena hastata</i>	Blue Vervain				X				G5	S5	N	L5
Vitaceae	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	X			X				G5	S4?	N	L5
Vitaceae	<i>Parthenocissus vitacea</i>	Thicket Creeper		X						G5	S5	N	L5
Vitaceae	<i>Vitis riparia</i>	Riverbank Grape	X	X		X				G5	S5	N	L5

¹ Nomenclature based on Ministry of Natural Resources and Forestry (MNR) Natural Heritage Information Centre (NHIC, 2023)

² ELC Codes based on Ecological Land Classification for Southern Ontario manual (Lee et al., 1998, 2008)

³ Conservation Rankings: From Ontario Ministry of Natural Resources and Forestry, Natural Heritage Information Centre (<https://www.ontario.ca/page/natural-heritage-information-centre>)

⁴ TRCA Flora Species. June 2021 Ranks.

L-rank: TRCA local rank (assigned June 2021)

L1-L3: species of regional conservation concern

L4: species of conservation concern in urban area

L5: species not of conservation concern at this time

LX: species is extirpated from TRCA

L+: introduced species, not native to TRCA

L+?: species is likely introduced to TRCA

LU: presence of species in TRCA unverified/unknown

APPENDICES

Appendix A: Town of Caledon PARC Meeting Checklist

Appendix B: Terrastory Existing Conditions Report

Appendix C: Planning Information

Appendix D: TRCA Regulation Map

Appendix E: MNRF Mapping

Appendix F: Stormwater and Grading Plan

APPENDIX A

Town of Caledon PARC Meeting Checklist

Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

File Number: PRE 2023-0101
Meeting Date: July 6, 2023

Lead Planner: Richard Martin, Planning Division
Expiry Date: November 6, 2023.

Purpose and Advisory Information

In accordance with the *Planning Act* and pursuant to By-law 2022-052, applicants are required to complete Pre-Consultation with the Town which consists of an Inquiry Meeting, a Preliminary (PARC) Meeting and Pre-Consultation (DART) Review, prior to submission of development applications.

It is important to note that all comments provided at the PARC Meeting and contained within this document are preliminary only and based solely on the information that was made available at the time of the meeting. This meeting does not imply or suggest any decision whatsoever on behalf of the Town of Caledon. Once the Pre-Consultation (DART) Review or an application has been submitted and is in circulation, additional information may be required during the processing of the application.

The proposal as described on this form has been reviewed at a Preliminary (PARC) Meeting and the 'complete' application requirements are outlined in this document. If an application does not contain the items outlined in this document, the application will be deemed incomplete and will not be accepted by the Town of Caledon.

As per By-law No. 2022-052, a new Preliminary (PARC) Meeting will be required should the Pre-Consultation (DART) Review or application not be submitted by the expiry date. If additional consultation is required, it should be held prior to the expiry date to ensure all matters have been addressed.

If the applicant does not contact Town Staff for clarification of this document, within 10 business days of receiving this document, the applicant acknowledges that the requirements outlined within this document must be submitted for the application to be considered 'complete'.

Section 1: Applicant and Owner Information

Applicant Name:	Vito Froio of Stellar Homes Inc.
Phone Number:	416 540 4579 (cell)
Email Address:	Vito@stellarhomesinc.ca

Owner Name:	Stellar Homes Inc.
Phone Number:	905 726 7778 (business)
Email Address:	N/A

Section 2: Project and Property Information

Municipal Address:	0 Mount Pleasant Road, Caledon, ON.
Legal Description:	Part Lot 18, Concession 8
Roll Number:	2124010001212000000
Site Area:	4.1 (ha)(10.1 ac)

Project Name:	Vito Froio on behalf of Stellar Homes Inc.
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Proposal:	The proposal is for the rezoning of the subject site from Rural - Oak Ridges Moraine (A2-ORM) to Residential Estate-Exception Zone. The site is located on the southern side of Mount Pleasant Road and is west of Mulloy Court. The proposed 5 estate residential lots is to be developed as a second phase of the existing 10 lot Mulloy Court subdivision.
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Existing GFA:	N/A	Proposed GFA:	N/A
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Servicing:	Well	Septic
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Section 3: Planning Policy Framework

Provincial Plans

Places to Grow Plan, 2020:

Greenbelt Area

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Greenbelt Plan, 2017:	N/A
Niagara Escarpment Plan, 2017:	N/A
Oak Ridges Moraine Conservation Plan, 2017:	Countryside Area Perc
Zoned EPA1-ORM, EPA2-ORM and/or Within the Associated Buffer in the Oak Ridges Moraine:	Yes
Provincial Agricultural System:	N/A
Provincial Natural Heritage System:	Yes
Wetlands Identified by the Province:	Evaluated-Provincial
Region of Peel Official Plan	N/A
Town of Caledon Official Plan:	Oak Ridges Moraine Conservation Plan Area, Schedule 'A' Greenbelt Plan Area, Greenbelt Plan Protected Countryside Designation, Palgrave Estate Residential Community, Schedule 'A1' Settlement Area, Schedule 'F' Policy Area 2, Schedule 'G' Regional Water Service Area, Schedule 'H' Low Aquifer Vulnerability, Schedule 'P-1' Landform Conservation Area Category 2, Schedule 'P-2'
Town of Caledon Future Official Plan:	To be determined
Town of Caledon, Zoning By-law 2006:50, as amended:	Rural – Oak Ridges Moraine - A2-ORM
Interim Control By-law 2006:50:	N/A
GTA West Corridor:	N/A
Heritage Interest:	N/A
Archaeological Interest:	Yes
Conservation Authority:	TCRA
Access Authority:	Mount Pleasant Road (Regional), Mulloy Court (Town)
Other Applications Affecting the Property and Their Status:	PRE 2021-0128, PRE 2012-0114, PRE 2013-0069, PRE 2023-0085

Section 4: Required Approvals

In accordance with Staff Report 2022-0209, the Town is no longer accepting the submission of concurrent development applications and where public infrastructure is proposed, a Draft Plan of Subdivision will be required.

The following applications are required:

- Pre-Consultation (DART) Review
- Draft Plan of Subdivision
- Zoning By-law Amendment: (Regular Stream)

The following additional approvals and/or requirements are required:

- TRCA Permit
- Building Permit

Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Section 5: Complete Application Requirements

The 'complete' application requirements are outlined in two tables below:

- 1) Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered 'Complete'
- 2) Material and Documentation Required for Submission for an Application to be Considered 'Complete'

If an application does not meet the requirements outlined in this document, the application will be deemed incomplete and will not be processed by the Town of Caledon.

Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered 'Complete'

Prior to an application being considered 'complete' the following approvals/permissions must be in place, and the following engagement and consultation must be completed to the satisfaction of the applicable agency/department.

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
X	Written Confirmation to the Satisfaction of the Town of the Completion of the Pre-Consultation (DART) Review for the Project	<p>Please prepare the submission material as per the requirements contained within this form. Once completed, please submit the material with the Pre-Consultation (DART) Review Form to planning@caledon.ca. Planning staff will then contact you to arrange for payment of the required fee:</p> <p>Pre-Consultation Submission/Review - Zoning By-law Amendment (including Temporary Use) ** \$ 9,311.20.</p> <p>Once the Pre-Consultation (DART) Review is satisfactory, Planning staff will provide direction on how to submit the application.</p>
	Written Confirmation to the Satisfaction of the Town of a Regional Official Plan Amendment being in Full Force and Effect for the Subject Lands	<p>Prior to the submission of the required application, a Regional Official Plan Amendment must be approved and in full force and effect for the subject lands, supporting the proposed development.</p> <p>For more information on the Regional Official Plan Amendment process, please contact:</p> <p>Christina Marzo Manager, Planning and Development Services Public Works, Region of Peel 905.791.7800 x. 4362 Christina.marzo@peelregion.ca</p>

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Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Written Confirmation to the Satisfaction of the Town of Completion of the Growth Management and Phasing Study and Confirmation that the Proposed Development Conforms to the Study	<p>The Town of Caledon is undertaking a Growth Management and Phasing Study to identify how, where and when the Town will grow.</p> <p>Prior to the submission of the required application, the Study must be complete and it must confirm that the proposed development conforms to the study.</p> <p>For more information on the Growth Management and Phasing Study, please contact: Steven Burke, Manager, Strategic Policy Planning Planning Department, Town of Caledon 905.584.2272 x. 4264 Steven.burke@caledon.ca</p>
	Written Confirmation to the Satisfaction of the Town of a Secondary Plan being in Full Force and Effect for the Subject Lands	<p>Prior to the submission of the required application, a Town-led Secondary Plan must be approved and in full force and effect for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Block Plan being in Full Force and Effect for the Subject Lands	<p>Prior to the submission of the required application, a Block Plan must be approved and in full force and effect for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of Approval from the Niagara Escarpment Commission	<p>Prior to the submission of the required application, approval from the Niagara Escarpment Commission must be received, permitting the proposed development. Approval of a Niagara Escarpment Plan Amendment OR Niagara Escarpment Development Permit is required, and the approval must be in full force and effect.</p> <p>Note to the Lead Planner: If a Niagara Escarpment Plan Amendment OR Niagara Escarpment Development Permit has been submitted, please amend the language above to include a reference number, and status</p>



Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
		For more information on this process, please contact the Lead Planner as noted on this form or the Niagara Escarpment Commission:
	Written Confirmation to the Satisfaction of the Town of an Official Plan Amendment being in Full Force and Effect for the Subject Lands and Project	<p>Prior to the submission of the required application, an Official Plan Amendment must be approved and in full force and effect for the subject lands, permitting the proposed development.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Zoning By-law Amendment being in Full Force and Effect for the Subject Lands and Project	<p>Prior to the submission of the required application, a Zoning By-law Amendment must be approved and in full force and effect for the subject lands, permitting the proposed development.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
X	Written Confirmation to the Satisfaction of the Town of a Draft Plan of Subdivision having been Registered for the Subject Lands	<p>Prior to the submission of the required application, a Draft Plan of Subdivision must be registered for the subject lands.</p> <p>Currently, Staff is in receipt of the associated PARC regular application for a Draft plan of subdivision for subject site (reference Number PRE 2023-0085)</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Draft Plan of Condominium having been Registered for the Subject Lands	<p>Prior to the submission of the required application, a Draft Plan of Condominium must be registered for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Site Plan Application having received Final Site Plan Approval for the Subject Lands and Project	Prior to the submission of the required application, a Site Plan application must have been issued Final Approval for the project.



Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
		For more information on this process, please contact the Lead Planner as noted on this form.
	Written Confirmation to the Satisfaction of the Town that Meaningful Consultation has Occurred with Indigenous Communities	Prior to the submission of the required application, meaningful consultation must have occurred with Indigenous Communities.
	Written Confirmation to the Satisfaction of the Town that Meaningful Consultation has Occurred with the Public	Prior to the submission of the required application, meaningful public consultation must have occurred.
X	Written Confirmation to the Satisfaction of the Town of a Permit or Clearance Letter having been Issued from the Appropriate Conservation Authority or Environmental Reviewer	<p>Prior to the submission of the required application, a Permit or Clearance Letter from the Toronto and Region Conservation Authority or Environmental Reviewer must have been issued for the project.</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner. For more information on this process, please contact the Lead Planner as noted on this form or the Toronto and Region Conservation Authority (TRCA) Andrea Terella (437) 880-1937 andrea.terella@trca.ca</p>
	Written Confirmation to the Satisfaction of the Town of a Permit having been Issued by the Ministry of Transportation	<p>Prior to the submission of the required application, a Permit from the Ministry of Transportation must have been issued for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the</p>
	Written Confirmation to the Satisfaction of the Town of Road Access Approval from the Ministry of Transportation Confirming Location, Type and Capacity	<p>Prior to the submission of the required application, the Ministry of Transportation must have confirmed the access location, type and capacity in writing for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Ministry of Transportation:</p>



Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Written Confirmation to the Satisfaction of the Town of Road Access Approval from the Region of Peel Confirming Location, Type and Capacity	<p>Prior to the submission of the required application, the Region of Peel must have confirmed the access location, type and capacity in writing for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Region of Peel:</p>
	Written Confirmation to the Satisfaction of the Town of Servicing Approval from the Region of Peel, Confirming Servicing Requirements and Capacity are Present or Have Been Committed To	<p>Prior to the submission of the required application, the Region of Peel must have issued servicing approval, confirming servicing requirements and that the capacity is present or has been satisfactorily committed to, all in writing, for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Region of Peel:</p>
X	Written Confirmation to the Satisfaction of the Town of Approval of the Limits of Development from the Applicable Conservation Authority or Environmental Reviewer	<p>Prior to the submission of the required application, the Region, Town and Conservation Authority must be satisfied that the proposed development respects the features and has appropriate limits of development.</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the</p>
X	Written Confirmation to the Satisfaction of the Town of Acceptance of All Required Archaeological Assessments by the Ministry of Citizenship and Multiculturalism	<p>Prior to the submission of the required application, a minimum Stage 1-2 archaeological assessment must be received and accepted by the Ministry of Citizenship and Multiculturalism (MCM).</p> <p>Heritage staff require submission of all completed archaeological assessment(s) and their corresponding MCM acceptance letters.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or Town of Caledon Heritage Staff at heritage@caledon.ca.</p>
X	Written Confirmation to the Satisfaction of the Town of Parkland Requirements:	<p>Prior to the submission of the required application, confirmation of parkland requirements is required, including but not limited to confirmation of the park size,</p>



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Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	<ul style="list-style-type: none"> Where Parkland Dedication is Applicable, Confirmation of the Park Size, Location and Configuration Where Cash-in-Lieu of Parkland is Required, the Rate of How it is to be paid and a Satisfactory Appraisal 	<p>location and configuration or the rate and calculation of how cash-in-lieu of parkland is required.</p> <p>Payment of money in lieu of conveyance of parkland will be required at equivalent market value of 5% of the land included in the plan.</p> <p>For more information on parkland dedication, please contact the Lead Planner as noted on this form or Town of Caledon Parks staff at: Eva Li eva.li@caledon.ca 905.584.2272 x.4378</p>
	Written Confirmation to the Satisfaction of the Town of the Confirmation of School Sites: Where Land for Schools is Applicable, Confirmation of the Parcel Size, Location and Configuration is Required	<p>Prior to the submission of the required application, confirmation of school capacity/lands required for schools is required, including but not limited to confirmation of the school parcel size, location and configuration.</p> <p>For more information on parkland dedication, please contact the Lead Planner as noted on this form or staff at:</p>
	Written Confirmation to the Satisfaction of the Town of the Confirmation of Other Community Infrastructure: Where Lands for Municipal and Regional Services such as Community Centres, Fire, Paramedic and Police Stations and/or Public Operations Yards are Applicable, Confirmation of the Parcel Size, Location and Configuration is Required	<p>Prior to the submission of the required application, confirmation of lands for community infrastructure (including but not limited to Municipal and Regional Services such as community centres, fire, paramedic and police stations, public operations yards, etc.) is required, which shall include the parcel size, location and configuration.</p> <p>For more information on parkland dedication, please contact the Lead Planner as noted on this form or [insert staff] staff at:</p>
	Written Confirmation to the Satisfaction of the Town of Acceptance of all Peer Reviews	<p>Prior to the submission of the required application, all peer reviews outlined below and/or required through the processing of the Pre-Consultation (DART) Review are to be completed to the satisfaction of the Town.</p> <p>All peer reviews are at the cost of the applicant/owner.</p>



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Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
		<p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p> <p>For more information on peer reviews, please contact the Lead Planner noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of Completion of a Zoning Certificate Demonstrating Compliance with the Applicable Zoning By-law	<p>Prior to the submission of the required application, a Zoning Certificate is required which demonstrates compliance with the applicable Zoning By-law.</p> <p>Please prepare the submission material as per the requirements contained within the Zoning Certificate Application Form. Once completed, please submit the material with the Zoning Certificate Application Form to planning@caledon.ca. Planning staff will then contact you to arrange for payment of the required fee:</p> <ul style="list-style-type: none"> • [describe the fee as per the fee by-law] <p>For more information on the Zoning Certificate process, please contact the Lead Planner noted on this form, or Zoning staff at: [insert Zoning staff contact]</p>
X	Written Confirmation to the Satisfaction of the Town that the proposed development complies with the Zoning By-law	<p>Prior to the submission of the required application, written confirmation is required from the Town's Zoning Administrator that the proposed development complies with the applicable Zoning By-law. This review and confirmation will be completed as part of the Pre-Consultation (DART) Review process.</p> <p>For more information on the Zoning Certificate process, please contact the Lead Planner noted on this form, or Zoning staff at: David Shortt david.shortt@caledon.ca 905.584.2272 x4415</p>
	Written Confirmation to the Satisfaction of the Town of Receipt of a Record of Site Condition	Prior to the submission of the required application, receipt of a Record of Site Condition is required from Ministry of the Environment, Conservation, and Parks.



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Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
		For more information on the Record of Site Condition process, please contact the Lead Planner noted on this form, or contact Development Engineering staff at:
	Written Confirmation to the Satisfaction of the Town of Acceptance of the Green Development Standards	<p>Prior to the submission of the required application, written acceptance of the Town's Green Development Standards, to the satisfaction of the Town, is required.</p> <p>For more information on the Green Development Standards, please contact: [insert Town staff contact]</p>
	[Insert other confirmations, clearances, permits required]	[Outline the scope and contact. See examples above.]

Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Material and Documentation Required for Submission for an Application to be Considered 'Complete'

The 'complete' application requirements are outlined in the table below. All items noted in the table below are required to be deemed satisfactory to the Town prior to an application being considered 'complete'.

To assist you in the preparation of the required material, the Town has prepared a number of Terms of Reference for your review. These Terms of Reference are available on the Town's website and while they offer general guidance, at the Preliminary (PARC) Meeting the Town or external agencies may have noted additional requirements and/or scoped the requirements. Any notes or guidance on this is contained within the table below.

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
X	Cover Letter	Submission of a satisfactory Cover Letter including but not limited to: <ul style="list-style-type: none"> • A brief description of the site including municipal address, legal description, roll number, PIN, lot area, lot frontage, existing uses and surrounding land uses • Consulting team contact information including but not limited to: Owner, Applicant, Planner, Engineer, Landscape Consultant, Architect/Urban Designer, Environmental Consultant, Traffic Consultant • A description of the proposed development including but not limited to land uses, building size, transportation considerations (i.e. access, parking, amount of traffic – number of employees/visitors), unit number and size for different uses within a multi-tenant building • A description of all existing draining and natural features (regulated and unregulated) • Overall description of the proposed site engineering, landscape and built form details • Expected timing of approval/construction • All content submitted with the Pre-Consultation (DART) Review Submission 	All agencies and departments Primary Contact: Town of Caledon, Planning Department, Development Planning	



Preliminary Meeting - Regular

Pre-Application Review Committee (PARC) Meeting Form and Checklist

		Please visit the Town's website to ensure that the Cover Letter meets the Electronic Submission Requirements .		
X	Completed Preliminary (PARC) Meeting Form	Submission of the Preliminary (PARC) Meeting Form. Please visit the Town's website to ensure that the Form meets the Electronic Submission Requirements .	All agencies and departments Primary Contact: Town of Caledon, Planning Department, Development Planning	
X	Application Form: <ul style="list-style-type: none"> Pre-Consultation (DART) Meeting Form Pre-Consultation Submission/Review - Zoning By-law Amendment (including Temporary Use)* 	Submission of a complete and satisfactory Pre-Consultation (DART) Review Form found at www.caledon.ca/development or by speaking with the Lead Planner at the Town. For the Pre-Consultation Submission/Review - Zoning By-law Amendment (including Temporary Use)*please submit a complete and satisfactory found at www.caledon.ca/development .	All agencies and departments Primary Contact: Town of Caledon, Planning Department, Development Planning	
	Draft Official Plan Amendment and Schedule	Submission of a satisfactory Official Plan Amendment (Schedule and Text) in accordance with the requirements of the Town, Region, Conservation Authority and other agencies. Please visit the Town's website to access the following documents to prepare the Amendment: <ul style="list-style-type: none"> Terms of Reference: Official Plan Amendment Official Plan Amendment Guide – How to Write an Amendment Official Plan Amendment Template Electronic Submission Requirements 	All agencies and departments Primary Contact: Town of Caledon, Planning Department, Development Planning	
X	Draft Zoning By-law Amendment and Schedule	Submission of a satisfactory Zoning By-law Amendment (Schedule and Text) in accordance with the requirements of the Town, Region, Conservation Authority and other agencies. Please visit the Town's website to access the following documents to prepare the Amendment: <ul style="list-style-type: none"> Terms of Reference: Zoning By-law Amendment 	All agencies and departments Primary Contact: Town of Caledon, Planning Department, Development Planning	

Preliminary Meeting - Regular

Pre-Application Review Committee (PARC) Meeting Form and Checklist

		<ul style="list-style-type: none"> • Zoning By-law Amendment Templates • Electronic Submission Requirements 		
X	Draft Plan of Subdivision	<p>Submission of a satisfactory Draft Plan of Subdivision in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements.</p>	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	
	Draft Plan of Condominium	<p>Submission of a satisfactory Draft Plan of Condominium in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements.</p>	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	
X	Site Plan	<p>Submission of a satisfactory Site Plan drawing, including but not limited to:</p> <ul style="list-style-type: none"> • Complete site plan in metric, showing all necessary dimensions to determine zoning compliance • Show dimensions of all driveway and entrance widths, including setbacks to lot lines, etc. • All buildings, structures, driveway(s), driveway widths, parking spaces, parking space size, aisles, accessibility spaces, dimensions of buildings/structures, setbacks, height, entrance width, entrance setback etc. to be indicated on site plan (not an aerial photo) • Any snow storage and amenity areas • Delivery spaces and loading spaces with dimensions and setbacks to lot lines and buildings • A clear description of all uses intended for the subject property • The location and width of planting strips 	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	

Preliminary Meeting - Regular

Pre-Application Review Committee (PARC) Meeting Form and Checklist

		<p>The Site Plan is to be satisfactory in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements.</p>		
	Scalable Concept Plan	<p>Submission of a satisfactory Scalable Concept Plan drawing, including but not limited to:</p> <ul style="list-style-type: none"> • Scalable concept plan in metric • A clear description of all uses intended for the subject property • The location of all driveways and entrances • The location of all buildings, structures, driveway(s), parking spaces, accessible parking spaces • The location of any snow storage and amenity areas • The location of delivery spaces and loading spaces • The location of planting strips <p>The Scalable Concept Plan is to be satisfactory in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements.</p>	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	
X	Survey Plan	<p>Submission of a satisfactory Survey Plan in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements.</p>	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	
X	Fees (Region of Peel)	<p>Submission of the required Region of Peel fees. Please refer to the Region's website: Development application types and requirements - Region of Peel (peelregion.ca)</p>	Region of Peel	
X	Fees (Town of Caledon)	<p>Submission of the required Town of Caledon fees. Refer to Fees By-law</p>	Town of Caledon, Planning Department, Development Planning	



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		<p>Please submit the required fee with each Pre-Consultation Submission/Review:</p> <ul style="list-style-type: none"> Pre-Consultation Submission/Review – Pre-Consultation Submission/Review - Zoning By-law Amendment (including Temporary Use) * \$ 9,311.20 per submission* <p>At the time that the Pre-Consultation Submission/Review - Zoning By-law Amendment (including Temporary Use) * is submitted, please submit the associated payment (to be confirmed at completion of the DART process)</p> <p><i>*This is the current fee. Fees are subject to change and the fee in effect at the time is to be paid.</i></p>		
	Fees (Credit Valley Conservation)	<p>Submission of the required Credit Valley Conservation authority fees.</p> <p>Please refer to CVC Fee Schedule found on the CVC website - https://cvc.ca/about-planning-permits/fee-schedule/ Note the Plan Review fees are below the Permit fees.</p>	Credit Valley Conservation	
	Fees (Lake Simcoe Region Conservation Authority)	Submission of the required Lake Simcoe Region Conservation Authority fees.	Lake Simcoe Region Conservation Authority	
	Fees (Nottawasaga Valley Conservation Authority)	Submission of the required Nottawasaga Valley Conservation Authority fees.	Nottawasaga Valley Conservation Authority	
X	Fees (Toronto and Region Conservation Authority)	Submission of the required Toronto and Region Conservation Authority fees.	Toronto and Region Conservation Authority	
	Aggregate Resource Impact Study	<p>Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements.</p>	Town of Caledon, Planning Department, Development Planning	X
	Agricultural Impact Assessment	<p>Submission of a satisfactory Agricultural Impact Assessment (AIA) to evaluate the impact a proposed development will have on an agricultural resource.</p> <p>Please visit the Town's website to access the Terms of Reference for an Agricultural Impact Assessment.</p>	Town of Caledon, Planning Department, Development Planning	X

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		Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements .		
	Air Quality Assessment	Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	X
	Air Photo Enlargement	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. Please visit the Town's website to ensure that the Air Photo meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	
X	Arborist Report and Tree Preservation Plan	Refer to the Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation TERMS OF REFERENCE FOR ARBORIST REPORTS, TREE PRESERVATION PLANS AND TABLELAND TREE REMOVAL (caledon.ca) Please visit the Town's website to ensure that the Report and Plan meet the Electronic Submission Requirements .	Town of Caledon, Planning Department, Landscape	
X	Archaeological Assessment, and associated Ministry of Heritage, Sport, Tourism and Cultural Industries compliance letter(s)	Stage 1-2 Archaeological Assessment, including Letters of Acceptance from the Ministry of Heritage, Sport, Tourism and Culture Industries Please visit the Town's website to ensure that the Assessment(s) and Letter(s) meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Heritage	
	Architectural Design Guidelines	Please visit the Town's website to ensure that the Guidelines meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
	Built Heritage Resources and Cultural Heritage Landscape Evaluation	Please visit the Town's website to ensure that the Evaluation meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Heritage	
	Coloured Renderings	Please visit the Town's website to ensure that the Renderings meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
	Commercial Impact Study	Please visit the Town's website to access the Terms of Reference for a Commercial Impact Study.	Town of Caledon, Planning Department, Development Planning	X

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		Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .		
	Community Design Guidelines	Please visit the Town's website to ensure that the Guidelines meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
	Community Services and Facilities Study	Please visit the Town's website to access the Terms of Reference for a Community Services and Facilities Study. Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	
	Compatibility and Mitigation Study	Please visit the Town's website to access the Terms of Reference for a Compatibility and Mitigation Study. Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	
	Comprehensive Broader Scale Environmental Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Computer Generated Massing Models	Please visit the Town's website to ensure that the Models meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
X	Conservation Authority Permit	Please visit the Town's website to ensure that the Permit meets the Electronic Submission Requirements .	Toronto and Region Conservation Authority Andrea Terella (437) 880-1937 andrea.terella@trca.ca	
X	Construction Management Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
	Cultural Heritage Assessment Report (existing conditions)	Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Heritage	

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	Demarcation of Areas Regulated by a Conservation Authority	Please visit the Town's website to ensure that the Document/Plans meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Department, Development Engineering	
	Draft Reference Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Legal Department	
X	Elevation Drawings	General details: <ul style="list-style-type: none"> Lighting, signage, equipment, materials and colours, rooftop units, architectural elements, windows and doors details, necessary dimensions Please visit the Town's website to ensure that the Drawings meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
X	Engineering Cost Estimate	Provide separate cost estimates for external and internal works. Securities required based on the following: <ul style="list-style-type: none"> 50% of the engineering cost estimate for internal works (100% for residential developments) 100% of engineering cost estimate for external works Include a 10% contingency in the engineering cost estimate. To be stamped, signed and dated by P.Eng. Please visit the Town's website to ensure that the Cost Estimate meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
	Engineering Non-Standard/Alternative Design Memo	Please visit the Town's website to ensure that the Memo meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
X	Environmental Implementation Report/Environmental Impact Study	Please visit the Town's website to ensure that the Report/Study meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Toronto and Region Conservation Authority (TRCA)	X

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			As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Environmental Site Assessment – Phase 1	Please visit the Town’s website to ensure that the Assessment meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
X	Environmental Site Assessment – Phase 2	Please visit the Town’s website to ensure that the Assessment meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
	Erosion and Sediment Control Report	Please visit the Town’s website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
X	Erosion and Sediment Control Plans	Please visit the Town’s website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Andrea Terella (437) 880-1937 andrea.terella@trca.ca	
X	Environmental Management/Reforestation Plan	Required by Section 7.1.18.2 of the Town’s Official Plan for Palgrave Estates Residential Community. Please visit the Town’s website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
X	Environmental Management/Reforestation Report	Required by Section 7.1.18.2 of the Town’s Official Plan for Palgrave Estates Residential Community. Please visit the Town’s website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
X	Environmental Summary Map	Required by Section 7.1.18.2 of the Town’s Official Plan for Palgrave Estates Residential Community.	Town of Caledon, Planning Department, Development Planning	X



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		Please visit the Town's website to ensure that the Summary Map meets the Electronic Submission Requirements .	As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Environmental and Engineering Summary Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Facility Fit Plan	Please visit the Town's website to access the Terms of Reference for a Facility Fit Plan. Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Parks.	
	Fiscal Impact Study	Please visit the Town's website to access the Terms of Reference for a Fiscal Impact Study. Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	X
	Floodplain Analysis	Please visit the Town's website to ensure that the Analysis meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
X	Floor Plan Drawings	General details: <ul style="list-style-type: none"> Ground floor layout, entrances, stairs, elevators, proposed uses, overall dimensions, amenity spaces, garbage facilities 	Town of Caledon, Planning Department, Urban Design	

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		Please visit the Town's website to ensure that the Drawing(s) meets the Electronic Submission Requirements .		
X	Functional Servicing Report	Include pre and post development drainage area plans. Should build on the SWM Brief provided through the severance applications and be updated to reflect detailed design. Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Region of Peel Toronto and Region Conservation Authority (TRCA)	
X	Geotechnical Report	To support the detailed design of LIDs and the stormwater management strategy. Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Toronto and Region Conservation Authority (TRCA)	
X	Grading Plan(s)	Please visit the Town's website to ensure that the Plan(s) meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Toronto and Region Conservation Authority (TRCA)	
	Healthy Assessment Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .		
	Healthy Development Assessment	Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements .	Region of Peel	
	Heritage Conservation Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Heritage	
	Heritage Impact Assessment	[to be updated by Heritage staff] Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Heritage	
	Heritage Protection Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Heritage	
	Housing Assessment	Please visit the Town's website to access the Terms of Reference for a Housing Assessment.	Town of Caledon, Planning Department, Development Planning	



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		Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements .	Region of Peel	
X	Hydrogeological Study	May be subject to peer review at the applicant's expense. Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Indigenous Engagement Summary/Form	Submit a completed Indigenous Engagement Summary/Form. For more information please contact the Lead Planner. Please visit the Town's website to ensure that the Summary/Form meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	
X	Landscape Cost Estimate	Please visit the Town's website to ensure that the Cost Estimate meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Landscape	
X	Landscape Letter of Conformance	Please visit the Town's website to ensure that the Letter meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Landscape	
X	Landscape Plans	Provide a Landscape Plan that illustrates a Tree Buffer composed of native species along the frontage of Mount Pleasant Rd of proposed Lot 5, as noted in the comments. Please visit the Town's website to ensure that the Plan(s) meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Landscape	
	Landscape Restoration Plans	Please visit the Town's website to ensure that the Plan(s) meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Landscape	
	Ministry of Transportation (MTO Permit)	Please visit the Town's website to ensure that the Permit meets the Electronic Submission Requirements .	Ministry of Transportation (MTO) Town of Caledon, Planning Department, Development Planning	

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			Town of Caledon, Engineering Services Department, Development Engineering	
	Natural Heritage Evaluation	Please visit the Town's website to ensure that the Evaluation meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
X	Noise and Vibration Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	X
X	Oak Ridges Moraine Conformity Statement	Please visit the Town's website to ensure that the Statement meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	On-Street Utilization Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Transportation	
	Ontario Building Code Data Matrix	Please visit the Town's website to ensure that the Matrix meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design Town of Caledon, Fire and Emergency Services Department	
	Parking Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Transportation	
	Pedestrian Level Wind Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	



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	Photometrics Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
	PINs, Easements, Parcel Abstract corporate ownership (ONCorp search)	Obtain from the Land Registry Office. To be current upon submission of the Pre-Consultation (DART) Review Please visit the Town's website to ensure that the Abstract meets the Electronic Submission Requirements .	Town of Caledon, Legal Department Region of Peel	
X	Planning Justification Report	Please visit the Town's website to access the Terms of Reference for a Planning Justification Report. Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	
X	Plotting of Floodplain	Please visit the Town's website to ensure that the document meets the Electronic Submission Requirements . <u>Delineation of the Floodplain:</u> To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer.	Town of Caledon, Planning Department, Development Planning Toronto and Region Conservation Authority (TRCA) As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Preliminary Dewater Plans/Environmental Management Plan	Please visit the Town's website to ensure that the Plan(s) meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Preliminary Engineering Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	



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	Public Engagement Summary	Submit a completed Public Engagement Summary. For more information please contact the Lead Planner. Please visit the Town's website to ensure that the Summary meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning	
	Record of Site Condition (RSC)	Please visit the Town's website to ensure that the document meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
	Roof Plan Drawings	Please visit the Town's website to ensure that the Drawing(s) meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
X	Servicing Drawings	Please visit the Town's website to ensure that the Drawing(s) meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Region of Peel	
	Signage Plan	Please visit the Town's website to ensure that the Plan(s) meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering Town of Caledon, Engineering Services Department, Transportation Engineering Region of Peel	
	Single/Multi-use Demand Table (Water & Wastewater)	Please visit the Town's website to ensure that the document meets the Electronic Submission Requirements .		
	Slope Stability Assessment	Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Slope Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. Please visit the Town's website to ensure that the Map meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering	X



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			As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
X	Soil and Soil Drainage Classification Map	<p>Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.</p> <p>Please visit the Town's website to ensure that the Map meets the Electronic Submission Requirements.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	X
	Stormwater Design Brief	<p>A stormwater design brief is required to establish pre and post development drainage levels. Depending on quantity control methods, a Geotechnical Report may be required</p> <p>Contact Development Engineering for Terms of Reference.</p> <p>Please visit the Town's website to ensure that the Brief meets the Electronic Submission Requirements.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	X
X	Stormwater Management Report	<p>Include pre and post development drainage area plans. Should build on the SWM Brief provided through the severance applications and be updated to reflect detailed design.</p> <p>Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	X
	Streetlight Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Development Engineering	
	Streetscape Plan		Town of Caledon, Planning Department, Urban Design	



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		Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .		
	Sun and Shadow Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
	Surface Hydrology Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. Please visit the Town's website to ensure that the Map meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Sustainable Community Brief	Please visit the Town's website to ensure that the Brief meets the Electronic Submission Requirements .		
	Topographic Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. Please visit the Town's website to ensure that the Map meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Topographical Survey	Please visit the Town's website to ensure that the Survey meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Development Planning Town of Caledon, Engineering Services Department, Development Engineering	X

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			As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
X	Traffic Operations Assessment	<ul style="list-style-type: none"> • Site Access Review • Transportation Consultant is requested to submit a Terms of Reference prior to completing the TIS. Please contact Emma Howlett @ Emma.Howlett@caledon.ca <p>Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements.</p>	Town of Caledon, Engineering Services Department, Transportation Engineering	
	Traffic/Transportation Impact Study	Please visit the Town's website to ensure that the Study meets the Electronic Submission Requirements .	Town of Caledon, Engineering Services Department, Transportation Engineering	
	Underground Plan	Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Urban Design	
X	Urban Design Brief	<p>Include discussion on:</p> <ul style="list-style-type: none"> • 1.0 Introduction: existing site analysis, design vision, surrounding context, policy framework • 2.0 Site Design: the proposal, site circulation, parking, streetscape, accessibility, CPTED considerations, priority lot requirements • 3.0 Built Form: proposed massing, materials and colours, lighting, glazing • 4.0 Landscape: sustainability features, landscape plan, public and private realm • Text should address each component part, and each consists of two parts: a narrative or description of the urban design concept followed by specific measures implemented to achieve compliance with Town documents and the project objective 	Town of Caledon, Planning Department, Urban Design	

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		<ul style="list-style-type: none"> Diagrams, photographs, sections and sketches that accompany the guidelines contribute further to understanding what is to be accomplished through urban design. Description and analysis must incorporate context mapping and photographs depicting the subject site and relationship to its surrounding context <p>Please visit the Town's website to ensure that the Brief meets the Electronic Submission Requirements.</p>		
X	Vegetation and Wildlife Ecology Map	<p>Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.</p> <p>Please visit the Town's website to ensure that the Map meets the Electronic Submission Requirements.</p>	Town of Caledon, Planning Department, Development Planning	X
	Visual Impact Report	<p>Please visit the Town's website to ensure that the Report meets the Electronic Submission Requirements.</p>	Town of Caledon, Planning Department, Urban Design	X
X	Waste Management Plan	<p>Please visit the Town's website to ensure that the Plan meets the Electronic Submission Requirements.</p>	Region of Peel	
	Water Balance Assessment	<p>Please visit the Town's website to ensure that the Assessment meets the Electronic Submission Requirements.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	X
	Wetland Water Balance Risk Evaluation	<p>Please visit the Town's website to ensure that the Evaluation meets the Electronic Submission Requirements.</p>	Town of Caledon, Planning Department, Development Planning	X

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			Town of Caledon, Engineering Services Department, Development Engineering	
			As a result of Bill 23, the Town may require and environmental review completed by a peer reviewer, at the sole cost of the owner.	
X	Zoning By-law Matrix	Please visit the Town's website to ensure that the Matrix meets the Electronic Submission Requirements .	Town of Caledon, Planning Department, Zoning	

Section 6: Preliminary Review Comments

The comments outlined below and any supplemental redlined drawings offer preliminary comments only and does not constitute a full review. It is the applicant's responsibility to update plans to address comments in order to reduce comments received during the application review. The Town will not conduct any additional reviews of the material prior to the submission of the application.

Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Building Services Department, Building	<ul style="list-style-type: none"> No comments Received 	
Corporate Services Department, Legal Services	<ul style="list-style-type: none"> No comments. 	Brittany Ziegler Brittany.ziegler@caledon.ca
Community Services Department, Facilities	<ul style="list-style-type: none"> No comments Received 	
Community Services Department, Recreation	<ul style="list-style-type: none"> No comments Received 	
Corporate Strategy & Innovation Department, Energy and Environment	<p>The Town is in the process of developing a Green Development Standard that is anticipated to be Council-approved in the Fall of 2023 that will apply to all new development.</p> <ul style="list-style-type: none"> Applicant is encouraged for all new homes to come equipped with an energized outlet capable of providing Level 2 electric vehicle charging or higher. 	William Overholt William.Overholt@caledon.ca



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- Applicant is encouraged to conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v2 methodology that demonstrates a reduction in embodied carbon, compared with a baseline building.
- Applicant is encouraged to design and construct the building to a better than code efficiency standard and reduce emissions through renewable energy generation at 10-15% better than Ontario building code.
- Applicant is encouraged to use low emissions mechanical systems and/or install onsite renewables to achieve a reduction in greenhouse gas emissions.
- The applicant is encouraged to explore sustainable design including solar power generation, solar ready rooftops, and reflective roofing.
- Applicant is encouraged to aim for 75% tree canopy coverage at 50% tree maturity.
- Applicant is encouraged to ensure newly planted trees have adequate volume and quality of soil to reach maturity. Provide soil volume of 16m³, 30m³ and 45m³ for small, medium and large-sized trees, respectively (or tree specific soil volume indicated in the municipal tree species guide, whichever is greater).
- Applicant is encouraged to include no invasive species and target a minimum of 50% native plant species, 25% of which are pollinator-friendly species in the Landscape Plan.
- Applicant is encouraged to plant trees no smaller than 60mm calliper from approved municipal tree species lists along walkways/sidewalk lengths, at distance intervals averaging 6-8m. Tree species to alternate every 5 trees where planting in a row in urban areas. Existing healthy trees are to be maintained and/or protected.

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<p>Corporate Strategy & Innovation Department, Capital Projects</p>	<ul style="list-style-type: none"> No Comment 	<p>Sherry Brake x 4263 Sherry.brake@caledon.ca</p>
<p>Customer Service & Communications Department, Economic Development</p>	<ul style="list-style-type: none"> The Economic Development Division is supportive of initiatives and developments that increase the diversity of housing in Caledon to create accommodation for the local labour requirements. This includes the need for rental and affordable housing. Action 3.10 within the Economic Development Strategy states “Support a diversity of housing options and identify opportunities for multi-unit housing typologies to encourage growth and support affordability.” 	<p>Ben Roberts, Economic Development Officer ben.roberts@caledon.ca Cell: 416-998-8289</p>
<p>Engineering Services Department, Development Engineering</p>	<ul style="list-style-type: none"> The applicant is applying for the rezoning of the site from zoned Rural – Oak Ridges Moraine Zone. Schedule K of the Town’s Official Plan designates Mount Pleasant Road as a 26 metre wide collector roadway. Accordingly, the Owner will be required to convey a road widening along the frontage of the development to ensure a 13.0m distance from the centre-line of Mount Pleasant Road to the Town, free of charge and encumbrances Please ensure that the daylight triangle at the intersection of Mulloy Court and Mount Pleasant Road are 15.0m. In addition, a 0.3m reserve is to be provided along the back of the daylight triangles and road widening blocks. The proposed 5 estate lots are to be developed as a second phase of the existing Mulloy Court subdivision however please note that the subject site was excluded from the Mulloy Court subdivision engineering design. The applicant is expected to make a full detailed engineering submission in support of the proposed subdivision. All stormwater management will need to comply with the Towns CLI-ECA requirements. Please contact Development Engineering for further information. All plans, reports, and studies are to conform to the requirements in the Town of Caledon Site Plan Control Manual and the Town of Caledon Development Standards Manual (2019). 	<p>Daniel Oh Senior Project Manager, Development Engineering, Engineering Services Daniel.oh@caledon.ca</p>



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	<ul style="list-style-type: none"> • Contact Development Engineering for Terms of Reference (TOR) for all required plans and technical studies. • Please note that the Owner shall retain and keep retained a professional consulting engineer registered with the Professional Engineers of Ontario to supervise the installation and construction of the Development and the Site Works and to maintain records of the same, “as recorded” drawings shall be made available to the Town upon request, in addition to engineering certification as required by the Town. • Please note that prior to the commencement of any works on the Subject Lands the Owner shall arrange a pre-construction meeting with the Engineering division of the Town and additional Town staff as required. 	
Engineering Services Department, Transportation	<ul style="list-style-type: none"> • Please ensure that it is feasible to create an access which meets the Transportation Association of Canada Geometric Design Guide for Canadian Roads sight distance and corner clearance guidelines on Lot 5. Please communicate responses to this comment through the requested Transportation Operations Assessment. • Please follow the Town's Transportation Study Guidelines. 	Emma Howlett Emma.Howlett@caledon.ca 905.584.2272 x 4309
Finance Services Department	<ul style="list-style-type: none"> • If the proposed development (includes five (5) estate residential lots) were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place. • Development Charges will be levied at the Residential rates applicable to Single Detached Dwellings, that will be in effect on the dates of building permit issuance. Currently, those rates are: <ul style="list-style-type: none"> ○ Town of Caledon: \$53,113.61 per Single Detached Dwelling. ○ Region of Peel: \$73,917.14 per Single Detached Dwelling. Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e. water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution. 	Hussein Visanji, Senior Financial Analyst Hussein.Howlett@caledon



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	<ul style="list-style-type: none"> ○ School Boards: \$4,572 per any residential unit. ○ GO Transit: \$760.26 per Single Detached Dwelling. • Additional information on Development Charges may be accessed on the Town's website at https://www.caledon.ca/en/town-services/development-charges.aspx • The Development Charges comments and estimates above are as at June 30, 2023 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application 	
Fire and Emergency Services Department	<ul style="list-style-type: none"> • No comments received 	
Operations Department	<ul style="list-style-type: none"> • No comments received 	
Planning Department, Accessibility	<ul style="list-style-type: none"> • The future Site Plan must comply with the Integrated Accessibility Standards (IAS), the Accessibility for Ontarians with Disabilities Act (AODA), Schedule K of The Town of Caledon Traffic by-law, and Reg.581: Accessible Parking for Persons with Disabilities 	Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392
Planning Department, Development Planning	<ul style="list-style-type: none"> • The property is designated Policy Area 2 (Palgrave Estate Residential Community) on Schedule G and Palgrave Estate Residential Community Environmental Zone 2 on Schedule I of the Town Official Plan. • The lands are located on the southern boundary of the Palgrave Estate Residential Community and are within the jurisdiction of Toronto and Region Conservation 	Richard Martin Richard.martin@caledon.ca Ext 4283



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	Authority (TRCA), with a significant portion of the property within the TRCA's generic regulatory limit.	
Planning Department, Heritage	<p>Heritage Register</p> <ul style="list-style-type: none"> The subject lands are not designated or listed on the Town of Caledon Heritage Register. The parcel is located directly across the road from a designated heritage property located at 15421 Mount Pleasant Rd. Through conditions to be imposed as part of Draft Plan Approval for the Subdivision Application, Landscape Plans are to provide for a tree buffer composed of native species along the Mount Pleasant Rd frontage of proposed Lot 5. This will provide for a visual screening for the designated heritage property. A preliminary set of Landscape Plans illustrating the above tree buffer is to be provided as part of a complete application. In providing for the tree buffer, no Heritage Impact Assessment will be required. Any change to the scope of the application may require review and reconsideration of this comment. <p>Archaeological Assessment</p> <ul style="list-style-type: none"> The subject lands are identified as having archaeological potential. As such, the development proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a minimum Stage 1-2 archaeological assessment for the entirety of the subject lands as part of a complete application. Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists. 	Rob Hughes, Senior Planner rob.hughes@caledon.ca (905) 584-2272 x. 4245



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	<ul style="list-style-type: none"> • No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry. • Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing. • If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry. • An archaeological condition will be included as part of agreements related to the application, should it be approved, for clarity as to the process required should previously unknown archaeological remains be uncovered during ground disturbance activities in the future. 	
<p>Planning Department, Landscape</p>	<ul style="list-style-type: none"> • Please submit an Arborist Report and Tree Preservation Plan by an ISA certified Arborist. For groupings of trees and vegetation to be preserved, the trees can be shown as groupings. • Please submit a Vegetation and Wildlife Ecology Map in accordance with the ORMCP. • Please indicate all environmental mapping information on all relevant plans, including setbacks from staked natural heritage features in accordance with the ORMCP. • Please show the proposed structure envelopes on all plans to delineate Natural Areas from development areas, and provide a rationale as part of the Environmental Management Report. • Please submit a set of Landscape Plans and details, Landscape Letter of Conformance and Landscape Cost Estimate prepared by a full member of the 	<p>Stewart McIntosh, Landscape Architect Stewart.mcintosh@caledon.ca 905-584-2272 x.4397</p>



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	<p>Ontario Association of Landscape Architects (OALA) as part of the draft plan conditions. 100% securities shall be retained by the Town based upon the approved landscape cost estimate.</p> <ul style="list-style-type: none"> • Please submit an Environmental Management / Reforestation Plan and Report should reforestation for consideration of bonus density lots. • The Palgrave Estate Residential Community (PERC) section in the town's official plan are a robust set of principles and policies intended to ensure estate residential development in the Oak Ridges Moraine displays a high level of environmental quality and amenity and visual impacts should be minimized by measures such as vegetative buffers (7.1.2.8). As such, please provide a planted buffer block along Mount Pleasant to help screen the large estate residential homes from the rural road, and conveyed to the Town. 	
Planning Department, Municipal Numbering	<ul style="list-style-type: none"> • No comments Received 	
Planning Department, Parks	<ul style="list-style-type: none"> • Based on the submitted materials April 17, 2023, payment in lieu of conveyance of parkland will be required for the proposed development, pursuant to s.51.1 of the Planning Act, prior to registration of the plan of subdivision. • Payment of money in lieu of conveyance of parkland will be required at equivalent market value of 5% of the land included in the plan. • The Owner would be responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. • The value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision. • Please note that these comments are based solely on the preliminary information provided by the applicant for the preliminary meeting on July 6, 2023. Parks may provide varying and/or additional comments on the formal application. 	<p>Eva Li eva.li@caledon.ca 905.584.2272 x.4378</p>
Planning Department, Policy Planning	<ul style="list-style-type: none"> • The proposed development falls within Policy Area 2 of the Palgrave Estate Residential Community (Schedule G) and is subject to the maximum density of 31 units per 40.5 Ha. This development would seem to exceed the maximum allocated density. 	<p>Mike Balch Michael.balch@caledon.ca 905-584-2272 x4433</p>



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Planning Department, Urban Design	<ul style="list-style-type: none"> • Please review the Town Wide Design Guidelines (TWDG) section 13.4, 6.0, 7.0, 8.0 for required design standards • Height and Massing should be appropriate to the surrounding context and comply with the design standards from the TWDG • The rural character of the landscape and community shall be maintained • Provide adequate buffering to minimize the visual impact of estate residential neighbourhoods on the rural countryside • Encourage a variety of roofscapes within the context of the established architectural theme • Provide unobtrusive garage treatments 	Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392
Planning Department, Zoning	<ul style="list-style-type: none"> • Subject lands are currently zoned Rural – Oak Ridges Moraine (A2-ORM). The proposed Zoning is Estate Residential – Exception XXX (RE-XXX). • The proposal is to divide the property into 5 estate lots, with a minimum lot area of 0.78ha and a minimum lot frontage of 64 metres. Zoning notes the A2-ORM Zone requires a minimum lot area of 6ha and a minimum lot frontage of 90 metres. • Applicant requires a Zoning By-law Amendment for rezoning to permit the division of the property into 5 estate lots with a minimum lot area of 0.78ha and a minimum lot frontage of 64 metres. • Applicant shall confirm compliance with the Minimum Distance Separation requirements as per Section 4.37.3 of By-law 2006-50, as amended. • Zoning staff may have further comments on future Site Plan/Plan of Condominium applications. 	David Shortt david.shortt@caledon.ca 905.584.2272 x4415

External Agencies

Agency	Comments	Contact (Name, Email and Phone Number)
Bell Canada		
Canada Post	No comments received	
Canadian Pacific Railway (CPR)	No comments received	
Credit Valley Conservation (CVC)	No comments received	
Dufferin-Peel Catholic District School Board (DPCDSB)	No comments received	



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Agency	Comments	Contact (Name, Email and Phone Number)
Enbridge	No comments received	
GO Transit (Metrolinx)	No comments received	
Hydro One	No comments received	
Lake Simcoe Region Conservation Authority (LSRCA)	No comments received	
Ministry of Transportation (MTO) – GTA West Corridor	No comments received	
Ministry of Transportation (MTO) - Permitting	No comments received	
Niagara Escarpment Commission (NEC)	No comments received	
Nottawasaga Valley Conservation Authority (NVCA)	No comments received	
Ontario Provincial Police (OPP) - Caledon Detachment	No comments received	
Peel District School Board (PDSB)		
Region of Peel	<p>Planning</p> <ul style="list-style-type: none"> The subject land is located in the regulated area of the Toronto and Region Conservation Authority. We rely on the environmental expertise of the Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the Town staff consider comments from the Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Conservation Authority. The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan. The boundaries and/or development limitations of the Core Area must be shown on a future drawing. 	<p>Patrick Amaral Tel: 905-791-7800 ext. 4093 E-mail: patrick.amaral@peelregion.ca</p>



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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> The subject land is located within a Core Woodland area designated under Policy 2.14.12 of the Regional Official Plan (ROP). The boundaries and/or development limitations of the Core Woodland must be shown on a future drawing. The Oak Ridges Moraine Conservation Plan (ORMCP) designates the subject lands as Palgrave Estates Residential Community, a component of the Countryside Area (ORMCP s.13). Residential development is permitted in this designation. The Oak Ridges Moraine Conservation Plan (ORMCP) also designates the subject lands as Natural Linkage Area (ORMCP s.12). Section 7 of the ORMCP speaks to residential development in the ORM. The applicant must confirm that the proposed development meets all applicable provisions of the ORMCP and is satisfactory to the Town of Caledon. <p>Development Engineering</p> <p>Sanitary</p> <ul style="list-style-type: none"> There is no municipal sanitary sewer infrastructure available to service the proposed development. Private wastewater servicing will be required. The proposed wastewater collection system is on-site septic system and falls under the jurisdiction of the Building Code, therefore it will be looked after by the Town of Caledon. <p>Water</p> <ul style="list-style-type: none"> The lands are located within Water Pressure Zone PG8. Municipal water supply infrastructure consist of a 200mm watermain on Mullroy Court, and a 300mm watermain on Mount Pleasant Road north of Mullroy Court. A Functional Servicing Report (FSR) showing proposed watermain servicing plans for the development and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of Draft Plan submission. <p>Regional Roads are not adversely affected</p>	



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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> • All costs associated with proposed development will be at the applicant's expense • The Applicant may be required to enter into applicable development agreements with appropriate agencies • The Applicant may be required to dedicate required easements/road widenings and other land dedications as required by the Region as per latest Official Plan • The above are high level comments. Detailed comments will be provided once Draft Plan submission is reviewed. <p>Public Health</p> <p>Recommend sidewalks with a minimum width of 1.5m and landscaping consisting of hardy and low maintenance trees planted at regular intervals</p> <p>Waste Development</p> <p>The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) and the following conditions being met and labelled on Waste Management Plan or Lot Plan Drawing:</p> <p><u>Vehicle Access Route:</u></p> <ul style="list-style-type: none"> • The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the plan. <p><u>Collection Point:</u></p> <ul style="list-style-type: none"> • Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions. 	



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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> Each dwelling units' collection point along the curb must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1) source separated organics carts (100 litres), overflow waste (i.e., additional bags), yard waste and bulky items. A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location. <p>For more information, please consult the Waste Collection Design Standards Manual available at: https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf</p>	
Rogers Communication Toronto and Region Conservation Authority (TRCA)	<p>Site Context:</p> <ul style="list-style-type: none"> A portion of the lots are located within TRCA's regulated area of the Humber River Watershed as a watercourse feature and Provincially Significant Wetland (PSW) traverse the rear of the lots. A TRCA permit pursuant to Ontario Regulation 166/06 is required for any future development and/or site alteration within TRCA's regulated area. Due to the presence of the watercourse feature and PSW, a site staking exercise with TRCA and Town staff is required to assist with confirming the limits. The applicant can contact the undersigned to schedule this site staking exercise. It is noted that an application (Concept Development application) and associated fee will be required for TRCA to conduct the staking exercise. <p>Submission Requirements: TRCA provides the following submission requirements as part of our delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020:</p>	Andrea Terella (437) 880-1937 andrea.terella@trca.ca



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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> • <u>Site Plan Identifying Constraints</u>: A Site Plan identifying the limit of applicable natural hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include: <ol style="list-style-type: none"> 1. The physical Top of Slope (as staked by TRCA, if applicable). 2. The Long-Term Stable Top of Slope and/or Meander belt of the Watercourse (depending on how the feature is characterized in the field) 3. The Regional Storm Floodplain (if applicable). • <u>Engineering Drawings/Plans</u>: Including Servicing Plan, Grading Plan, Erosion and Sediment Control Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers. • <u>Erosion Hazard Assessment</u>: Either a Slope Stability Assessment or Meander belt Assessment will be required depending on how features are characterized in the field. Additional information on which study applies will be provided to the applicant after field investigation. • <u>Delineation of the Floodplain</u>: To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. • <u>Stormwater Management Report/Functional Servicing Report</u> : Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: https://drive.google.com/file/d/0BxjqkzmOuaaRa3ZxS25wUWF6Q1k/view?resourcekey=0-oltcetL4W7--mrgkpggDng. • <u>Hydrogeological Investigation/Overall Water Balance</u> <p>Additional (Regulatory) Submission Requirements: In addition to the above, TRCA also provides the following submission requirements, which will be necessary to obtain a permit pursuant to Ontario Regulation 166/06. It is strongly</p>	



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Agency	Comments	Contact (Name, Email and Phone Number)
	<p>recommended that the applicant provide these materials as part of a future planning submission to ensure TRCA's permitting requirements can also be met through this process:</p> <p>As noted above a PSW is located within the lots. It should be noted that the location of the PSW and development setback to this feature will impact the location of development. As such, it is strongly recommended that the applicant confirm the wetland feature on site at this time during this process. By staking the wetland early in the process this will ensure that the location of the proposed development will be supported in future by TRCA through a TRCA permit.</p> <ul style="list-style-type: none"> • <u>Wetland Site Staking</u>: Please note that in accordance with TRCA's regulatory authority relating to wetlands, the limit of these features must be staked in the field with staff. The applicant is asked to contact the undersigned to schedule this staking exercise. It is noted that staking of wetlands can only occur when vegetation has reached a leaf-on condition (late spring/summer). • <u>Site Plan Identifying Wetlands</u>: A Site Plan identifying the limit of all wetlands and their associated buffers in accordance with TRCA policy. All development should be located beyond the wetland setback. • <u>Environmental Impact Study</u>: prepared in accordance with TRCA's Environmental Impact Statement Guidelines which can be accessed through the following link: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/EIS_Guideline_-_Jan232015bp.pdf <p>Review fees associated with any future applications will be collected in accordance with TRCA's November 10, 2022 fee schedule: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/11/17115507/Development-Planning-Fee-Schedule-November-10-2022.pdf</p>	



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Section 7: Preliminary (PARC) Meeting Attendees

The table below lists all attendees and provides their contact information for your reference.

Agency/Department	Representative(s)	Contact Information (Name, Email and Phone Number)	In Attendance/Regrets
Corporate Services Department, Legal Services	Brittany Ziegler	Brittany.ziegler@caledon.ca	
Corporate Strategy & Innovation Department, Energy and Environment	William Overholt	William.Overholt@caledon.ca	
Customer Service & Communications Department, Economic Development	Ben Roberts	Ben.roberts@caledon.ca	
Engineering Services Department, Development Engineering	Malvern Munaku	Malvern.munaku@caledon.ca	
Engineering Services Department, Transportation	Emma Howlett	Emma.Howlett@caledon.ca	
Planning Department, Accessibility	Mag Youssef	Magid.Youssef@caledon.ca	
Planning Department, Development Planning	Richard Martin	Richard.Martin@caledon.ca	
Planning Department, Development Planning	Kristen Domingos	Kristen.domingos@caledon.ca	
Planning Department, Heritage	Cassandra Jasinski, Heritage Planner,	cassandra.jasinski@caledon.ca ,	
Planning Department, Landscape	Stewart McIntosh, Landscape Architect	Stewart.mcintosh@caledon.ca	
Planning Department, Parks	Eva Li	eva.li@caledon.ca	
Planning Department, Policy Planning	Mike Balch	Michael.balch@caledon.ca	
Planning Department, Urban Design	Mag Youssef	Magid.Youssef@caledon.ca	



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Planning Department, Zoning	Chris Bean	chris.bean@caledon.ca	
Corporate Services Department, Legal Services	Brittany Ziegler	Brittany.ziegler@caledon.ca	
Customer Service & Communications Department, Economic Development	Ben Roberts	Ben.roberts@caledon.ca	
Engineering Services Department, Development Engineering	Malvern Munaku	Malvern.munaku@caledon.ca	
Engineering Services Department, Transportation	Emma Howlett	Emma.Howlett@caledon.ca	
Planning Department, Heritage	Cassandra Jasinski, Heritage Planner,	cassandra.jasinski@caledon.ca ,	
Planning Department, Landscape	Stewart McIntosh, Landscape Architect	Stewart.mcintosh@caledon.ca	
Planning Department, Parks	Eva Li	eva.li@caledon.ca	
Planning Department, Policy Planning	Mike Balch	Michael.balch@caledon.ca	



APPENDIX B

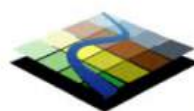
Terrastory Existing Conditions Report



EXISTING CONDITIONS REPORT

0 Mulloy Court, Town of Caledon

28 April 2023



TERRASTORY
environmental consulting inc.

EXISTING CONDITIONS REPORT

0 Mulloy Court, Town of Caledon

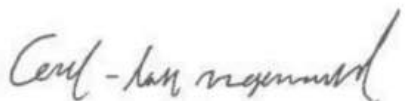
Prepared for:

Stellar Homes Inc.
125 Don Hillock Dr Unit 8B
Aurora, ON L4G 0H8

Prepared by:

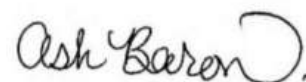
Terrastory Environmental Consulting Inc.
171 Glen Road
Hamilton, ON L8S 3N2
905.745.5398

Report by:



Carl-Adam Wegenschimmel, BSc.
Ecologist

Reviewed by:



Ash Baron, B.E.S., CEERR
Senior Ecologist | Arborist

Project No.: 21185
28 April 2023

This report has been prepared by Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") for the client. All information, conclusions, and recommendations contained in this report are subject to the scope and limitations set out in the agreement between Terrastory and the client and qualifications contained in this report. This report shall not be relied upon by any third parties without the prior written consent of Terrastory. Terrastory is not responsible for any injury, loss, or damages arising from improper use of this report by third parties. Excerpts of this report or alterations to this report taken without the authorization of Terrastory invalidates the report and any conclusions therein.

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1 INTRODUCTION

1.1 Study Background and Purpose

Terrastory Environmental Consulting Inc. (hereinafter “Terrastory”) was retained by Stellar Homes Inc. (hereinafter “the Applicant”) to prepare a Natural Heritage Evaluation (NHE), tree inventory and health assessment, and contribute to a Wetland Risk Evaluation (WRE) in support of a subdivision application at 0 Mulloy Court (hereinafter “Subject Property”) in the Town of Caledon. A terms of reference for the NHE (**Appendix 1**) was submitted to the Toronto and Region Conservation Authority (TRCA) for review in May 2022 in response to their pre-consultation comments dated November 2021. Several conversations regarding biophysical study results and land use planning context were had with the Applicant’s engineering and planning consultants following the completion of biophysical surveys. The Applicant recently requested that Terrastory prepare this existing conditions report for peer review. This report details the methodology and results of the biophysical surveys completed to date in support of the NHE, tree inventory, and WRE and does not contain a detailed policy review or impact assessment.

The Applicant previously developed an adjacent property (13 ha) into a ten-lot estate residential subdivision (Stellar Estates Phase 1). The subdivision application was supported by an NHE (Stantec 2007). More recently, Stellar Estates purchased the adjacent parcel of land (4.1 ha) to the south denoted as Part 1 Plan 43R-2652 on Plan 43M-1994. The land (i.e., the Subject Property) is currently agricultural and would be converted to estate residential lots. Some natural features (i.e., woodlands, wetlands, significant wildlife habitat, and Endangered species habitat) are present in the southern portion of the Subject Property.

The Subject Property is situated within the boundaries of the Oak Ridges Moraine Conservation Plan (ORMCP) and Growth Plan for the Greater Golden Horseshoe. While lots on the north side of Mulloy Court and a portion of the Subject Property along Mulloy Court are situated within the designated Palgrave Estates Residential Community, the majority of lands on the Subject Property (as proposed through Phase 2) overlaps with the ORMCP Natural Linkage Area designation. Lands within the Natural Linkage Area are also designated as Growth Plan Natural Heritage System. Furthermore, mapped wetlands within the southwestern portion of the Study Area are associated with the Provincially Significant Mount Wolfe Wetland Complex, which is a large wetland complex present throughout the surrounding landscape. The boundary of the wetland within the Subject Property was staked with the TRCA in October of 2021. A wetland evaluation per the Ontario Wetland Evaluation System was not performed.

The location of the Subject Property within its broader landscape setting and with relevant ORMCP and Growth Plan land use designations is shown in **Figure 1**.

2 APPROACH AND METHODS

2.1 Background Biophysical Information Assessment

This study is supported by background biophysical information and mapping acquired and reviewed from a variety of sources which are listed below in **Table 1**.

Table 1. Background Biophysical Information Acquired and Reviewed.

Type of Information Acquired	Description
Ortho-rectified Aerial Photographs	<ul style="list-style-type: none"> • 2004-2006, 2009, 2015-2022.
Natural Feature Mapping	<ul style="list-style-type: none"> • Town of Caledon Official Plan (2018) Schedules A, I, and P-2. • Region of Peel Official Plan (2022) Figures 6, 7, and 8. • Land Information Ontario (LIO) accessed via MNRF’s “Make a Map” web-based platform (accessed 31 October 2022). • TRCA regulation mapping (accessed 30 October 2022).
Ecological Resource Mapping and Datasets	<ul style="list-style-type: none"> • Natural Heritage Information Centre (NHIC) database accessed via MNRF’s “Make a Map” web-based platform (squares: 17NJ9866, 17NJ9865, 17NJ9864; accessed 31 October 2022). • iNaturalist “(NHIC) Rare species of Ontario” project (accessed 04 Nov. 2022). • Ontario Breeding Bird Atlas (OBBA) database and the Atlas of the Breeding Birds of Ontario, 2001–2005 (Cadman et al. 2007) (square: 17NJ96). • Ontario Butterfly Atlas database (square: 17NJ96; accessed 04 Nov. 2022). • Ontario Herp Atlas database (square: 17NJ96; accessed 04 Nov. 2022). • Atlas of the Mammals of Ontario (Dobbyn 2005).

2.2 Site Assessment and Surveys

The acquired background information per **Table 1** helped direct site assessments and surveys carried out by Terrastory staff in 2021 and 2022. **Table 2** below indicates the primary assessments/surveys performed during each site visit, weather conditions, and time on-site.

Table 2. Site Assessments and Ecological Surveys performed on the Subject Property.

Date of Site Assessment	Assessments/Surveys Performed	Terrastory Staff	Weather Conditions	Time On-site
05 Oct. 2021	Wetland boundary staking; Botanical Survey	T. Knight	n/a	n/a
24 April 2022	Anuran Call Survey; Site Recon.	A. Baron	Air Temperature 14°C; Beaufort Wind 0; Cloud Cover 25-50%; No Precipitation.	20:52-23:21
24 May 2022	Anuran Call Survey	A. Baron	Air Temperature 14°C; Beaufort Wind 0; Cloud Cover 0-25%; No Precipitation.	20:52-21:01
2 June 2022	Breeding Bird Survey	C. Wegenschimmel	Air Temperature 15°C; Beaufort Wind 3-5; Cloud Cover 0-25%; No Precipitation.	6:48-7:28
23 June 2022	Anuran Call Survey	C. Wegenschimmel	Air Temperature 16°C; Beaufort Wind 0; Cloud Cover 0%; No Precipitation.	23:42-23:52

Date of Site Assessment	Assessments/Surveys Performed	Terrastory Staff	Weather Conditions	Time On-site
30 June 2022	Breeding Bird Survey	C. Wegenschimmel	Air Temperature 14°C; Beaufort Wind 0; Cloud Cover 75-100%; No Precipitation.	6:53-8:00
18 August 2022	Tree Inventory, Ecological Land Classification, Summer Botanicals	C. Wegenschimmel	Air Temperature 26°C; Beaufort Wind 0; Cloud Cover 0-25%; No Precipitation.	10:15-14:34

The site assessments and surveys centred on characterizing the land use (e.g., historical development patterns, existing built features, land maintenance, etc.), physiographic (e.g., topography, drainage, surface water features, etc.), and ecological (e.g., vegetation, wildlife, habitats, etc.) conditions and features of the Subject Property and (where appropriate) Adjacent Lands. All land-use, physiographic, and ecological information described for Adjacent Lands was collected from either current aerial photographs or observations from inside the Subject Property and/or publicly-accessible areas (e.g., rights-of-way, etc.). The locations and boundaries of significant natural features and/or habitats were recorded on-site with a high-accuracy GPS supported by representative photographs.

In addition to collecting general biophysical information, the following targeted assessments (i.e., feature- or species-specific surveys) were undertaken:

- Tree Inventory and Health Assessment:** All private trees 10 cm diameter at breast height (DBH) or greater and all municipal trees regardless of size (if present), located within or immediately adjacent to the proposed area of disturbance (e.g., building envelopes, grading, servicing etc.), were inventoried and assessed from the ground. Trees situated on adjacent private properties near the proposed areas of disturbance were reviewed as necessary and to the extent possible from areas in which access was granted. All assessed trees were: (1) labeled using metal number-stamped tags, (2) identified to species, (3) measured at breast-height (approximately 1.37 metres above ground) with calipers and/or DBH tape, (4) assessed for crown diameter, and (5) assessed for risk features, indicators of decline, and growth constraints (e.g., open wounds, live crown ratio, disease, etc.). The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment. As the tree inventory was undertaken during leaf-off, certain indicators of tree health and structural integrity (e.g., live crown ratio, etc.) could not be assessed.
- Vegetation Mapping according to Ecological Land Classification (ELC):** Vegetation communities on the Subject Property were characterized and mapped according to Ecological Land Classification (Lee et al. 1998) and the 2008 update to the Vegetation Type List (Lee 2008). Vegetation communities were initially identified based on current aerial photographs and then verified and refined (as necessary) on-site. ELC mapping was scaled to the finest level of resolution deemed appropriate (i.e., either Ecosite or Vegetation Type). Vegetation communities mapped on Adjacent Lands were delineated predominantly via aerial photograph interpretation.

- **Wetland Boundaries:** Where wetlands were identified via ELC, their boundaries were delineated consistent with the “50% wetland vegetation rule” and presence of hydric soils per the procedures of the Ontario Wetland Evaluation System (OWES) (OMNRF 2014). All wetlands mapped on Adjacent Lands were delineated via aerial photograph interpretation. Wetland boundaries within the Subject Property were surveyed and confirmed with the Toronto and Region Conservation Authority.
- **Vascular Plant Survey (summer):** Vascular plants were recorded based on a comprehensive area search (“wandering transects”) within naturally-occurring (i.e., non-planted) or naturalizing areas of vegetation. Particular effort was paid to areas with the greatest potential to support significant vascular plants (i.e., designated Species at Risk, provincially rare, etc.) and areas with the greatest potential for impact based on the proposed development plan. Nomenclature and common names for the recorded vascular plant species are generally consistent with the Southern Ontario Vascular Plant Species List (Bradley 2013) except where a name change has more recently been adopted by NHIC.
- **Anuran Calling Surveys according to the Marsh Monitoring Protocol:** Three rounds of Anuran calling surveys were conducted in accordance with the Marsh Monitoring Protocol (Bird Studies Canada et al. 2008). Surveys occurred within the appropriate season (April to June), time of day (between 30 minutes after sunset and 12:00 am), and weather conditions (minimal to no rain, wind speed ≤ 3 on the Beaufort Wind Scale).
- **Breeding Bird Surveys according to the Ontario Breeding Bird Atlas Protocol:** Two rounds of breeding bird surveys were conducted in accordance with the Ontario Breeding Bird Atlas (OBBA) protocol (Bird Studies Canada et al. 2001). Surveys occurred within the appropriate season (May 24–July 10), time of day (between dawn and approximately 5 hours after dawn), and weather conditions (no rain, wind speed ≤ 3 on the Beaufort Wind Scale). While the OBBA protocol recommends that stations be situated at least 300 m apart (to avoid double counting), the stations established herein were often closer together to ensure more comprehensive survey coverage. Surveys occurred for a minimum duration of 10 minutes at each station.

2.3 Significance Assessment

2.3.1 Definitions and Criteria

“Significant natural features” as described herein represent natural features and habitats that have recognized status (and therefore policy significance) within the planning jurisdiction in which an application is proposed. Significant natural features are defined herein to include those referenced in section 2.1 of the 2020 Provincial Policy Statement (PPS), namely:

- Significant Wetlands;
- Significant Woodlands;
- Significant Valleylands;
- Significant Wildlife Habitat (SWH);
- Significant Areas of Natural and Scientific Interest (ANSIs);
- Habitat of Endangered and Threatened Species; and
- Fish Habitat.

Defining “significant natural features” pursuant to the PPS is considered warranted herein as such features form part of the Town’s Ecosystem Framework. It is noted that the Growth Plan, ORMCP, and Region of Peel OP provide provisions that consider and/or protect additional natural features beyond the requirements of the PPS. The potential presence of these regionally/locally significant features are also considered herein and include:

- Significant landforms;
- Environmentally Significant Areas;
- Other wetlands;
- Core area woodlands;
- Other woodlands;
- Kettle lakes;
- Sensitive headwater areas and sensitive groundwater discharge and recharge areas;
- Enhancement areas, buffers and linkages.

Criteria used to determine the presence or absence of the above significant natural features within the Subject Property and Adjacent Lands were considered from a variety of sources including the local and Regional OPs, Natural Heritage Reference Manual (MNR 2010a), and (for Significant Wildlife Habitat) the Ecoregion 7E Criteria Schedule (MNRF 2015) and the Region of Peel’s Criteria & Thresholds for the Identification of Significant Wildlife Habitat (2019).

Apart from PPS-derived significant natural features, this study also seeks to determine whether any natural features or hazards regulated by TRCA (until recently, pursuant to O. Reg. 166/06 but now pursuant to the Conservation Authorities Act) occur within the Subject Property and/or Adjacent Lands. TRCA regulated features and hazard lands include:

- Wetlands (significant, evaluated, or identified);
- Watercourses and their associated meanderbelts and floodplains;
- Valleylands;
- Steep slopes and other hazard lands; and
- Shorelines.

Like significant natural features, “significant species” represent individuals of wild species which have recognized status (and therefore policy significance) within the planning jurisdiction in which an application is proposed. Significant species are defined herein to include:

- Species designated Endangered, Threatened, or Special Concern under O. Reg. 230/08 pursuant to the provincial *Endangered Species Act, 2007*.
- Species designated Provincially Rare (i.e., S1, S2, or S3) by NHIC.

2.3.2 Determination

After collecting the background biophysical information and conducting the site assessments and surveys, the data was interpreted to determine whether any significant natural features (i.e., KNHFs and KHFs), natural features/hazards regulated by TRCA, and/or significant species occur on the

Subject Property and/or Adjacent Lands. If a natural feature or species met the significance criteria, it is considered “confirmed”. If a natural feature or species may be present on the Subject Property and/or Adjacent Lands given the prevailing biophysical or habitat conditions but was not confirmed based on either background or site-specific biophysical data, it is considered potential or “candidate”. Candidate significant natural features and species are treated as confirmed where no additional information is available.

3 EXISTING BIOPHYSICAL CONDITIONS

The following is a description of the biophysical features and conditions of the Subject Property, which are shown spatially on **Figure 3**. Representative photographs are provided in **Appendix 2**.

3.1 Land-use and Landscape Setting

The Subject Property is partially situated within the community of Palgrave, southwest of the intersection of Mulloy Court and Mount Pleasant Road. Parcels immediately adjacent to the Subject Property contain detached estate residences and amenity space and agricultural lands, while the surrounding landscape consist of a mixture of agricultural land (mostly cash crops), natural features (mostly wetland and woodland), and estate residential development.

3.2 Ecological Setting

3.2.1 Vegetation Communities

The largest vegetation community on the Subject Property by areal extent is a Meadow (ME) which has emerged on former agricultural land. This community was dominated by a mix of common tolerant species including horseweed (*Erigeron canadensis*), Witchgrass (*Panicum capillare*), Spotted Lady's Thumb (*Persicaria maculosa*) and Red Clover (*Trifolium pratense*). The Cultural Meadow community occupies most of the Study Area except for areas along the southern edge of the Subject Property (See **Figure 3**).

A Panicked Aster Mineral Meadow Marsh (MAMM2-2) community is present along the southwest edge of the Subject Property. This community is dominated by White Panicked Aster (*Symphotrichum lanceolatum*), Creeping Bentgrass (*Agrostis stolonifera*), Reed Canary Grass (*Phalaris arundinacea*), and Tall Goldenrod (*Solidago altissima*). There is also some Red Osier Dogwood (*Cornus stolonifera*) present but it makes up a small percentage of the community.

Adjacent to the Meadow Marsh community is a Deciduous Woodland (WOD). The canopy has a mix of Green Ash (*Fraxinus pennsylvanica*), Norway Spruce (*Picea abies*), Common Apple (*Malus pumila*) and Black Ash (*Prunus serotina*). The Subcanopy is dominated by regenerating Green Ash. The Understory is composed of regenerating Green Ash, Tartarian Honeysuckle (*Lonicera tatarica*), and Choke Cherry (*Prunus virginiana*). The ground layer is composed of Green Ash, Virginia Creeper (*Parthenocissus quinquefolia*), Stickseed (*Hackelia virginiana*) and Garlic Mustard (*Alliaria petiolata*).

There is a small (<.2 ha) Willow Mineral Deciduous Swamp (SWDM4-1) community along the northeast edge of the Meadow Marsh. This community has a Canopy dominated by Hybrid Willow (*Salix x fragilis*). The Subcanopy is composed of regenerating Green Ash. Similarly, the Understory is composed of Green Ash and Red Osier Dogwood. The ground layer was composed of Riverbank Grape (*Vitis riparia*), Thicket Creeper and White Panicked Aster.

A Deciduous Hedgerow (HR1) is present along portions of the northern and southern Subject Property boundaries. The Canopy is largely composed of Green Ash, Manitoba Maple, Common Apple. A few other species are present like Black Cherry, Bur Oak (*Quercus macrocarpa*) and Eastern White Pine (*Pinus strobus*). The Subcanopy (where present) is composed of Green Ash and Manitoba Maple. The Understory is composed Alternate-leaved Dogwood (*C. alternifolia*), Choke Cherry and American Red Raspberry (*Rubus idaeus subsp. strigosus*). The Ground Layer is composed of Smooth Brome (*Bromus inermis*), Tall Goldenrod, Thicket Creeper (*P. inserta*) and Common Motherwort (*Leonurus cardiaca*).

3.2.2 Vascular Plants

A total of 108 vascular plant species were recorded within the Subject Property (see **Appendix 3**). Of these, approximately 66 (61.1%) are considered native to Ontario and 42 (38.9%) are considered introduced. Most native species recorded are common (S-rank of S5 or S4) and tolerant to a wide range of site conditions/disturbance (i.e., having a coefficient of conservatism (CC) of 0-6). The overall high proportion of introduced species is a function of the highly agricultural landscape and associated ongoing land management regime(s).

One dead Butternut (*Juglans cinerea*), which is provincially rare (S2?) and designated as Endangered (Provincially and Federally), was recorded in the hedgerow along the southern Subject Property boundary. A Butternut Health Assessment has not been completed.

3.2.3 Breeding Anurans

Anuran calling surveys were undertaken at two (2) stations on 24 April, 25 May, and 23 June 2022. The locations of each survey station are shown on **Figure 2** while the full survey results are provided in **Appendix 4**. A total of seven (7) anuran species were documented during the calling surveys. A general description of the anuran communities present within the Study Area is provided below.

Stations AN-1 and AN-2 are located at the southwestern and northwestern sides of the wetland, respectively. No anurans were recorded from within the Subject Property, and no standing water was observed in the wetland. As such, the wetland on the Subject Property does not support anuran breeding.

Five (5) species were recorded calling from lands southwest of the Subject Property during the first and second rounds of surveys. Species recorded include:

- American Toad (*Anaxyrus americanus*) - call code 3;
- Gray Treefrog (*Dryophytes versicolor*) – call code 2;
- Spring Peeper (*Pseudacris crucifer*) – call code 3;
- Wood Frog (*Lithobates sylvaticus*) – call code 3; and
- Western Chorus Frog (*Pseudacris triseriata*) – call code 1.

One Green Frog (*Lithobates clamitans*) was recorded incidentally calling from a pond on the northwest corner of Mulloy Court and Mount Pleasant Road.

All species recorded are common in Ontario and not of conservation concern. The Great Lakes – St. Lawrence population of Western Chorus Frog (*Pseudacris triseriata*) is considered Threatened

federally. It is not at risk provincially and has recently had its provincial rank upgraded from S3 to S4 ("apparently secure") and thus carries no policy significance relevant to the proposed application.

Given that at least two species of anurans were recorded with a call level code of three (indicating overlapping calls of multiple individuals such that individuals could not be counted) in the same wetland southwest of the Subject Property, the wetland is considered confirmed SWH.

3.2.4 Breeding Birds

Breeding bird surveys were conducted at two (2) stations (B-1 and B-2) on 2 June and 30 June 2022. The locations of each survey station are shown on **Figure 2** while the full survey results indicating each species' breeding status by survey station can be found in **Appendix 5**. The locations of significant bird species recorded are illustrated on **Figure 4**. A total forty (40) bird species were detected. In total, 36 species are considered at least possibly breeding within the study area. Four (4) species were flyovers and determined to be nonbreeders, these included Belted Kingfisher (*Megaceryle alcyon*), Common Raven (*Corvus corax*), Great Blue Heron (*Ardea herodias*), and Trumpeter Swan (*Cygnus buccinator*). One non-native species was observed which was European starling (*Sturnus vulgaris*).

Of the 35 species of native potentially breeding birds, two Species at Risk were detected which were Eastern Meadowlark (*Sturnella magna*) and Eastern Wood-pewee (*Contopus virens*). Eastern Meadowlark is designated as Threatened at both the Federal and Provincial level. Eastern Wood-pewee is designated as Special Concern at both the Federal and Provincial level. One Eastern Wood-pewee was detected northeast of the Subject Property on 2 June 2022 (within 120 m of the Subject Property) and the second was detected northeast of the Subject Property on 30 June 2022 (>120 m outside of the Subject Property). One Eastern Meadowlark was detected calling outside of the Subject Property (>120 m) on 2 June 2022, the former to the northwest and latter to the northeast.

At a provincial level, all of the native breeding species have been assigned S-ranks of either S4 or S5 by the Natural Heritage Information Centre (NHIC, 2022), which indicates that their provincial populations are "apparently secure" or "secure", respectively (NHIC, 2022).

Area sensitive species require large area of suitable habitat to carry out their life processes. The Ontario Ministry of Natural Resources and Forestry (OMNR, 2000) considers White-breasted Nuthatch (*Sitta carolinensis*), a bird recorded on site, to be area sensitive species. However, this species can be found in a range of woodland habitats.

3.2.5 Incidental Wildlife Recorded

Efforts to incidentally document wildlife were made during all site visits by Terrastory in 2022. The following species were recorded:

- American Woodcock (*Scolopax minor*)
- Barn Swallow (*Hirundo rustica*), flyover
- Eastern-tailed Blue (*Cupido comyntas*)
- Eastern Chipmunk (*Tamias striatus*)
- Cabbage White (*Pieris rapae*)
- Canada Darner (*Aeshna canadensis*)

- Chimney crayfish (*Fallicabris fodiens* or *Cambarus diogenes*)
- Great Horned Owl (*Bubo virginianus*)
- Least Skipper (*Ancyloxypha numitor*)
- Orange Sulphur (*Colias eurytheme*)
- Red-tailed Hawk (*Buteo jamaicensis*)
- Twelve-spotted Skimmer (*Libellula pulchella*)
- Wild Turkey (*Meleagris gallopavo*)

Of these species above, two are significant. Once listed as Threatened, Barn Swallow has recently been re-assessed by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and the Committee on the Status of Species at Risk in Ontario (COSSARO) as Special Concern. This species was recorded on 18 August 2022.

In 2022, 34 Chimney Crayfish were recorded along the northern boundary of the Panicked Aster Mineral Meadow Marsh (MAMM2-2) in both the marsh and near adjacent field (photos provided in **Appendix 2**). Both above-listed species of Chimney Crayfish are considered rare in Ontario (S3) and its/their habitat is considered Significant Wildlife Habitat (SWH).

3.2.6 Tree Inventory and Health Assessment

A total of 49 trees situated within or adjacent to the proposed area of disturbance were inventoried and assessed. The results of the tree inventory and condition assessment, including tree locations, are provided in **Appendix 8**.

4 SIGNIFICANCE ASSESSMENT

Based on the biophysical information collected during background information gathering (per **Table 1**) and the results of Terrastory's site assessment (per **Sections 2.2** and **3**),

Table 3 below provides a determination of the presence (or potential presence) of each significant natural feature considered herein. Shaded rows denote features which were confirmed or may be present within the Subject Property or Adjacent Lands. Significant natural feature mapping (excluding buffers) is provided in **Figure 4**.

Table 3. Summary of the Assessment of Significant Natural Features on the Subject Property and Adjacent Lands.

Significant Natural Feature	Status on the Subject Property	Status on Adjacent Lands (i.e., < 120 m from the Subject Property)
PPS Significant Natural Features		
Significant Wetlands	Confirmed. See Section 4.1.	Confirmed. See Section 4.1.
Significant Woodlands	Absent. See Section Error! Reference source not found..	Present. See Section Error! Reference source not found..
Significant Valleylands	Absent.	Absent.
Significant Wildlife Habitat	Confirmed/Candidate. See Section 4.3.	Confirmed/Candidate. See Section 4.3.
Areas of Natural and Scientific Interest	Absent.	Absent.
Habitat of Endangered and Threatened Species (per ESA)	Absent. See Section 4.3.1.	Confirmed. See Section 4.3.1.
Fish Habitat (per <i>Fisheries Act</i>)	Absent. See Section 4.5.	Potential. See Section 4.5.
Sand Barrens, Savannahs, and Tallgrass Prairies	Absent.	Absent.
Alvars	Absent.	Absent.
Permanent or Intermittent Streams	Absent. See Section 4.5.	Present. See Section 4.5.
Lakes and their littoral zones	Absent.	Absent.
Seepage Areas and Springs	Absent. See Section 4.5.	Unknown. See Section 4.5.
ORMCP / Growth Plan / Locally Significant Natural Features (i.e., apart from PPS requirements)		
Significant landforms	Present. See Section 4.6.	Present. See Section 4.6.
Environmentally Significant Areas	Absent.	Absent.
Wetlands	Present. See Section 4.1.	Present. See Section 4.1.
Core area woodlands	Absent.	Absent.
Other woodlands	Absent.	Absent.
Kettle lakes	Absent.	Absent.
Sensitive headwater areas and sensitive groundwater discharge and recharge areas	Absent. See Section 4.5.	Potential. See Section 4.5.
Enhancement areas, buffers and linkages.	Buffers present by virtue of the presence of other natural heritage features.	Buffers present by virtue of the presence of other natural heritage features.
Conservation Authority Regulated Features and Hazard Lands		
Wetlands, watercourses, valleylands, meanderbelts, floodplains, steep slopes, and shorelines.	Wetlands confirmed. See below.	Wetlands and watercourses confirmed. See below.

4.1 Significant Wetlands

A portion of the Mount Wolfe Provincially Significant Wetland (PSW) Complex is present in the southern portion of the Subject Property. Other portions of the Mount Wolfe PSW are present within Adjacent Lands.

The boundary of the wetland within the Subject Property was staked by Terrastory (T. Knight) and the TRCA in October 2021. The contiguous portions of the wetland that are present on lands to the south and east were not staked. The shapefile resulting from the staking exercise needs to be sent to the municipality so they can update the wetland evaluation record and any related files/mapping, as wetland evaluation data is no longer under the purview of the MNRF. For the time being, both the Province's PSW mapping and the staked boundary are shown on **Figure 4**. Applicable conservation authority regulated areas and vegetation protection zones (VPZs) should be applied in relation to the staked boundary of the wetland.

4.2 Woodlands

The swamp and cultural woodland on the Subject Property are less than 0.5 ha and thus do not meet the minimum size criteria for significance or protection in accordance with applicable policies. Woodlands on Adjacent Lands, specifically the woodland east of Mount Pleasant Road and the woodland southwest of the Subject Property, are greater than 0.5 ha and thus meet the criteria for significance in accordance with the ORMCP Technical Paper Series 7 – Identification and Protection of Significant Woodlands.

4.3 Significant Wildlife Habitat

An assessment of the likelihood that any candidate or confirmed SWH types occur within the Subject Property or Adjacent Lands is provided in **Appendix 6**. Based on the results of this assessment, four (4) SWH types are considered further through this study:

- Seasonal Concentration Areas of Animals
 1. Bat Maternity Colonies
- Habitat of Species of Conservation Concern
 2. Terrestrial Crayfish
 3. Amphibian Breeding Habitat (Woodland)
 4. Special Concern and Rare Wildlife Species

Also based on this assessment, a total of 5 or 6¹ Special Concern or rare species are considered to have at least a possible likelihood of occurrence on the Subject Property given their habitat associations and current distribution in southern Ontario (or were confirmed based on the site assessment):

- 1) Digger Crayfish (*Creaserinus fodiens*) and/or Meadow Crayfish (*Cambarus diogenes*) – S3
- 2) Eastern Wood-pewee (*Contopus virens*) – Special Concern
- 3) Monarch (*Danaus plexippus*) – Special Concern
- 4) Western Chorus Frog (*Pseudacris triseriata*) – federally Threatened

¹ Both Chimney Crayfish (*Creaserinus fodiens*) and Meadow Crayfish (*Cambarus diogenes*) are provincially rare (S3). As only chimneys and burrows were observed, it is not clear if one or both species are present on the Subject Property.

5) Yellow-banded Bumblebee (*Bombus terricola*) – Special Concern

A general description of SWH confirmed on the Subject Property and within the Study Area is provided below.

4.3.1 Bat Maternity Colonies

Big Brown Bat (*Eptesicus fuscus*) and Silver-haired Bat (*Lasiurus noctivagans*) form maternity colonies that roost with pups in various features, particularly cracks, cavities, or loose bark associated with large-diameter trees (≥ 25 cm diameter at breast height), snags, and buildings. Snags/cavity trees in earlier stages of decay (i.e., decay classes 1-3) may be preferred.

Targeted, comprehensive roosting habitat surveys for bats were not performed through the 2022 fieldwork program as the forest communities on adjacent lands will not be removed as part of the proposed development. However, given the presence of suitable maternity colony habitat northeast and south of the Subject Property, these areas are designated as SWH. See **Figure 4**.

4.3.2 Terrestrial Crayfish

Terrestrial crayfish excavate burrows in areas of moist/wet soil with an elevated water table, such as marshes, wet meadows, and even manicured lawn. The burrows are flooded by groundwater and open to the ground surface by a “chimney” consisting of rounded soil pellets. Burrows produced from clay often exhibit the definitive chimney structure while those excavated from organic substrate (i.e., peat) may appear as a circular collapsed mound.

In total, thirty-four (34) crayfish chimneys were documented within the Subject Property (see **Figure 4**). While the species of terrestrial crayfish responsible for excavating the burrows/chimneys is not known with certainty (since no individuals were documented), Digger Crayfish is considered most likely given its known distribution (Guiaşu 2021).

4.3.3 Amphibian Breeding Habitat (Woodland)

A forested wetland is present approximately 75 m southwest of the Subject Property. Three of the listed species (Western Chorus Frog, Wood Frog and Spring Peeper) were confirmed on 24 April 2022. Wood Frog and Spring Peeper had a Call Level Code of 3 and thus the wetland community is designated as SWH. See **Figure 4**.

4.3.4 Special Concern and Rare Wildlife Species

As detailed in **Appendix 6**, Eastern Wood-pewee were recorded in low numbers below what Terrastory would consider an acceptable threshold for significance. Similarly, habitat for Monarch and Yellow-banded Bumblebee is marginal (disturbed meadow) within the Subject Property and on Adjacent Lands, and neither species was observed during field surveys. Thus, in the opinion of Terrastory this SWH type is not present. One (1) Western Chorus Frog was recorded calling in a wetland southwest of the Subject Property. In the opinion of Terrastory the presence of one individual frog should not be considered SWH.

Terrestrial crayfish are addressed above in **Section 4.3.2**.

Locations in which Special Concern and/or rare species were documented are shown on **Figure 4** for information purposes.

4.4 Habitat of Endangered and Threatened Species

An assessment of the likelihood that any Endangered and Threatened species or their habitats occur within the Subject Property or Adjacent Lands is provided in **Appendix 8**. A total of four (4) Endangered species are considered to have a possible likelihood of occurrence on the Subject Property (or were confirmed) given their habitat associations and current distribution in southern Ontario:

- 1) Little Brown Myotis (*Myotis lucifugus*)
- 2) Northern Myotis (*Myotis septentrionalis*)
- 3) Tri-colored Bat (*Perimyotis subflavus*)
- 4) Butternut (*Juglans cinerea*)

4.4.1 Endangered Bats

Per the assessment in **Appendix 8**, Little Brown Myotis, Northern Myotis, and Tri-colored Bat have the potential to forage in the Subject Property and roost on Adjacent Lands. Each of these bat species are designated Endangered in Ontario per O. Reg. 230/08 pursuant to the Endangered Species Act (ESA) and are federally designated Endangered by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). Little Brown Myotis and Northern Myotis form maternity colonies that roost in large-diameter trees with cracks, crevices, and/or exfoliating bark; Little Brown Myotis will also frequently roost in buildings (e.g., attics, barns, etc.). Roosting sites for Tri-colored Bat maternity colonies are less understood but have been documented in dead or dying leaf clusters of oaks (*Quercus* spp.) and maples (*Acer* spp.), along with live foliage and buildings (Humphrey and Fotherby 2019). Individuals (i.e., non-reproductive females and males) of all three bat species may roost in smaller diameter trees and other spaces (e.g., beneath house siding, etc.) which are not occupied by maternity colonies. Overwintering habitat includes caves and mines that maintain temperatures above 0°C. White Nose Syndrome (a fungal disease caused by an introduced pathogen) has devastated populations of each species across their ranges. The fungus causes hibernating individuals to become dehydrated, leading to excessive arousal, depleted fat reserves, and ultimately emaciation and/or death.

4.4.2 Butternut

Butternut is designated Endangered in Ontario per O. Reg. 230/08 pursuant to the ESA. This species occupies a wide variety of woodland types in southern Ontario and may be found in most treed habitats (including hedgerows) except the wettest or driest. Butternut requires partial sun exposure to carry out its physiological processes, but individuals may persist in shaded forests as canopy constituents or seedlings/saplings awaiting release. The abundance and condition of Butternut throughout eastern North America is in serious decline due to Butternut Canker (*Ophiognomonia clavigignenti-juglandacearum*), a fungal disease introduced to North America in the mid-nineteenth century.

One (1) dead Butternut was found in the northeast section of the Subject Property and was not subject to a Butternut Health Assessment. Dead assessed Butternut are not protected by the ESA. The location of the dead Butternut is shown on **Figure 4**.

4.5 Key Hydrologic Features and Fish Habitat

As detailed in **Section 4.1** above, the Provincially Significant Mount Wolfe Wetland Complex is present within the Subject Property and Adjacent Lands. According to the draft Hydrogeological Assessment report (Ecometrix, 2022), shallow groundwater levels on the Subject Property generally flow towards the wetland on the Subject Property and range in depth from 0.85 m – 3.81 m below ground surface. No evidence of groundwater upwelling (i.e., seepage areas and springs) on the Subject Property was recorded by Terrastory. It is not known if there are groundwater upwelling areas on Adjacent Lands.

While available mapping from the province indicates a permanent watercourse flowing along the southern Subject Property boundary towards Mount Pleasant Road (**Figure 4**), no such feature was recorded on site. Other (unconfirmed) coldwater watercourses originating in wetlands on Adjacent Lands flow in a south to southwest direction and have no influence on the Subject Property. It is not known if these watercourses constitute fish habitat.

4.6 Significant Landforms

According to the Town of Caledon OP Schedule P-2, a Category 2 Landform Conservation Area is present on the eastern corner of the Subject Property and extends off-property to the north and south. The limits of the Landform Conservation Area have been approximated on **Figure 4**.

5 CONCLUSIONS

In accordance with the Terms of Reference for this study (**Appendix 1**) and relevant environmental policies, the preceding Existing Conditions Report provides a detailed characterization of the natural environment occurring within and adjacent to 0 Mulloy Court. Included herein is a comprehensive approach to identifying the presence or absence of several significant natural features afforded varying degrees of protection by applicable environmental policies. As noted, the existing conditions report does not contain a fulsome policy analysis or impact assessment.

Based on the findings presented in this report, the following natural features with ecological and/or policy significance have been identified:

- **Provincially Significant Wetlands** on and adjacent to the Subject Property, all of which are regulated by the TRCA.
- **Candidate and Confirmed Significant Wildlife habitat** including amphibian woodland breeding habitat (confirmed), terrestrial crayfish habitat (confirmed), confirmed habitat for one or more species of terrestrial crayfish (S3).
- Confirmed habitat for the **Endangered Butternut** (one dead individual) and potential habitat for three **Endangered bats** (Little Brown Myotis, Northern Myotis, and Tri-colored Bats).
- Presence of **watercourses** on Adjacent Lands that may or may not constitute **Fish Habitat**.
- **Category 2 Significant Landform** on the eastern portion of the Subject Property.

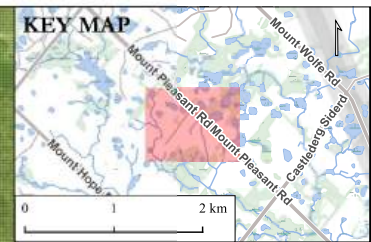
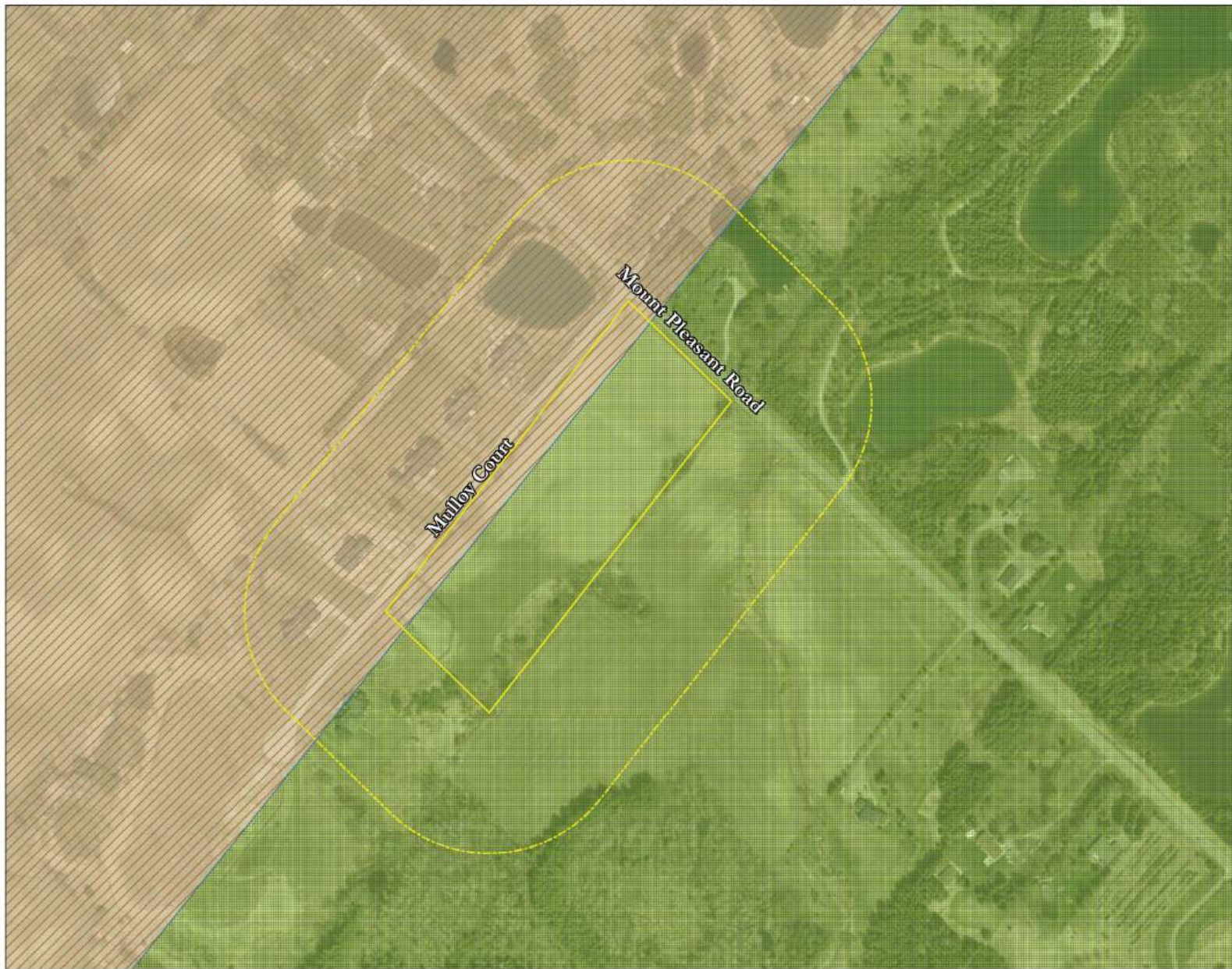
As mentioned in **Section 1.1**, mapped wetlands within the southwestern portion of the Study Area are associated with the Provincially Significant Mount Wolfe Wetland Complex, which is considered a KNHF and a KHF pursuant to the ORMCP and Growth Plan. Per the aforementioned provincial

plans, KNHFs, KHF's and their minimum Vegetation Protection Zones (VPZs) (which for PSWs is 30 m) constitute the natural heritage system. Per the Region of Peel and Town of Caledon Official Plans; KNHFs, KHF's and related VPZs are part of the Regional Greenlands System and Natural Core Areas, respectively. SWH is also considered a KNHF, a component of the Regional Greenlands System, and a Natural Core Area. VPZs associated with SWH are context specific and are to be determined through the completion of an NHE – no minimum is specified by policy.

6 REFERENCES

- Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, and Ontario Ministry of Natural Resources Ontario Nature. 2001. "Ontario Breeding Bird Atlas: Guide for Participants."
- Bird Studies Canada, United States Environmental Protection Agency, and Environment Canada. 2008. "Marsh Monitoring Program Participant's Handbook for Surveying Amphibians."
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- Guiasu, R. C. 2021. Range expansion of the vulnerable crayfish *Creaserinus fodiens* (Cottle, 1863) (Decapoda, Cambaridae) in Ontario, Canada, with added notes on the distribution, ecology and conservation status of this species in North America. *Crustaceana*, 94(4), 467–486.
<https://doi.org/10.1163/15685403-bja10104>
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DOI:10.22621/cfn.v133i2.2223
- Lee, H. T. 2008. "Southern Ontario Ecological Land Classification: Vegetation Type List."
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- . 2020. Growth Plan for the Greater Golden Horseshoe.
- . 2017. Oak Ridges Moraine Conservation Plan.
- MNR. 2010a. "Natural Heritage Reference Manual."
- . 2010b. "Significant Wildlife Habitat Technical Guide."
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- . 2015. "Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E."
- Region of Peel. 2022. Official Plan.
- Region of Peel 2009. "Peel-Caledon Significant Woodlands and Significant Wildlife Habitat Study."
Available online at <https://www.peelregion.ca/planning/officialplan/pdfs/Peel-CaledonSW-SWH-Study-Report-Part4.pdf>

Town of Caledon, 2019. Official Plan.



Legend

Area of Assessment

- Subject Property / Study Area
- Adjacent Lands / Study Area

Natural Area Designations

- Growth Plan Natural Heritage System
- ORM Land Use Designations
- Natural Linkage Area
- Palgrave Estates Residential Community

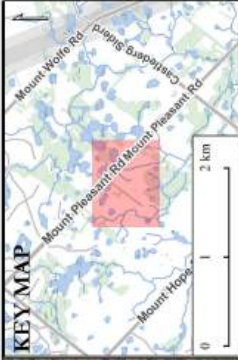
GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

TERRASTORY
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398

1:3,250 0 25 50 75 100 m

Location:
 0 Mulloy Court,
 Town of Caledon

Project No.: 21185	Figure 1: Location of the Subject Property
Date: 2023-04-25	
By: AB Checked: --	
Orthophotograph Date: Town of Caledon, 2021	



Legend

- Area of Assessment
- Subject Property / Study Area
- Adjacent Lands / Study Area
- Survey Stations
- Breeding Bird Station
- Anuran Calling Station

GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

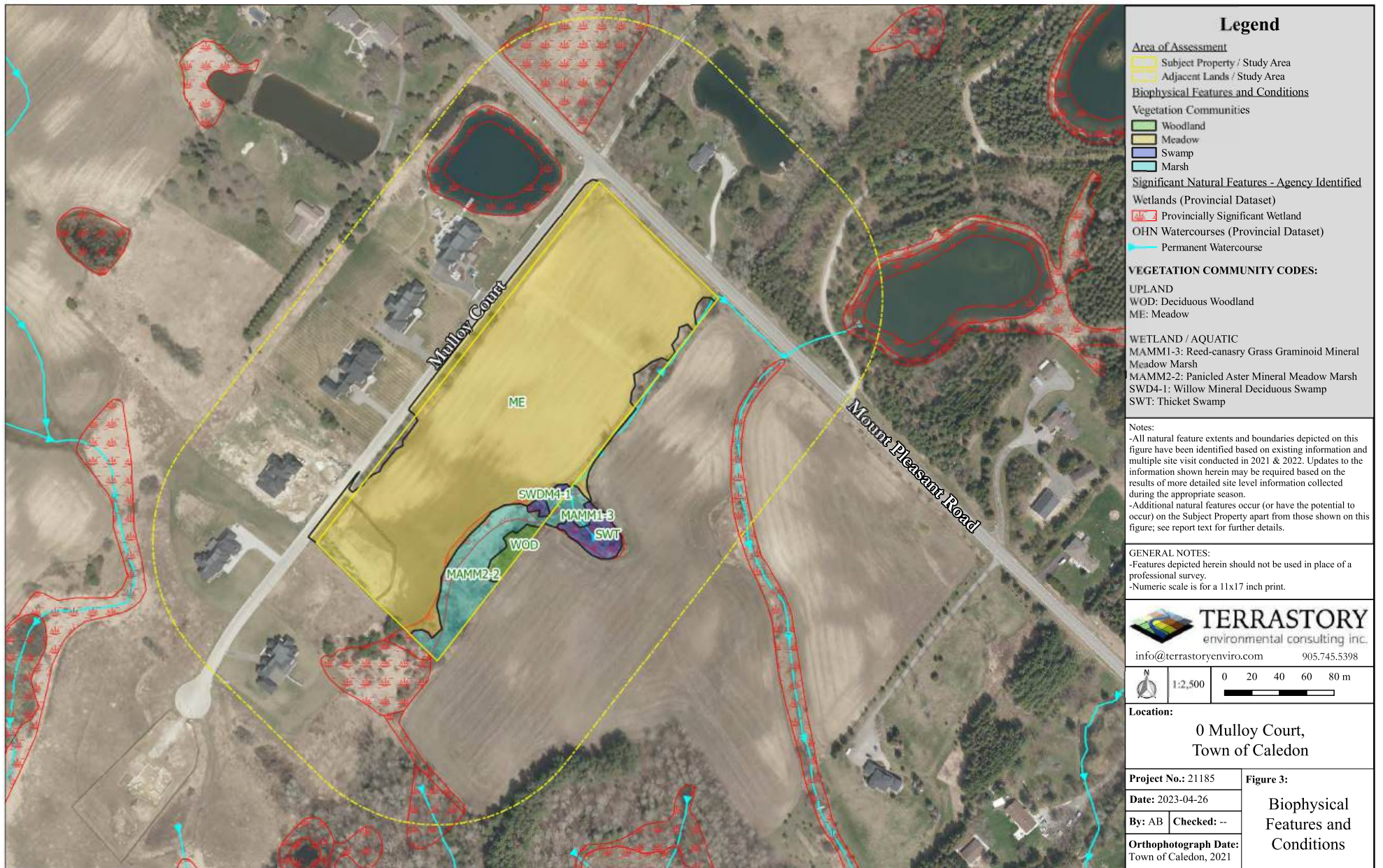
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 info@terrastoryenviro.com 905.745.5398



Location:
 0 Mulloy Court,
 Town of Caledon

Project No.: 21185	Figure 2:
Date: 2023-04-26	Survey Stations
By: AB	Checked: --
Orthophotograph Date: Town of Caledon, 2021	





Legend

Area of Assessment
 Subject Property / Study Area
 Adjacent Lands / Study Area

Significant Natural Features - Terrastory
 Significant Natural Feature Boundaries
 Wetland Boundary (staked with TRCA, Oct. 2022)
 Wetlands - Modified PSW
 Significant Woodlands and Wildlife Habitat
 Significant Wildlife
 Species of Conservation Interest
 Butternut - Endangered Tree
 Eastern Meadowlark - Threatened Bird
 Eastern Wood-pewee - Special Concern Bird
 Chorus Frog - Fed. Threatened Frog

Significant Features
 Terrestrial Crayfish Chimney

Significant Natural Features - Agency Identified
 Wetlands (Provincial Dataset)
 Provincially Significant Wetland
 OHN Watercourses (Provincial Dataset)
 Permanent Watercourse
 Cat. 2 Landform Conservation Area (approximated from Town of Caledon OP Sched. P-2)

GENERAL NOTES:
 -This report and its contents should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

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Scale: 1:2,500
 0 20 40 60 80 m

Location:
 0 Mulloy Court,
 Town of Caledon

Project No.: 21185
 Date: 2023-04-27
 By: AB
 Checked: --

Figure 4:
 Significant Natural Features

Orthophotograph Date:
 Town of Caledon, 2021.



Notes:
 -All natural feature extents and boundaries depicted on this figure have been identified based on existing information and multiple site visits conducted in 2021 and 2022. Updates to the information shown herein may be required based on the results of more detailed site level information collected during the appropriate seasons.
 -Natural features occur (or have the potential to occur) on the Subject Property apart from those shown on this figure; see report text for further details.

Appendix 1. Terms of Reference

May 18, 2022
Project No.: 21185



TERRASTORY
environmental consulting inc.

Nick Cascone
Planner, Development Planning and Permits
Development and Engineering Services
101 Exchange Avenue
Vaughan, Ontario L4K 5R6
(416) 661-6600 x 5927
nicholas.cascone@trca.ca

**SUBJECT: NHE Terms of Reference
0 Mulloy Court, Part Lot 18, Concession 8
Town of Caledon**

Dear Nick,

Terrastory Environmental Consulting Inc. (hereinafter “Terrastory”) has been retained by Ecometrix Inc. on behalf of Stellar Homes Inc. (hereinafter “the Applicant”) to complete a Natural Heritage Evaluation (NHE) in support of the Stellar Estates Phase 2 subdivision application at the above captioned location (hereinafter “Subject Property”) near Bolton (Town of Caledon).

Stellar Homes Inc. previously developed an adjacent property (13 ha) into a ten-lot estate residential subdivision (Stellar Estates Phase 1). The subdivision application was supported by an NHE (Stantec 2007). More recently, Stellar Estates purchased the adjacent parcel of land (4.1 ha) to the south denoted as Part 1 Plan 43R-2652 on Plan 43M-1994. The land is currently agricultural and would be converted to estate residential lots. Two lotting plans are currently under consideration, including a five-lot and a six-lot option.

The Subject Property is situated within the boundaries of the Oak Ridges Moraine Conservation Plan (ORMCP). While lots on the north side of Mulloy Court are situated within the designated Palgrave Estates Residential Community, development on the south side of Mulloy Court (as proposed through Phase 2) overlaps with the Natural Linkage Area designation. Mapped wetlands within the southwestern portion of the Study Area are associated with the Provincially Significant Mount Wolfe Wetland Complex, which is considered a Key Natural Heritage Feature (KNHF) pursuant to the ORMCP. The boundary of the wetland within the Subject Property was staked with the Toronto and Region Conservation Authority (TRCA) in October of 2021.

Given the natural features documented and pre-consultation comments received from the TRCA (November 2021), a comprehensive three-season NHE is required. A Terms of Reference (ToR) is provided below for review and approval by the TRCA (see **Error! Reference source not found.**). Note that Terrastory has already initiated seasonal surveys (i.e., the anuran calling survey).

It is expected that the data collected as part of the NHE work plan will be used to inform the Wetland Water Balance Risk Assessment to be completed by Terrastory and Ecometrix in accordance with the TRCA’s guidelines. Terrastory will be responsible for the natural heritage

components of the Assessment and Ecometrix will be responsible for the hydrologic/hydrogeologic components.

Should you have any questions or require further clarification regarding the contents of this letter, I would be pleased to discuss them further and can be reached by phone (519.722.1073) or email (ash@terrastoryenviro.com).

Regards,

Terrastory Environmental Consulting Inc.



Ash Baron, B.E.S., CEERR
Senior Ecologist | Arborist

CC: Robert Whyte, Ecometrix Inc.

NATURAL HERITAGE EVALUATION TERMS OF REFERENCE

Approach

Overall, the NHE will be undertaken in accordance with the TRCA's Environmental Impact Statement (EIS) Guidelines (Jan. 2015) and Oak Ridges Moraine Conservation Plan Technical Paper 8 (Preparation of Natural Heritage Evaluation for all Key Natural Heritage Features), and will incorporate the following components:

- Identification, description, and delineation of all significant natural heritage features (i.e., key natural heritage features and key hydrologic features) on-site, including their functions;
- Connections between the identified significant natural heritage features and broader landscape, including potential linkages with off-site features and the natural heritage system (where applicable);
- Description of the proposed development and assessment of unavoidable impacts, including their implications on the natural environment and any identified significant natural heritage features;
- Technical recommendations and mitigation measures to address “no negative impacts”, including enhancement/restoration measures (where applicable); and
- Assessment of application conformity with relevant municipal, provincial, and federal natural heritage requirements.

Background Information Gathering

Background biophysical information will be gathered from the following sources:

- Current and historical aerial photographs.
- Existing natural feature mapping.
 - Town of Caledon Official Plan (OP) Schedules I (Palgrave Estate Residential Community Environmental Zoning), P (Oak Ridges Moraine Conservation Plan Land Use Designations), and P-2 (Oak Ridges Moraine Conservation Plan Landform Conservation Areas).
 - Regional Municipality of Peel OP Schedules A (Core Areas of the Greenlands System in Peel) and D3 (Greenbelt Plan Area Land Use Designations).
 - Land Information Ontario (LIO).
 - TRCA regulation mapping (screening maps)
- Previous NHE Report for Phase 1 (Stantec 2007).
- Ontario Base Mapping, LiDAR, and other sources of topographic information.
- Ontario well records from the local landscape.
- Soils mapping for the local landscape.
- Paleozoic and surficial geology mapping for the local landscape.
- Physiographic mapping for the local landscape.
- Natural Heritage Information Centre (NHIC) element occurrences.
- iNaturalist element occurrences, including rare species records retrieved through the “(NHIC) Rare Species of Ontario” project.
- eBird.
- Ontario Breeding Bird Atlas database.
- Ontario Butterfly Atlas.
- iNaturalist “Odonata of Ontario” project.

- Atlas of the Mammals of Ontario.

Field Work Program

The proposed fieldwork program in support of the NHE is outlined below in **Table 1**. The schedule is proposed for 2022 unless otherwise noted.

Table 1. Fieldwork Program.

Survey Type and Methodology	Schedule (approx.)
<ul style="list-style-type: none"> • Natural feature staking was undertaken in 2021 with TRCA Planning Ecology staff to confirm wetland boundaries according to OWES. Approved natural feature boundaries were surveyed. 	<ul style="list-style-type: none"> • Completed in October 2021
<ul style="list-style-type: none"> • Three (3) rounds of Anuran calling surveys will be conducted in accordance with the Marsh Monitoring Protocol (Bird Studies Canada et al. 2008). Surveys will occur within the appropriate season (April to June), time of day (between 30 minutes after sunset and 12:00am), and weather conditions (minimal to no rain, wind speed ≤ 3 on the Beaufort Wind Scale). 	<ul style="list-style-type: none"> • Early April to Early June
<ul style="list-style-type: none"> • Two (2) rounds of breeding bird surveys will be conducted in accordance with the Ontario Breeding Bird Atlas (OBBA) protocol (Bird Studies Canada et al. 2001). Surveys will occur within the appropriate season (May 24–July 10), time of day (between dawn and approximately 5 hours after dawn), and weather conditions (no rain, wind speed ≤ 3 on the Beaufort Wind Scale). While the OBBA protocol recommends that stations be situated at least 300 m apart (to avoid double counting), the stations will likely be established in closer proximity to ensure more comprehensive survey coverage. Surveys to occur for a minimum duration of 10 minutes at each station. 	<ul style="list-style-type: none"> • Late May to Mid June (Round #1) • Mid June to Early July (Round #2)
<ul style="list-style-type: none"> • Vegetation community characterization will be undertaken in accordance with the Ecological Land Classification (ELC) System for Southern Ontario (Lee et al. 1998). 	<ul style="list-style-type: none"> • June
<ul style="list-style-type: none"> • Vascular plant surveys (i.e., early summer and fall) will be undertaken within natural areas via an area search (i.e., “wandering transects”). All species recorded will be listed in an appendix along with their respective Coefficient of Conservatism, Wetness Coefficient, and local rank (according to the TRCA and Oldham 2017). 	<ul style="list-style-type: none"> • June-early Sept
<ul style="list-style-type: none"> • Incidental observations of flora/fauna during all site visits. 	<ul style="list-style-type: none"> • April-early Sept

Proposed Report Table of Contents

The on-site biophysical information collected per **Table 1** will be assessed and reviewed in concert with background biophysical information collected from a variety of sources. The information will be summarized into an NHE report which will address the requirements of the TRCA’s EIS Guidelines (2015), Oak Ridges Moraine Conservation Plan Technical Paper 8, and relevant natural heritage policies.

A proposed Table of Contents for the NHE will generally follow the outline below:

- 1) Introduction
 - a. Study Background
 - b. Study Purpose
- 2) Approach and Methods
 - a. Background Biophysical Information Collected (see above).
 - b. Agency correspondence (as needed).

- c. Site Assessments and Survey Methodologies (*see fieldwork plan in **Table 1**).
- d. Impact/Effects Assessment and Mitigation
- e. Natural Heritage and Environmental Policy Context
 - i. Town of Caledon OP
 - ii. Region of Peel Official Plan
 - iii. Growth Plan pursuant to the *Places to Grow Act*
 - iv. Oak Ridges Moraine Conservation Plan
 - v. Provincial Policy Statement pursuant to the *Planning Act*
 - vi. TRCA regulation (O. Reg. 166/06) and related policies pursuant to the *Conservation Authorities Act*
 - vii. *Endangered Species Act* including Ontario Regulation 242/08
 - viii. *Fish and Wildlife Conservation Act*
 - ix. *Migratory Birds Convention Act*
- 3) Existing Biophysical Conditions
 - a. Land-use Setting
 - b. Physical Setting (e.g., hydrology, surficial geology, etc.).
 - c. Ecological Setting
 - i. Vegetation Communities, including ELC mapping.
 - ii. Vascular Plants, including mapping of all SAR and provincially/regionally rare species documented (*if any).
 - iii. Anuran breeding
 - iv. Breeding birds.
 - v. Incidental wildlife recorded.
- 4) Significance Assessment
 - a. Significant Natural Features
 - i. Wetlands.
 - ii. Potential/Confirmed Endangered and Threatened Species Habitat.
 - iii. Candidate/Confirmed Significant Wildlife Habitat (SWH).
 - iv. Any additional features, including potential wildlife corridors (*if present).
 - b. Significant Species (*if present).
 - c. Other.
- 5) Description of the Proposed Development
 - a. Include consideration for and review of other overlapping technical studies/plans (e.g., stormwater management, hydrogeology).
- 6) Impact Assessment
 - a. Development Alternatives and Avoidance Measures incorporated into Project Design.
 - b. Effects Assessment (e.g., Spatial extent, magnitude, frequency, duration, adjacent lands, etc.).
 - c. Wetland Water Balance Risk Evaluation (prepared per TRCA 2017).
- 7) Mitigation Strategy
- 8) Conclusions
- 9) References
- 10) Appendices: Terms of Reference and Key Agency Correspondence; Field Data; Representative Photos; Species at Risk Screening; SWH Assessment; Wetland Water Balance Risk Assessment.



Legend

- Study Area
- Subject Property
- Subject Property + 120 m
- Natural Heritage Features (prelim.)
- Surveyed Wetland Boundary (2021)

GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

TERRASTORY
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398



Location:

0 Mulloy Court,
 Town of Caledon

Project No.: 21185

Date: 2022-05-05

By: AB Checked: xx

Orthophotograph Date:
 2018 (Google Maps)

Figure 1:

Location of the
 Subject Property



Ash Baron

From: Ash Baron
Sent: May 20, 2022 9:50 AM
To: Nick Cascone
Cc: Robert Whyte
Subject: RE: Terms of Reference - 0 Mulloy Crt, Caledon

Thank you, Nick.

Have a great long weekend!

Ash Baron B.E.S., CEERR
Senior Ecologist / Arborist
Terrastory Environmental Consulting Inc.
(c) 519-722-1073
www.terrastoryenv.com

From: Nick Cascone <Nick.Cascone@trca.ca>
Sent: May 20, 2022 9:38 AM
To: Ash Baron <ash@terrastoryenviro.com>
Cc: Robert Whyte <rwhyte@ecometrix.ca>
Subject: RE: Terms of Reference - 0 Mulloy Crt, Caledon

Hello Ash,
TRCA Ecology staff have reviewed the submitted ToR and have no comments. Please proceed as indicated in the document.
Thanks,

Nick Cascone, M.Sc.PI
Acting Senior Planner
Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600 x5936](tel:(416)661-6600x5936)
E: nick.cascone@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](http://101ExchangeAvenue.Vaughan.ON.L4K5R6) | trca.ca



Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

*All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

We thank you for your cooperation as we respond to the current situation.

From: Ash Baron <ash@terrastoryenviro.com>
Sent: Wednesday, May 18, 2022 10:13 AM
To: Nick Cascone <Nick.Cascone@trca.ca>
Cc: Robert Whyte <rwhyte@ecometrix.ca>
Subject: Terms of Reference - 0 Mulloy Crt, Caledon

Good morning, Nick.

Terrastory has been retained to complete an NHE and, in collaboration with Ecometrix, a Wetland Water Balance Risk Assessment in support of estate residential development proposed at 0 Mulloy Crt in Caledon (Stellar Estates Ph 2). The study Terms of Reference (ToR) is attached to this email for your review. I trust the ToR reflects the requirements set out by the TRCA in the pre-consultation comments (Nov 2021).

Should you have any questions or points for discussion, don't hesitate to get in touch. I look forward to working with you on this file.

Kind regards,
Ash

Ash Baron B.E.S., CEERR
Senior Ecologist / Arborist
Terrastory Environmental Consulting Inc.
(c) 519-722-1073
www.terrastoryenv.com

Appendix 2. Representative Photographs



Photo 2. Staked wetland (05 October 2021).



Photo 1. Northern edge of staked wetland, photo taken facing east towards Mt. Pleasant Rd. (05 October 2021).



Photo 3. Northern edge of staked wetland, photo taken facing west (05 October 2021).



Photo 4. Adjacent estate residential development to the east (05 October 2021).



Photo 5. Two crayfish chimneys are visible in the foreground above and below the pointing finger. Note the location of the red wetland boundary stake (24 May 2022).



Photo 6. Multiple crayfish chimneys and burrow holes present in the field adjacent to the wetland on the Subject Property (24 May 2022).

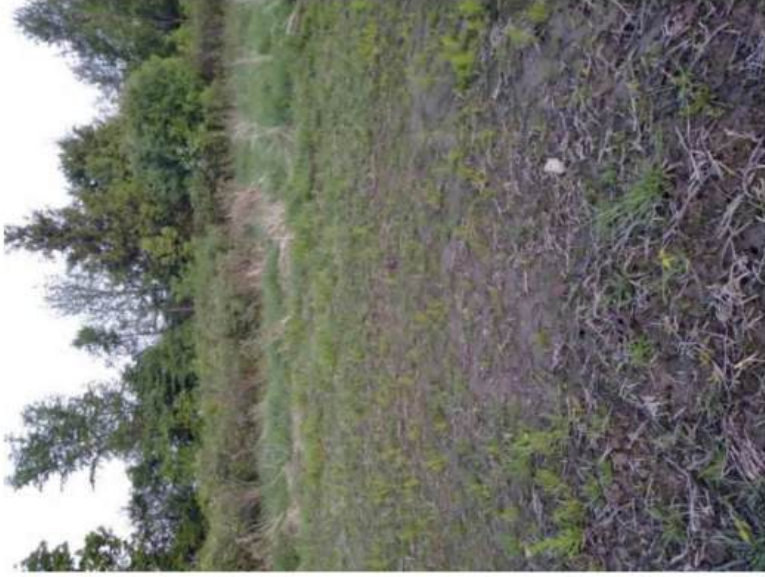


Photo 7. Crayfish burrows (foreground) in field adjacent to wetland (photo taken facing south) (24 May 2022).



Photo 8. Dead Butternut tree in hedgerow along southern Subject Property boundary (2022).

Appendix 3. Vascular Plant List

Scientific Name	Common Name	Family	SARO Status	S-Rank (per NHIC)	Local Rank (per TRCA 2022)	Coefficient of Conservatism	Coefficient of Wetness	Native Status
<i>Acalypha rhomboidea</i>	Common Three-seeded Mercury	Euphorbiaceae	S5	L5	0	3		N
<i>Acer negundo</i>	Manitoba Maple	Aceraceae	S5	L+?	0	0		N
<i>Acer x freemanii</i>	Freeman's Maple	Aceraceae	SNA	L4	6	-5		N
<i>Agrostis gigantea</i>	Redtop	Poaceae	SNA	L+	0	-3		I
<i>Alliaria petiolata</i>	Garlic Mustard	Brassicaceae	SNA	L+	0	0		I
<i>Amaranthus retroflexus</i>	Red-root Amaranth	Amaranthaceae	SNA	L5	0	3		N
<i>Ambrosia artemisiifolia</i>	Common Ragweed	Asteraceae	S5	L5	0	3		N
<i>Amelanchier laevis</i>	Smooth Serviceberry	Rosaceae	S5	L+	5	5		I
<i>Arctium minus</i>	Common Burdock	Asteraceae	SNA	L5	0	3		N
<i>Asclepias syriaca</i>	Common Milkweed	Asclepiadaceae	S5	L+	0	5		I
<i>Asparagus officinalis</i>	Garden Asparagus	Liliaceae	SNA	L5	0	3		N
<i>Bidens vulgata</i>	Tall Beggarticks	Asteraceae	S5	L+	5	0		I
<i>Bromus inermis</i>	Smooth Brome	Poaceae	SNA	L+	0	5		I
<i>Bromus japonicus</i>	Japanese Brome	Poaceae	SNA	L+	0	3		I
<i>Capsella bursa-pastoris</i>	Common Shepherd's Purse	Brassicaceae	SNA	L5	0	3		N
<i>Carduus acanthoides</i>	Spiny Plumeless Thistle	Asteraceae	SNA	L5	0	5		N
<i>Carex cristatella</i>	Crested Sedge	Cyperaceae	S5	L4	3	-3		N
<i>Carex granularis</i>	Limestone Meadow Sedge	Cyperaceae	S5	L+	3	-3		I
<i>Carex lacustris</i>	Lake Sedge	Cyperaceae	S5		5	-5		N
<i>Chenopodium album</i>	White Goosefoot	Chenopodiaceae	SNA	L+	0	3		I
<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nightshade	Onagraceae	S5	L5	2	3		N
<i>Cirsium arvense</i>	Canada Thistle	Asteraceae	SNA	L5	0	3		N
<i>Clematis virginiana</i>	Virginia Virgin's-bower	Ranunculaceae	S5	L5	3	0		N
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	Cornaceae	S5	L+	6	3		I
<i>Cornus stolonifera</i>	Red-osier Dogwood	Cornaceae	S5	L5	2	-3		N
<i>Crataegus monogyna</i>	English Hawthorn	Rosaceae	SNA	L+	0	3		I
<i>Crataegus punctata</i>	Dotted Hawthorn	Rosaceae	S5	L+	4	5		I
<i>Dactylis glomerata</i>	Orchard Grass	Poaceae	SNA	L+	0	3		I
<i>Daucus carota</i>	Wild Carrot	Apiaceae	SNA	L5	0	5		N
<i>Echinochloa crus-galli</i>	Large Barnyard Grass	Poaceae	SNA	L+	0	-3		I
<i>Echinocystis lobata</i>	Wild Mock-cucumber	Cucurbitaceae	S5	L+	3	-3		I
<i>Elaeagnus angustifolia</i>	Russian Olive	Elaeagnaceae	SNA	L+	0	3		I
<i>Elymus repens</i>	Creeping Wildrye	Poaceae	SNA	L5	0	3		N
<i>Epilobium parviflorum</i>	Small-flowered Willowherb	Onagraceae	SNA	L5	0	3		N
<i>Erigeron canadensis</i>	Canada Horseweed	Asteraceae	S5	L5	0	3		N
<i>Erigeron strigosus</i>	Rough Fleabane	Asteraceae	S5	L5	4	3		N
<i>Erysimum cheiranthoides</i>	Wormseed Wallflower	Brassicaceae	S5	L5	0	3		N
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	Asteraceae	S5	L5	2	0		N
<i>Fragaria virginiana</i>	Wild Strawberry	Rosaceae	S5	L5	2	3		N
<i>Fraxinus pennsylvanica</i>	Green Ash	Oleaceae	S4	L5	3	-3		N
<i>Geum canadense</i>	White Avens	Rosaceae	S5	L3	3	0		N

Scientific Name	Common Name	Family	SARO Status	S-Rank (per NHIC)	Local Rank (per TRCA 2022)	Coefficient of Conservatism	Coefficient of Wetness	Native Status
<i>Glyceria striata</i>	Fowl Mannagrass	Poaceae		S5	L5	3	-5	N
<i>Hackelia virginiana</i>	Virginia Stickseed	Boraginaceae		S5	L5	5	3	N
<i>Ilex verticillata</i>	Black Holly	Aquifoliaceae		S5	L3	5	-3	N
<i>Impatiens capensis</i>	Spotted Jewelweed	Balsaminaceae		S5	L5	4	-3	N
<i>Juglans cinerea</i>	Butternut	Juglandaceae	END	S2?	L3			N
<i>Juglans nigra</i>	Black Walnut	Juglandaceae		S4?	L5	5	3	N
<i>Juncus effusus</i>	Soft Rush	Juncaceae		S5	L5	4	-5	N
<i>Lactuca serriola</i>	Prickly Lettuce	Asteraceae		SNA	L+	0	3	I
<i>Lamium galeobdolonu</i>	Common Dead-nettle	Lamiaceae		SNA	L+	0	5	I
<i>Larix laricina</i>	Tamarack	Pinaceae		S5	L3	7	-3	N
<i>Leonurus cardiaca subsp. cardiaca</i>	Common Motherwort	Lamiaceae		SNA		0	5	I
<i>Lonicera tatarica</i>	Tartarian Honeysuckle	Caprifoliaceae		SNA	L+	0	3	I
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil	Fabaceae		SNA	L4	0	3	I
<i>Lysimachia thyrsiflora</i>	Water Loosestrife	Primulaceae		S5	L+	7	-5	N
<i>Lythrum salicaria</i>	Purple Loosestrife	Lythraceae		SNA	L+	0	-5	I
<i>Medicago lupulina</i>	Black Medic	Fabaceae		SNA	L+	0	3	I
<i>Mellilotus albus</i>	White Sweet-clover	Fabaceae		SNA	L5	0	3	I
<i>Mentha canadensis</i>	Canada Mint	Lamiaceae		S5	L5	3	-3	N
<i>Oenothera biennis</i>	Common Evening Primrose	Onagraceae		S5	L5	0	3	N
<i>Onoclea sensibilis</i>	Sensitive Fern	Dryopteridaceae		S5	L5	4	-3	N
<i>Oxalis stricta</i>	Upright Yellow Wood-sorrel	Oxalidaceae		S5	L5	0	3	N
<i>Panicum capillare</i>	Common Panicgrass	Poaceae		S5	L5	0	0	N
<i>Parthenocissus vitacea</i>	Thicket Creeper	Vitaceae		S5	L4	4	3	N
<i>Persicaria hydropiperoides</i>	False Waterpepper	Polygonaceae		S5	L+?	4	-5	N
<i>Phalaris arundinacea</i>	Reed Canary Grass	Poaceae		S5		0	-3	N
<i>Phragmites australis ssp. australis</i>	European Reed	Poaceae		SNA	L+	0	-3	N
<i>Picea abies</i>	Norway Spruce	Pinaceae		SNA	L4	0	5	I
<i>Pinus strobus</i>	Eastern White Pine	Pinaceae		S5	L+	4	3	N
<i>Poa compressa</i>	Canada Bluegrass	Poaceae		SNA	L5	0	3	I
<i>Poa palustris</i>	Fowl Bluegrass	Poaceae		S5	L5	5	-3	N
<i>Populus deltoides</i>	Eastern Cottonwood	Salicaceae		S5	L5	4	0	N
<i>Prunus serotina</i>	Black Cherry	Rosaceae		S5		3	3	N
<i>Prunus virginiana</i>	Choke Cherry	Rosaceae		S5	L+	2	3	N
<i>Rhamnus cathartica</i>	Common Buckthorn	Rhamnaceae		SNA	L5	0	0	I
<i>Rhus typhina</i>	Staghorn Sumac	Anacardiaceae		S5	L5	1	3	N
<i>Ribes cynosbati</i>	Prickly Gooseberry	Grossulariaceae		S5	L5	4	3	N
<i>Rubus idaeus subsp. strigosus</i>	Wild Red Raspberry	Rosaceae		S5	L5	2	3	N
<i>Rubus occidentalis</i>	Black Raspberry	Rosaceae		S5	L+	2	5	N
<i>Rumex crispus</i>	Curly Dock	Polygonaceae		SNA	L+	0	0	I
<i>Salix atrocinerea</i>	Rusty Willow	Salicaceae		SNA		0	-3	I
<i>salix euxina</i>	Crack Willow	Salicaceae		SNA	L4	0	0	I

Scientific Name	Common Name	Family	SARO Status	S-Rank (per NHIC)	Local Rank (per TRCA 2022)	Coefficient of Conservatism	Coefficient of Wetness	Native Status
<i>Salix petiolaris</i>	Meadow Willow	Salicaceae	S5	L+	3	-3	N	
<i>Salix x fragilis</i>	(<i>Salix alba</i> X <i>Salix cuxina</i>)	Salicaceae	SNA	L+	0	0	I	
<i>Securigera varia</i>	Common Crown-vetch	Fabaceae	SNA	L+	0	5	I	
<i>Setaria pumila</i>	Yellow Foxtail	Poaceae	SNA	L+	0	0	I	
<i>Solanum dulcamara</i>	Bittersweet Nightshade	Solanaceae	SNA	L+	0	0	I	
<i>Solidago altissima</i>	Tall Goldenrod	Asteraceae	S5	L5	1	3	N	
<i>Solidago gigantea</i>	Giant Goldenrod	Asteraceae	S5	L5	4	-3	N	
<i>Sonchus arvensis subsp. uliginosus</i>	Smooth Sow-thistle	Asteraceae	SNA		0	3	I	
<i>Sorbus aucuparia</i>	European Mountain-ash	Rosaceae	SNA	L+	0	5	I	
<i>Symphotrichum cordifolium</i>	Heart-leaved Aster	Asteraceae	S5	L5	5	5	N	
<i>Symphotrichum lanceolatum</i>	Panicled Aster	Asteraceae	S5		3	-3	N	
<i>Symphotrichum lateriflorum var. lateriflorum</i>	Calico Aster	Asteraceae	S5		3	0	N	
<i>Symphotrichum novae-angliae</i>	New England Aster	Asteraceae	S5	L5	2	-3	N	
<i>Symphotrichum puniceum var. puniceum</i>	Swamp Aster	Asteraceae	S5		6	-5	N	
<i>Symphotrichum urophyllum</i>	Arrow-leaved Aster	Asteraceae	S4	L4	6	5	N	
<i>Thlaspi arvense</i>	Field Penny-cress	Brassicaceae	SNA	L+	0	5	I	
<i>Trifolium pratense</i>	Red Clover	Fabaceae	SNA	L+	0	3	I	
<i>Typha angustifolia</i>	Narrow-leaved Cattail	Typhaceae	SNA	L+	0	-5	I	
<i>Ulmus americana</i>	American Elm	Ulmaceae	S5	L5	3	-3	N	
<i>Urtica dioica subsp. gracilis</i>	Slender Stinging Nettle	Urticaceae	S5	L5	2	0	N	
<i>Verbascum thapsus</i>	Common Mullein	Scrophulariaceae	SNA	L+	0	5	I	
<i>Verbena hastata</i>	Blue Vervain	Verbenaceae	S5	L5	4	-3	N	
<i>Viburnum lentago</i>	Nannyberry	Caprifoliaceae	S5	L5	4	0	N	
<i>Viburnum nudum var. cassinoides</i>	Northern Wild-raisin	Caprifoliaceae	S5		7	-3	N	
<i>Viburnum opulus ssp. opulus</i>	Cranberry Viburnum	Caprifoliaceae	SNA	L+	0	-3	I	
<i>Vicia cracca</i>	Tufted Vetch	Fabaceae	SNA	L+	0	5	I	

Appendix 4. Anuran Calling Survey Results

1 ANURAN CALLING SURVEY METHODOLOGY

Calling anuran surveys were conducted in accordance with the *Marsh Monitoring Program for Surveying Amphibians* (Bird Studies Canada et al. 2008). This protocol involves the completion of three (3) rounds of surveys once per month between April and June from 30 minutes after sunset until approximately midnight. Appropriate weather conditions include no or very light precipitation and wind speed ≤ 3 on the Beaufort wind scale. As the Subject Property is located within the central region (between the 43rd and 47th parallels), all three (3) rounds of surveys should occur during the second half of the month (i.e., April 15-30, May 15-31, and June 15-30).

A total of 2 anuran calling stations were established and situated systematically to cover potentially significant anuran breeding habitats, particularly those that are near proposed areas disturbance. Each station was surveyed for a minimum duration of three (3) minutes. Anurans and evidence of anuran breeding (i.e., vocalizations, tadpoles, etc.) were also recorded incidentally during other field activities on-site.

2 RESULTS

Table 1. Results of Anuran Calling Surveys.

Station ID ¹	Feature or ELC Community Surveyed	Bearing (°)	Survey #1 – 2022-04-24	Survey #2 – 2022-05-24	Survey #3 – 2022-06-23	Comments ²
AN-1	MAMM2-2	10	American Toad 3 Spring Peeper 3 Western Chorus Frog 1-3 Wood Frog 3	No Frogs Calling	No Frogs Calling	Survey #1: Spring Pepper , Western Chorus Frog and Wood Frog 30 m outside of station but within 120 m of Subject Property. American Toad 50 m outside station >120 m from Subject Property. Survey #2: - Survey #3: -
AN-2	MAMM2-2	55	Wood Frog 1-1 Northern Leopard Frog 1-1	Gray Treefrog 2-4	Green Frog 1-1	Survey #1: - Survey #2: Gray Treefrog >120 m from Subject Property. Survey #3: Green Frog NW of study area in pond, within 120 m.

¹ Locations of Anuran Calling Stations are shown in **Figure 2**.

² **Call Code 1** = Individuals can be counted; calls not simultaneous; **Call Code 2** = Calls distinguishable; some simultaneous calling; **Call Code 3** = Full chorus; calls continuous and overlapping. Second number after the call code indicates the estimated number of individuals calling; no estimate of individuals is provided for Call Code 3.

Appendix 5. Breeding Bird Survey Results

Common Name	Scientific Name	Srank	Breeding Bird Stations 1 and Breeding Status 2				
			Local Status (TRCA)3	SARO Status	SARA Status	BI-1 BI-2	
American Crow	<i>Corvus brachyrhynchos</i>	S5	L5			Pr	Po
American Goldfinch	<i>Spinus tristis</i>	S5	L5			Pr	Po
American Robin	<i>Turdus migratorius</i>	S5	L5			Pr	Po
American Woodcock	<i>Scolopax minor</i>	S4B	L3			Po	
Baltimore Oriole	<i>Icterus galbula</i>	S4B	L5				Pr
Belted Kingfisher	<i>Megascyle alcyon</i>	S5B, S4N	L4				Fl
Black-capped Chickadee	<i>Poecile atricapillus</i>	S5	L5				Pr
Blue Jay	<i>Cyanocitta cristata</i>	S5	L5				Pr
Brown-headed Cowbird	<i>Molothrus ater</i>	S5	L5			Po	
Cedar Waxwing	<i>Bombycilla cedrorum</i>	S5	L5			Pr	
Chipping Sparrow	<i>Spizella passerina</i>	S5B, S3N	L5			Pr	Pr
Common Grackle	<i>Quiscalus quiscula</i>	S5	L5				Po
Common Raven	<i>Corvus corax</i>	S5	L4			Fl	
Common Yellowthroat	<i>Geothlypis trichas</i>	S5B, S3N	L4			Po	Pr
Eastern Bluebird	<i>Sialia sialis</i>	S5B, S4N	L4	NAR		Po	
Eastern Kingbird	<i>Tyrannus tyrannus</i>	S4B	L4			Pr	Po
Eastern Meadowlark	<i>Sturnella magna</i>	S4B, S3N	L3	THR	THR	Po	
Eastern Wood-pewee	<i>Contopus virens</i>	S4B	L4	SC	SC	Pr	
European Starling	<i>Sturnus vulgaris</i>	SNA	L+			Pr	
Field Sparrow	<i>Spizella pusilla</i>	S4B, S3N	L4			Po	
Gray Catbird	<i>Dumetella carolinensis</i>	S5B, S3N	L4			Pr	Po
Great Blue Heron	<i>Ardea herodias</i>	S4	L3			Fl	
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	S5B	L4			Po	Po
Great Horned Owl	<i>Bubo virginianus</i>	S4	L4			Co	
House Wren	<i>Troglodytes aedon</i>	S5B	L4			Po	Pr
Indigo Bunting	<i>Passerina cyanea</i>	S5B	L4			Pr	Po
Killdeer	<i>Charadrius vociferus</i>	S4B	L4			Po	
Mourning Dove	<i>Zenaidura macroura</i>	S5	L5			Po	
Mourning Warbler	<i>Geothlypis philadelphia</i>	S5B	L3			Po	
Northern Cardinal	<i>Cardinalis cardinalis</i>	S5	L5				Po

Red-eyed Vireo	Vireo olivaceus	S5B	L4	Po
Red-winged Blackbird	Agelaius phoeniceus	S5	L5	Pr
Song Sparrow	Melospiza melodia	S5	L5	Pr
Tree Swallow	Tachycineta bicolor	S4S5B	L4	Po
Trumpeter Swan	Cygnus buccinator	S4	L,+	NAR
Warbling Vireo	Vireo gilvus	S5B	L5	Po
White-breasted Nuthatch	Sitta carolinensis	S5	L4	Po
Willow Flycatcher	Empidonax traillii	S4B	L4	Pr
Yellow Warbler	Setophaga petechia	S5B	L5	Pr
Yellow-billed Cuckoo	Coccyzus americanus	S4B	L3	Po

1 Locations of breeding bird survey stations are indicated on Figure 2.

2 Co = Confirmed Breeder; Pr = Probable Breeder; Po = Possible Breeder; O = Observed (no evidence of breeding). Breeding status determined based on the results of the formal breeding bird surveys; where a higher level of breeding status was documented incidentally (i.e., during other field surveys), this is noted in within the main body of the report (where applicable).

3 L3 = Species of Regional Conservation Concern, L4 = Species of Urban Concern; occur throughout the region but could show declines if urban impacts are not mitigated effectively, L5 = Species that are considered secure throughout the region, L,+ = Introduced species, not native to the Toronto region

Appendix 6. Significant Wildlife Habitat Assessment

1 SIGNIFICANT WILDLIFE HABITAT ASSESSMENT METHODOLOGY

The PPS protects Significant Wildlife Habitat (SWH) from development and site alteration unless it can be demonstrated that no negative impacts on the feature or its function will occur. As outlined in the SWH Technical Guide (OMNR 2000) and supporting Ecoregion Criteria Schedules (OMNRF 2015), SWH is composed of four (4) principal components:

- Seasonal Concentration Areas of Animals
- Rare Vegetation Communities or Specialized Habitats;
- Habitat of Species of Conservation Concern; and
- Animal Movement Corridors.

The process for identifying SWH is outlined in s. 9.2.3 of the Natural Heritage Reference Manual (OMNR 2010). Step 1 considers the nature of the development application proposed and involves the assembly of background ecological information for the study area and adjacent lands. If the application triggers a need to protect SWH (e.g., change in land-use that requires approval under the Planning Act, etc.), a more thorough investigation of potential SWH features within the study area or adjacent lands must occur. Any confirmed SWH for the study area and adjacent lands as identified in relevant planning documents or by the MNRF should be noted at this stage.

Where a need to protect SWH is triggered, step 2 involves undertaking a more thorough analysis of features, functions, and habitats within the study area via Ecological Land Classification (see Section 2.8). The list of ELC Ecosite codes generated for the study area is compared to those codes considered candidate SWH in the relevant Ecoregion Criterion Schedule (i.e., 5E, 6E, or 7E) in step 3. Where a positive match between an ELC Ecosite and candidate SWH exists, the area is considered candidate SWH.

Two options are available for candidate SWH: 1) the area may be protected without further study, or 2) the area may be evaluated to ascertain whether confirmed SWH is present. Evaluation may involve generating more detailed maps of vegetation cover, or conducting surveys of the wildlife population within the candidate SWH including reproductive, feeding, and movement patterns. If the area is confirmed SWH, the final step in the process is the completion of an impact assessment to demonstrate that no negative impacts to the confirmed SWH or its function will occur. The impact assessment process is assisted by SWH Mitigation Support Tool (OMNRF 2014).

2 RESULTS

Table 1. Results of the Significant Wildlife Habitat Assessment.

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
Seasonal Concentration Areas				
1. Waterfowl Stopover and Staging Areas (Terrestrial)				
<p><i>Suitable Habitat</i></p> <p>CUM1 CUTI Plus evidence of annual spring flooding from melt water or run-off within these Ecosites.</p> <p><i>Suggested Criteria</i></p> <p>Fields with sheet water during Spring (mid-March to May)</p> <p>Studies carried out and verified presence of an annual concentration of any listed species</p>	<p>Annual aggregations (observed in a single day) of ≥100 individuals in any combination of the following species: Wood Duck, Gadwall, American Wigeon, American Black Duck, Blue-winged Teal, Northern Shoveler, Northern Pintail, Green-winged Teal or Ring-necked Duck.</p> <p>Note 1: annual habitat use can be based on background information or field studies conducted over at least a two-year period.</p> <p>Note 2: SWH designation is not intended to limit existing agricultural activities from continuing, or preventing built infrastructure (e.g. sewage lagoons) from functioning as required.</p>	<p>No suitable habitat identified, and none would be expected to occur on the Subject Property or in the Study Area.</p>	<p>Not Applicable</p>	
2. Waterfowl Stopover and Staging Areas (Aquatic)				
<p><i>Suitable Habitat</i></p> <p>MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 SFD1 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7</p> <p>Blue-winged Teal Hooded Merganser Common Merganser Lesser Scaup Greater Scaup Long-tailed duck Surf Scoter White-winged Scoter Black Scoter Ring-necked duck Common Goldeneye Bufflehead Redhead Ruddy Duck Red-breasted Merganser</p> <p><i>Suggested Criteria</i></p> <p>Aggregations of 100 or more of listed species for 7 days, results in > 700 waterfowl use days</p> <p>Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH</p> <p>Wetland area and shorelines associated with sites identified within the Significant Wildlife Habitat Technical Guide (SWITG) (MNR 2000) Appendix K are SWH</p> <p>Studies carried out and verified presence of:</p> <ul style="list-style-type: none"> Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration Sewage treatment ponds and storm water ponds do not qualify as SWH, however a reservoir managed as a large wetland or pond/lake does qualify These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water) 	<p>For mainland portions of the Region of Peel include ≥100 individuals (observed in a single day) in any combination included in the Mainland Species list, Nearshore waters of Lake Ontario within the globally significant "The West End of Lake Ontario" Important Bird Area (IBA) should automatically be designated as SWH. However, for nearshore waters of Lake Ontario east of the IBA, it is recommended that areas that support annual aggregations of ≥250 individuals (observed in a single day), in any combination, included in the Near Shore Species list be considered SWH.</p> <p>Mainland species list: Wood Duck, Gadwall, American Wigeon, American Black Duck, Blue-winged Teal, Northern Shoveler, Northern Pintail, Green-winged Teal, Ring-necked Duck, Lesser Scaup, Bufflehead, Common Goldeneye, Hooded Merganser and Common Merganser.</p> <p>Nearshore species list: Bram, Canvasback, Redhead, Greater Scaup, Lesser Scaup, King Eider, Common Eider, Harlequin Duck, Surf Scoter, White-winged Scoter, Black Scoter, Long-tailed Duck, Bufflehead, Common Goldeneye, Common Merganser, Red-breasted Merganser, Ruddy Duck, Horned Grebe and Red-necked Grebe.</p> <p>Note 1: annual habitat use can be based on background information or field studies conducted over at least a two-year period.</p>	<p>No potentially suitable habitat is present within the Study Area or Subject Property and amounts if representative species not observed.</p>	<p>Not Applicable</p>	

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
Brant Canvasback		Note 2: SWH designation is not intended to limit existing agricultural activities from continuing, or preventing built infrastructure (e.g., sewage lagoons) from functioning as required.		
3. Shorebird Migratory Stopover Area				
Greater Yellowlegs Lesser Yellowlegs Marshled Godwit Hudsonian Godwit Black-bellied Plover Solitary Sandpiper American Golden-Plover Scaup-palmated Plover Solitary Sandpiper Spotted Sandpiper Stint-palmated Sandpiper White-rumped Sandpiper Baird's Sandpiper Least Sandpiper Purple Sandpiper Silt Sandpiper Shore-billed Dowitcher Red-necked Phalarope Whimbrel Ruddy Turnstone Sandpiperling Dunlin	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats Great Lakes coastal shorelines, including proxies and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. Sewage treatment ponds and storm water ponds do not qualify as a SWH <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) Whimbrel stop briefly (<24 hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant The area of significant shorebird habitat includes the mapped ELC shoreline ecotone plus a 100 m radius area 	<p>It is recommended that sites that support annual aggregations of ≥75 individuals (observed on a single day during migration), or any combination of species, be considered SWH.</p> <p>Note 1: A site is defined as (a) a 100 m reach of shoreline (centred at any location), or (b) a habitat patch of 0.2 ha in size (centred in any location). This is roughly equivalent to a circle with a 25 m radius or square with 45 m sides.</p> <p>Note 2: The determination of annual habitat use can be based on background information or field studies conducted over at least a two-year period.</p> <p>Note 3: SWH designation is not intended to limit existing agricultural activities from continuing, or preventing built infrastructure (e.g., sewage lagoons, piers, etc.) from functioning as required.</p>	No suitable habitat identified, and none would be expected to occur on the Subject Property or in the Study Area.	Not Applicable
4. Raptor Wintering Area				
Rough-legged Hawk Red-tailed Hawk Northern Harrier American Kestrel Snowy Owl Short-eared Owl Bald Eagle	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> The habitat provides a combination of fields and woodlands that provide roosting, foraging and nesting habitats for wintering raptors. Raptor wintering (hawk/ow) sites need to be > 20 ha with a combination of forest and upland <p><i>Suggested Criteria</i></p> <p>Studies confirm the use of these habitats by:</p> <ul style="list-style-type: none"> One or more Short-eared Owls or; One of more Bald Eagles or at least 10 individuals and two listed hawk/owl species To be significant a site must be used regularly (3 in 5 years) for a minimum of 20 days by the above number of birds 	<p>The ecoregional criteria should be used. Confirmed site should be occupied at least 60% of winters (almost two out of every three years) and include two or more species and at least ten individuals of the following species: Rough-legged Hawk, Red-tailed Hawk or American Kestrel.</p>	No suitable habitat identified on the Subject Property or within the Study Area.	Not Applicable

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>Forest Community Series: FOD, FOM, FOC, SWD, SWM, or SWC on shoreline areas adjacent to large rivers to adjacent to lakes with open water (bunting area).</p>	<p>The habitat area for an Eagle winter site is the shoreline forest ecotone directly adjacent to the prime hunting area</p>			
<p>5. Bat Hibernacula</p> <p>Big Brown Bat Tri-colored Bat</p> <p>Bat Hibernacula may be in the Ecotone: CCR1 CCR2 CCA1 CCA2</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Hibernacula may be found in caves, mine shafts, underground foundations and karsts <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> All sites with confirmed hibernating bats are SWH The area includes 200 m radius around the entrance of the hibernaculum for most development types and for wind farms (Note: buildings are not to be considered SWH) 	<p>The following number of bats should be considered significant at winter roosts:</p> <ul style="list-style-type: none"> Big Brown Bat (30) Little Brown Bat (100) Eastern Pipistrelle (10) Silver-haired Bat (10) Long-eared Bat (10) Small-footed Bat (10) <p>Note: In recognition of the effects of White Nose Syndrome on bat populations, the MNRF must be contacted to see if more restrictive thresholds are warranted. If so, these should supersede those in the SWH Technical Guide (OMNR 2010)</p>	<p>No suitable habitat identified on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>
<p>6. Bat Maternity Colonies</p> <p>Big Brown Bat Silver-haired Bat</p> <p>Maternity Colonies considered for SWH are found in forested Ecotones. All ELC Ecotones in ELC Community Series: FOD FOM SWD SWM</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Maternity colonies can be found in tree cavities, vegetation and often in buildings (buildings are not considered to be SWH) Maternity colonies located in mature deciduous or mixed forest stands with >10/ha large diameter (>25 cm dbh) wildlife trees Female bats prefer wildlife tree (snags) in early stages of decay, class 1-3 or class 1 or 2 Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> Maternity colonies with confirmed use by: <ul style="list-style-type: none"> >10 Big Brown Bats >5 Adult Female Silver-haired Bats <p>The area of the habitat includes the entire woodland or the forest stand ELC ecotone or an ecotement containing the maternity colonies</p>	<p>The following number of bats should be considered significant at maternity roosts:</p> <ul style="list-style-type: none"> Big Brown Bat (30) Little Brown Bat (50) Eastern Pipistrelle (20) Long-eared Bat (20) Small-footed Bat (all sites) <p>Note: In recognition of the effects of White Nose Syndrome on bat populations, the MNRF must be contacted to see if more restrictive thresholds are warranted. If so, these should supersede those in the SWH Technical Guide (OMNR 2010).</p>	<p>There are mature deciduous and mixed forests that may have a high-density (i.e., >10/ha) of large-diameter (i.e., ≥25 cm DBH) trees containing cracks/cavities present both south and east of the Subject Property, however this has not been confirmed. There is a small SWDM4-1 community within the Subject Property (0.2 ha in size), however, no suitable snag trees were identified in this community.</p>	<p>Candidate SWH includes FOD and SWD Communities. One community is located approximately 75 m southwest of the Subject Property and the other is located approximately 15 m northeast of the Subject Property.</p>
<p>7. Turtle Wintering Areas</p>				

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>Midland Painted Turtle</p> <p>Northern Map Turtle</p> <p>Snapping Turtle</p> <p>Swapping and Midland Painted Turtles: ELC</p> <p>Community Classes: SW, MA, OA and SA, ELC</p> <p>Community Series: FEO and JOO.</p> <p>Northern Map Turtles: Open</p> <p>Water areas such as deeper rivers, or streams and lakes with current can also be used as over-wintering habitat.</p> <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> • Presence of 5 over-wintering Midland Painted Turtles is significant • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant • The mapped ELC ecocote area with the over-wintering turtles is the SWH • If the hibernation site is within a stream or river, the deep-water pool where the turtles are over-wintering is the SWH 	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates • Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen • Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> • Presence of 5 over-wintering Midland Painted Turtles is significant • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant • The mapped ELC ecocote area with the over-wintering turtles is the SWH • If the hibernation site is within a stream or river, the deep-water pool where the turtles are over-wintering is the SWH 	<p>Overwintering presence of five or more pairs / individuals / nests of Snapping Turtle or Midland Painted Turtle are SWH.</p>	<p>No suitable habitat identified on the Subject Property. No turtles were observed on Adjacent Lands.</p>	<p>Not Applicable</p>
<p>8. Reptile Hibernaculum</p>				
<p>Eastern Gartersnake</p> <p>Northern Water Snake</p> <p>Northern Red-bellied Snake</p> <p>Northern Brownsnake</p> <p>Smooth Green Snake</p> <p>Northern Ring-necked Snake</p> <p>Milksnake</p> <p>Eastern Ribbonsnake</p> <p>Five-lined Skink</p> <p>Cliff Swallow</p> <p>Community Series of FOD and FOM and ecocote FOCI and FOC3.</p> <p>For five-lined Skink, ELC</p> <p>Observations or congregations of snakes on sunny warm days in the spring or fall is a good indicator.</p> <p>For five-lined Skink, ELC</p> <p>Community Series of FOD and FOM and ecocote FOCI and FOC3.</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural locations • The existence of features that go below frost line, such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying Candidate SWH • Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost • Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover • For five-lined Skink, Community Series FOD and FOM, and FOCI and FOC3 should be considered. They prefer mixed forests with rock outcrop openings with cover rock overlying granite bedrock with fissures <p><i>Suggested Criteria</i></p> <p>Studies confirming:</p> <ul style="list-style-type: none"> • Presence of snake hibernacula used by a minimum of five individuals of a snake sp.-eg. individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. or individuals of two or more snake spp. near potential hibernacula (e.g., foundation or rocky slope) on sunny warm days in spring 	<p>Thresholds include:</p> <ul style="list-style-type: none"> • ≥10 Eastern Gartersnakes; • ≥5 DeKay's Brownsnakes; • ≥2 of the following species: Ring-necked Snake, Smooth Greensnake, Northern Watersnake, and Red-bellied Snake; or • ≥2 of the above species. <p>Note 1: Foundations of actively used buildings should be exempt. Any significant hibernacula associated with buildings/structures should however be considered for protection through some type of stewardship or mitigation measures.</p> <p>Note 2: Significant snake hibernacula associated with existing municipal infrastructure should be managed in a way that maintains the function of the facility, but reduces its potential impact.</p>	<p>No suitable habitat identified on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>
<p>9. Colonially-Nesting Bird Breeding Habitat</p> <p>Northern Rough-winged Swallow (this species is not</p> <p>For five-lined Skink, ELC</p> <p>Community Series of FOD and FOM and ecocote FOCI and FOC3.</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • Presence of snake hibernacula used by a minimum of five individuals of a snake sp.-eg. individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. or individuals of two or more snake spp. near potential hibernacula (e.g., foundation or rocky slope) on sunny warm days in spring 	<p>The following number of nests/pairs are considered SWH:</p> <ul style="list-style-type: none"> • Bank Swallow (30) • Barn Swallow (3) 	<p>None of the required nests/pairs were observed within the Subject Property and Study Area. Two (2) Barn Swallow were observed foraging over the Subject Property on 18 August 2022 but no</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>colonial bird can be found in Cliff Swallow colonies)</p> <p>bridge abutments, silos and barns.</p> <p>Habitat found in the following ecoclines:</p> <p>CUM1 GLO1 CUT1 GLS1 CUS1 CLT1 BLO1 BLS1 BLT1</p>	<p>Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area</p> <p>Does not include man-made structures (fences or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles</p> <p>Does not include a licensed/permitted Mineral Aggregate Operation</p> <p><i>Suggested Criteria</i></p> <p>Studies confirming:</p> <ul style="list-style-type: none"> Presence of 1 or more nesting sites with 8 or more cliff swallow pairs or 50 Bank Swallow and/or Rough-winged Swallow pairs during the breeding season A colony identified as SWH will include a 50m radius habitat area from the peripheral nests 	<ul style="list-style-type: none"> Cliff Swallow (8) Rough-winged Swallow (5) Scage Wren (3) Marsh Wren (3) <p>Note: if fewer than five naturally occurring Bank Swallow colonies exist in any of the jurisdictions within the Region of Peel, all colonies should be considered significant.</p>	<p>breeding habitat was observed for this species within the Subject Property and Study Area. As such, this species is not considered further.</p>	
<p>10. Colonially-Nesting Bird Breeding Habitat (Tree/Shrubs)</p> <p>SWM2 SWM3 SWM4 SWM5 SWM6 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7 FET1</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used Most nests in trees are 11 to 15 m from ground, near the top of the tree <p><i>Suggested Criteria</i></p> <p>Studies confirming:</p> <ul style="list-style-type: none"> Presence of 2 or more active nests of Great Blue Heron or other listed species The habitat extends from the edge of the colony and a minimum 300m radius or extent of the forest ecotone containing the colony or any island <15.0 ha with a colony is the SWH 	<p>Any nesting colonies of the following species: Great Blue Heron, Great Egret, Black-crowned Night Heron, and Black Tern.</p> <p>In addition, two nest/pairs of Green Heron are considered SWH.</p>	<p>No nesting colonies, nests or pairs of target species were identified on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>
<p>11. Colonially-Nesting Bird Breeding Habitat (Ground)</p> <p>Any rocky island to peninsula (natural or artificial) with a lake or larger river</p> <p>Close proximity or watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird).</p> <p>MMAM1-6 MAS1-3 CUM CUT CUS</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas Brewer's Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands <p><i>Suggested Criteria</i></p> <p>Studies confirming:</p> <ul style="list-style-type: none"> Presence of >25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Tern 	<p>Five nest/pairs of Common Tern are considered SWH.</p>	<p>No suitable habitat identified on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>12. Migratory Butterfly Stopover Areas</p> <p>Painted Lady Red Admiral Monarch</p>	<p>Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant</p> <ul style="list-style-type: none"> • Presence of 5 or more pairs for Brewer's Blackbird • The edge of the colony and a minimum 150m area of habitat, or the extent of the ELC ecotones containing the colony or any island <3.0ha with a colony is the SWH 	<p>SWH for this category is assessed in accordance with the MNRF's ecoregion criteria for 7c.</p>	<p>Suitable habitat not identified on the Subject Property or the Study Area due to its distance from Lake Ontario and Lake Erie.</p>	<p>Not Applicable</p>
<p>13. Landbird Migratory Stopover Areas</p> <p>All migratory songbirds</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present, and will be located within 5 km of Lake Ontario or Lake Erie • The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south • The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat • Staging areas usually provide protection from the elements and are often spots of land or areas with the shortest <p><i>Suggested Criteria Studies confirm:</i></p> <ul style="list-style-type: none"> • The presence of Monarch Use Days (MUD) during fall migration (Aug/Oct). MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. • Numbers of butterflies can range from 100-500/day - significant variation can occur between years and multiple years of sampling should occur • MUD of >5000 or >3000 with the presence of Painted Ladies or Red Admirals is to be considered significant. <p>A candidate site will have a history of butterflies being observed.</p>	<p>All 'natural areas' within:</p> <ol style="list-style-type: none"> 2 km of Lake Ontario River and creek valleys within 5 km of Lake Ontario; and 500 m of a river valley, but within 5 km of Lake Ontario <p>Is considered SWH.</p> <p>'Successional communities' area also identified as SWH if they are:</p> <ul style="list-style-type: none"> • ≥5 ha in size and immediately on the lakeshore, or • ≥10 ha in size and within any of the zones (a,b,c) identified above. <p>'Natural areas' = all terrestrial and wetland communities as defined under the ELC system (Lee et al., 1998), as well as cultural woodlands and plantations.</p> <p>'Successional areas' = cultural swamphs, cultural thickets and cultural meadows.</p>	<p>Suitable habitat not identified on the Subject Property or the Study Area due to its distance from Lake Ontario and Lake Erie.</p>	<p>Not Applicable</p>
<p>13. Landbird Migratory Stopover Areas</p> <p>All Ecoseres associated with the ELC Community Series;</p> <p>FOC FOM FOD SWC SWM SWD</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • Woodlots >10 ha in size and within 5 km of Lake Ontario and Lake Erie • If multiple woodlots are located along the shoreline those Woodlands <2 km from Lake Erie or Ontario are more significant • Sites have a variety of habitats; forest, grassland and wetland complexes • The largest sites are more significant • Woodlots and forest fragments are important habitats to migrating birds, these features located along the shore and located within 5km of Lake Ontario are Candidate SWH <p><i>Suggested Criteria Studies confirm:</i></p>	<p>All 'natural areas' within:</p> <ol style="list-style-type: none"> 2 km of Lake Ontario River and creek valleys within 5 km of Lake Ontario; and 500 m of a river valley, but within 5 km of Lake Ontario <p>Is considered SWH.</p> <p>'Successional communities' area also identified as SWH if they are:</p> <ul style="list-style-type: none"> • ≥5 ha in size and immediately on the lakeshore, or • ≥10 ha in size and within any of the zones (a,b,c) identified above. <p>'Natural areas' = all terrestrial and wetland communities as defined under the ELC system (Lee et al., 1998), as well as cultural woodlands and plantations.</p> <p>'Successional areas' = cultural swamphs, cultural thickets and cultural meadows.</p>	<p>Suitable habitat not identified on the Subject Property or the Study Area due to its distance from Lake Ontario and Lake Erie.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>14. Deer Yarding Areas</p> <p>White-tailed Deer</p>	<ul style="list-style-type: none"> Use of the woodland by >200 birds/day and with >35 species with at least 10 bird spp. recorded on at least 5 different survey dates This abundance and diversity of migrant bird species is considered above average and significant 	<p>Excluded areas include (a) actively used recreational areas and parks, and (b) lands permanently transformed for human services or infrastructure.</p>		
<p><i>Note: MNRF to determine this habitat.</i></p> <p>ELC Community Series providing a thermal cover component for a deer yard would include: FOD, FOC, SWM and SWC.</p> <p>Or ELC Ecosystems: CUP2, CUP3, FOD3 and CUT</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. Deer establish traditional use areas with two areas called Stratum I and Stratum II Stratum II covers entire winter yard and is usually in FOD or FOM (or agricultural lands) where browsing can occur. Deer move here in early winter, and will continue to stay here until snow depths reach about 30 cm. Stratum I is the core of a deer yard, and is found within the Stratum II, and is critical for deer survival in areas where winter is severe. It is primarily coniferous trees with a canopy cover of at least 60%. <p><i>Suggested Criteria Studies confirm:</i></p> <ul style="list-style-type: none"> Snow depth and temperature or the greatest influence on deer use of winter yards. Snow depths of >40 cm for more than 60 days are minimum criteria for a deer yard to be considered as SWH Deer management is an MNRF responsibility, and they field investigations (by aircraft over a series of winters to establish boundaries of Stratum I and II. Deer yarding areas considered significant will be mapped by MNRF If SWH is determined for deer wintering area or if a proposed development is within Stratum II yard areas, then movement corridors are to be considered 	<p>Deer wintering areas in the Region of Peel will be assessed and mapped by the OMNR staff.</p>	<p>No suitable habitat identified on the Subject Property or the Study Area by MNRF.</p>	<p>Not Applicable</p>
<p>15. Deer Winter Congregation Areas</p> <p>White-tailed Deer</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Woodlots > 100 ha in size. Woodlots < 100 ha may be considered significant based on MNRF studies or assessment. Deer movement during winter in Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands Large woodlots > 100 ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha Woodlots with high densities of deer due to artificial feeding are not significant. <p><i>Suggested Criteria</i></p> <p>Conifer Plantations much smaller than 50 ha may also be used.</p>	<p>Deer wintering areas in the Region of Peel will be assessed and mapped by the OMNR staff.</p>	<p>No suitable habitat identified on the Subject Property or the Study Area by MNRF.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
	<p>Studies confirm:</p> <ul style="list-style-type: none"> Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF. Use of the woods by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNRF. If SWH is determined for deer wintering area or if a proposed development is within Stratum II yard areas, then movement corridors are to be considered. 			
Rare Vegetation Communities				
16. Cliffs and Talus Slopes				
<p>ELC Communities:</p> <p>TAO, TAS, TAT, CLO, CLS, CIT</p>	<ul style="list-style-type: none"> A Cliff is vertical to near vertical bedrock >3m in height A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris Most cliff and talus slopes occur along the Niagara Escarpment 	Any cliff, talus, crevice or cave community ranked S1, S2, or S3 by NHIC is SWH.	Does not occur on the Subject Property or within the Study Area.	Not Applicable
17. Sand Barren				
<p>ELC Communities:</p> <p>SBO1, SRS1, RT1</p>	<ul style="list-style-type: none"> Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion Usually located within other types of natural habitat such as forest or savannah Vegetation can vary from patchy and barren to tree covered but less than 60% <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> A sand barren area >0.5ha in size Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics). 	n/a	Does not occur on the Subject Property or within the Study Area.	Not Applicable
18. Alvar				
<p>Field studies identify four of the five Alvar indicator species within ELC communities:</p> <p>ALO1, ALS, ALT1, FOC1, FOC2, CUM2, CUS2, CUT2-1, CUW2</p>	<ul style="list-style-type: none"> An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil The hydrology of alvars is complex, with alternating periods of inundation and drought Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant Undisturbed alvars can be phytio- and zoogeographically diverse, supporting many uncommon or rare plant and animal species Vegetation cover varies from patchy to barren with a less than 60% tree cover <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> An Alvar site > 0.5 ha in size Five indicator species specific to alvars within Ecoregion 6E: 1) <i>Carex crumata</i> 2) <i>Panicum philadelphicum</i> 3) <i>Lilobesius compressus</i> 4) <i>Urtica dioica</i> 5) <i>Trichostema brachiatum</i> 	n/a	Does not occur on the Subject Property or within the Study Area.	Not Applicable

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
19. Old Growth Forest	<ul style="list-style-type: none"> Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics) The Awar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses 			
ELC Communities: FOD FOC FOM FOM SWD SWC SWM	<ul style="list-style-type: none"> Old-growth forests are characterized by heavy mortality or turnover of over-story trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> Woodland area is >30 ha with at least 10 ha of interior habitat If dominant tree species of the co-site are >140 years old, then stand is SWH The forested area containing the old growth characteristics will have experienced no recognizable forestry activities (cut stumps will not be present) The area of forest exotics combined or an eco-element within an ecoseite that contain the old growth characteristics is the SWH 	No threshold is suggested, as old-growth and mature forests will be captured by the significant woodlands old criteria for old-growth and size.	Does not occur on the Subject Property or within the Study Area.	Not Applicable
20. Savannah	<ul style="list-style-type: none"> A Savannah is a tallgrass prairie habitat that has tree cover between 25 – 60% <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH Field studies confirm one or more of the Prairie indicator species listed in Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used Site must not be dominated by exotic or introduced species (<30% vegetative cover exotics) 	n/a	Does not occur on the Subject Property or within the Study Area.	Not Applicable
21. Tallgrass Prairie	<ul style="list-style-type: none"> A Tallgrass Prairie has ground cover dominated by prairie grasses. An open Tallgrass Prairie habitat has < 25% tree cover In ecoregion 6E, known Tallgrass Prairie and savannah remnants are scattered between Lake Huron and Lake Erie, near Lake St. Clair, north of and along the Lake Erie shoreline, in Bramford and in the Toronto area (north of Lake Ontario) <p><i>Suggested Criteria</i></p> <ul style="list-style-type: none"> No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH ELC communities: TPO1, TPO2 Field studies confirm one or more of the Prairie indicator species listed in Appendix N in SWITG (MNRFP 2000) should be present. Prairie plant spp. list from Ecoregion 6E should be used 	n/a	Does not occur on the Subject Property or within the Study Area.	Not Applicable

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
22. Other Rare Vegetation Communities				
	<ul style="list-style-type: none"> Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics) 	<p>All communities ranked as S1, S2 or S3 by NHHC and all bog and fen communities are SWH.</p> <p>Targeted vegetation communities ranked S3S4, S4 E-or S5 in Ecodistricts 6E-7 and 7E-4 in the Great Lakes Conservation Blueprint (Henson and Bodrbb 2005), or identified as rare on the Oak Ridges Moraine (ORM) in the ORAMP: TP2 (Queen's Printer for Ontario 2007):</p> <ul style="list-style-type: none"> FOCI-2 FOM2-2 FOM2-1 FOM6-1 FODI-1 FODI-2 FODI-4 FOD2-2 FOD2-3 FOD6-2 MAMB-6 MAMB-6 SWC3-2 SWT3-2 	Does not occur on the Subject Property or within the Study Area.	Not Applicable
Specialized Habitat for Species				
23. Waterfowl Nesting Area				
<p>American Black Duck Northern Pintail Northern Shoveler Gadwall Blue-winged Teal Green-winged Teal Wood Duck Hooded Merganser Mallard</p>	<p>All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH:</p> <p>MAS1, MAS2, MAS3 SAS1, SAM1, SAF1 MAM1, MAM2, MAM3, MAM4, MAM5, MAM6 SWT1, SWT2, SWD1, SWD2, SWD3, SWD4</p> <p>Note: Includes adjacency to Provincially Significant Wetlands</p>	<p>Waterfowl nesting areas are considered SWH when they support:</p> <p>a) Any combination of three or more nesting pairs of: Wood Duck, Gadwall, American Wigeon, American Black Duck, Blue-winged Teal, Northern Shoveler, Northern Pintail, Green-winged Teal, Redhead, Hooded Merganser and Ruddy Duck.</p> <p>b) Any combination of ten or more nesting pairs of listed species above, including Mallard.</p> <p>Note: Waterfowl nesting areas generally correspond with upland habitats adjacent to marsh, swamp and shallow water ELC community classes, and generally extend out as far as 120 m from the wetland (<0.5 ha) or a cluster of more smaller wetlands (<0.5 ha) within 150 m of each other.</p>	<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	Not Applicable
<p>American Black Duck Northern Pintail Northern Shoveler Gadwall Blue-winged Teal Green-winged Teal Wood Duck Hooded Merganser Mallard</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> A waterfowl nesting area extends 120 m from a wetland (> 0.5 ha) or a wetland (>0.5 ha) with small wetlands (<0.5 ha) within 120 m or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur Upland areas should be at least 120 m wide so that predators such as raccoons, skunks, and foxes have difficulty finding nests <p><i>Suggested Criteria</i></p> <p>Studies confirm:</p> <ul style="list-style-type: none"> Presence of 3 or more nesting pairs for listed species excluding Mallards, or presence of 10 or more nesting pairs for listed species including Mallards Any active nesting site of an American Black Duck is considered significant Wood Ducks and Hooded Mergansers utilize large diameter trees (>40 cm dbh) in woodlands for cavity nest sites 	<p>Waterfowl nesting areas are considered SWH when they support:</p> <p>a) Any combination of three or more nesting pairs of: Wood Duck, Gadwall, American Wigeon, American Black Duck, Blue-winged Teal, Northern Shoveler, Northern Pintail, Green-winged Teal, Redhead, Hooded Merganser and Ruddy Duck.</p> <p>b) Any combination of ten or more nesting pairs of listed species above, including Mallard.</p> <p>Note: Waterfowl nesting areas generally correspond with upland habitats adjacent to marsh, swamp and shallow water ELC community classes, and generally extend out as far as 120 m from the wetland (<0.5 ha) or a cluster of more smaller wetlands (<0.5 ha) within 150 m of each other.</p>	Does not occur on the Subject Property or within the Study Area.	Not Applicable

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>24. Bald Eagle and Osprey Nesting, Foraging and Perching Habitat</p> <p><i>Suitable Habitat</i></p> <p>Osprey Bald Eagle</p> <p>ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM, SWC directly adjacent to riparian areas - rivers, lakes, ponds and wetlands.</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water Osprey nests are usually at the top of a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree's canopy Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms) <p><i>Suggested Criteria: Studies confirm the use of these nests by:</i></p> <ul style="list-style-type: none"> One or more active Osprey or Bald Eagle nests in an area Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH For an Osprey, the active nest and a 300 m radius around the nest or the contiguous woodland stand is the SWH ^{see}, maintaining undisturbed shorelines with large trees within this area is important For a Bald Eagle the active nest and a 400-800 m radius around the nest is the SWH. Area of the habitat from 400-800 m is dependent on site lines from the nest to the development and inclusion of perching and foraging habitat To be significant a site must be used annually. When found inactive, the site must be known to be inactive for >5 years or suspected of not being used for >5 years before being considered not significant 		<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>
<p>25. Woodland Raptor Nesting Habitat</p> <p>Northern Goshawk Cooper's Hawk Sharp-shinned Hawk Red-shouldered Hawk Barred Owl SWM SWD CUP3 Hawk</p> <p>May be found in all forested ELC.</p> <p>Ecotones.</p> <p>May also be found in:</p> <ul style="list-style-type: none"> SWC SWM SWD CUP3 	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> All natural or conifer plantation woodland/forest stands combined >30 ha or with >4 ha of interior habitat; interior habitat determined with a 200 m buffer Stuck nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Cooper's hawk nest along forest edges sometimes on peninsulas or small off-shore island In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest <p><i>Suggested Criteria</i></p> <p>Studies confirm:</p> <ul style="list-style-type: none"> Presence of 1 or more active nests from species list is considered significant Red-shouldered Hawk and Northern Goshawk – a 400 m radius around the nest or 28 ha of suitable habitat is the SWH. (the 28 ha 	<p>The presence of one or more active nests of Northern Harrier or Osprey.</p> <p>The presence of one or more active nest from listed species.</p>	<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
	<p>Habitat area would be applied where optimal habitat is irregularly shaped around the nest)</p> <ul style="list-style-type: none"> Barned Owl – a 200 m radius around the nest is the SWH Broad-winged Hawk and Coopers Hawk – a 100 m radius around the nest is the SWH Sharp-shinned Hawk – a 50 m radius around the nest is the SWH 			
26. Turtle Nesting Areas				
<p>Midland Painted Turtle</p> <p>Northern Map Turtle</p> <p>Snapping Turtle</p> <p>Exposed mineral soil (sand or gravel) areas adjacent (<100 m) to within the following Ecosites: MAS1 MAS2 MAS3 SASI SAMI SAMI BOO1 PEO1</p> <p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used <p><i>Suggested Criteria</i> Studies confirm:</p> <ul style="list-style-type: none"> Presence of 5 or more nesting Midland Painted Turtles One or more Northern Map Turtle or Snapping Turtle nesting The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH Travel routes from wetland to nesting area are to be considered within the SWH 	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Presence of 5 or more nesting Midland Painted Turtles One or more Northern Map Turtle or Snapping Turtle nesting The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH Travel routes from wetland to nesting area are to be considered within the SWH 	<p>Breeding, presence of five or more pairs / individuals / nests of Snapping Turtle or Midland Painted Turtle are SWH.</p>	<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>
27. Seeps and Springs				
<p>Wild Turkey</p> <p>Ruffed Grouse</p> <p>Spruce Grouse</p> <p>White-tailed Deer</p> <p>Salamander spp.</p> <p>Seeps and springs are areas where ground water comes to the surface. Often, they are found within headwater areas within forested habitats. Any forested Ecosite within headwater areas of a stream could have seeps/springs.</p> <p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system (could contain a seep or spring - areas where ground water comes to the surface) Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat <p><i>Suggested Criteria</i> Studies confirm:</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system (could contain a seep or spring - areas where ground water comes to the surface) Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat <p><i>Suggested Criteria</i> Studies confirm:</p>	<p>Site specific confirmation through any of the following:</p> <ul style="list-style-type: none"> Visual confirmation of discharges or springs Groundwater investigations or detailed vegetation assessments (i.e., confirmed presence of plant species known to be associated with seepage areas in southern Ontario such as <i>Carex rostrata</i>) Areas with red or rust coloured stains on the soil surface (these are usually precipitates of iron hydroxides indicating areas of groundwater discharge) Locating patches of ground that are free of ice and snow in winter and where there is evidence of seepage or springs, or where there are previously confirmed recorded of seepage or springs Presence of mud (i.e., precipitates of carbonates in solution where groundwater pathways go through areas of concentrated dissolved solids and come to the surface) <p>The above analysis needs to be completed in conjunction with evidence collected through background or current site-specific studies that concludes</p>	<p>No Seeps and Springs were identified on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>

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	<ul style="list-style-type: none"> Presence of a site with 2 or more seeps/springs should be considered SWH The area of an ELC forest ecotype containing the seeps/springs is the SWH 	<p>The seep or spring provides habitat for or otherwise supports other SWH criteria (e.g., Deer Wintering Areas, Wild Turkey Winter Range, Rare Vegetation Communities (mostly indirectly), Highly Diverse Areas, Amphibian Breeding Habitat (indirectly) and Habitat for Species of Conservation Concern).</p>		
<p>28. Amphibian Breeding Habitat (Woodland)</p> <p>Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Wood Frog</p> <p>All Ecosites associated within these ELC Community Series: FOC, FOM, FOD, SWC, SWM, SWD</p> <p>Breeding pools within the woodland or the shortest distance from the forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians.</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Presence of a wetland, pond, or woodland pool within or adjacent (within 120m) to a woodland (no minimum size) Some small wetlands may not be mapped and may be important breeding pools for amphibians Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat <p><i>Suggested Criteria</i></p> <p>Studies confirm:</p> <ul style="list-style-type: none"> Presence of breeding population of 1 or more of the listed salamander species or 2 or more of the listed frog species with at least 20 individuals (adults, juveniles, eggs/larval masses) or 2 or more of the listed frog species with Call Level Codes of 3 	<p>The following is considered SJW:</p> <ul style="list-style-type: none"> Breeding populations of two or more listed species in Group A with a combined total of at least 40 individuals present A combined total of at least 30 individuals from any species listed in Group B (i.e., species that tend to behave more like vernal pool obligates, at least in Peel Region) All breeding populations of Four-toed Salamander regardless of number of individuals <p>Group A: Red-spotted Newt, Blue-spotted Salamander, Jefferson Salamander complex (where Blue-spotted Salamander genome dominates), Spotted Salamander, unidentified members of the <i>Ambystoma</i> salamander genus, Gray Treefrog, Spring Peeper, and Wood Frog.</p> <p>Group B: Blue-spotted Salamander, Jefferson Salamander complex (where Blue-spotted Salamander genome dominates), and Wood Frog.</p> <p>Note 1: It is assumed that for every male frog heard calling a female frog is also present. That is, if five male frogs are heard calling, it is assumed ten individuals are present.</p> <p>Note 2: In order to be sure how many individuals are present, field surveys must be conducted in a seasonally appropriate manner. Timing is critical.</p> <p>Note 3: Larvae/egg masses numbers cannot reliably reveal how many individuals are present at a site. Documenting adults at the right time of year, under the right weather conditions, and using the right methodology should be the priority.</p>	<p>A forested wetland is present southwest of the Subject Property within 120 m. Three of the listed species (Western Chorus Frog, Wood Frog and Spring Peeper) were confirmed on 24 April 2022. Wood Frog and Spring Peeper had a Call Level Code of 3.</p>	<p>Confirmed SWH includes a forested swamp approximately 75 m southwest of the Subject Property.</p>
<p>29. Amphibian Breeding Habitat (Wetland)</p> <p>Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Treefrog Western Chorus Frog Northern Leopard Frog</p> <p>Classes SW, MA, FI, BO, OA and SA.</p> <p>Typically, these wetland Ecosites will be isolated >120 m from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g.</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Wetlands >500 m² (about 25 m diameter) supporting high species diversity are significant Some small or ephemeral habitats may not be identified on MNRI mapping and could be important amphibian breeding habitats Presence of stumps and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators. 	<p>The following conditions are considered SWH in the Region of Peel:</p> <ul style="list-style-type: none"> Breeding populations of at least two or more listed species in Group A with a combined total of at least 40 individuals present A combined total of at least 30 individuals from any species listed in Group B All breeding populations of Bullfrog and Mudpuppy regardless of number of individuals present. <p>In addition, wetland hydrology and water quality must be maintained. Protection must also be extended to adjacent upland habitats to appropriately accommodate the terrestrial portion of their life cycles. The</p>	<p>Only one of the listed frog species was detected (Northern Leopard Frog) in non-forested wetland habitat, and had a Call Level Code of 1 on April 24th, 2022. Meadow Marsh is present (MAMM2-2), however, this community was already dry by the second Amphibian Call Survey on May 24th, 2022. Additionally, the meadow marsh does not meet the size criteria and is approximately 0.05 ha in size.</p>	<p>Not Applicable.</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>Pickered Frog, Green Frog, Mink Frog, Bullfrog</p> <p>Bullfrog) may be adjacent to woodland.</p> <p><i>Suggested Criteria Studies confirm:</i></p> <ul style="list-style-type: none"> • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog or toad species and with at least 20 individuals (adults, juveniles, eggs/larval masses) or 2 or more of the listed frog species with Call Level Codes of 3 • The ELC ecotone wetland area and the shoreline are the SWH 	<ul style="list-style-type: none"> • Bullfrogs require permanent water bodies with abundant emergent vegetation <p><i>Suggested Criteria Studies confirm:</i></p> <ul style="list-style-type: none"> • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog or toad species and with at least 20 individuals (adults, juveniles, eggs/larval masses) or 2 or more of the listed frog species with Call Level Codes of 3 • The ELC ecotone wetland area and the shoreline are the SWH 	<p>size of the area protected must reflect the habitat requirements of the listed species present.</p> <p>Group A: Red-spotted Newt, Blue-spotted Salamander, Jefferson Salamander complex (where Blue-spotted Salamander genome dominates), Spotted Salamander, unidentified members of the <i>Ambystoma</i> salamander genus, American Toad, Gray Treefrog, Spring Peeper, Green Frog, Pickered Frog, Northern Leopard Frog, Mink Frog, and Wood Frog.</p> <p>Group B: Blue-spotted Salamander, Jefferson Salamander complex (where Blue-spotted Salamander genome dominates), unidentified members of the <i>Ambystoma</i> salamander genus, and Wood Frog.</p> <p>Note 1: It is assumed that for every male frog or toad heard calling a female frog or toad is also present. That is, if five male frogs are heard calling, it is assumed ten individuals are present.</p> <p>Note 2: In order to be sure how many individuals are present, field surveys must be conducted in a seasonally appropriate manner. Timing is critical.</p> <p>Note 3: Larvae/egg masses numbers cannot reliably reveal how many individuals are present at a site. Documenting adults at the right time of year, under the right weather conditions, and using the right methodology should be the priority.</p>		
<p>30. Woodland Area-Sensitive Bird Breeding Habitat <i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • All Ecosystems associated with these ELC Community Series: FOC, FOM, FOD, SWC, SWM, SWD • Habitats where interior forest breeding birds are breeding • Typically large mature (>60 yrs old) forest stands or woodlots >30 ha • Interior forest habitat is at least 200 m from forest edge habitat <p><i>Suggested Criteria Studies confirm:</i></p> <ul style="list-style-type: none"> • Presence of nesting or breeding pairs of 3 or more of the listed wildlife species. • Any site with breeding Cerulean Warblers or Canada Warblers is to be considered SWH 				
<p>Habitat for Species of Conservation Concern</p>				
<p>31. Marsh Bird Breeding Habitat</p>				
<p>American Bittern, Virginia Rail, Sora</p>	<p>MAM1, MAM2, MAM3</p>	<p>Five nesting pairs of any combination of species from Group A, or four nesting pairs of any combination of species from Group B.</p>	<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>Common Moorhen American Coot Pied-billed Grebe Marsh Wren Sedge Wren Common Loon Sandhill Crane Green Heron Trumpeter Swan Black Tern Yellow Rail</p> <p>MAM4 MAM5 MAM6 SAS1 SAM1 HEO1 BOO1</p> <p>For Green Heron: All SW, MA and CUM1 sites.</p>	<ul style="list-style-type: none"> Nesting occurs in wetlands All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water <p><i>Suggested Criteria</i> Studies confirm:</p> <ul style="list-style-type: none"> Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or breeding by any combination of 4 or more of the listed species Note: any wetland with breeding of 1 or more Trumpeter Swans, Black Terns or Yellow Rail is SWH Area of the ELC, ecotone is the SWH 	<p>Group A: Common Loon, Pied-billed Grebe, American Bittern, Virginia Rail, Common Moorhen, Sora, American Coot, Sandhill Crane, Wilson's Snipe, Wilson's Phalarope, Black Tern, Marsh Wren and Sedge Wren.</p> <p>Group B: Black Tern, Marsh Wren and Sedge Wren.</p>		
32. Open Country Bird Breeding Habitat				
<p>Upland Sandpiper Grasshopper Sparrow Vesper Sparrow Northern Harrier Savannah Sparrow Short-eared Owl</p> <p>CUM1 CUM2</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Large grassland areas (includes natural and cultural fields and meadows) >30 ha Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years) Grassland sites considered significant should have a history of longevity; either abandoned fields, mature hayfields and pastureslands that are at least 5 years or older The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species <p><i>Suggested Criteria</i> Field Studies confirm:</p> <ul style="list-style-type: none"> Presence of nesting or breeding of 2 or more of the listed species A field with 1 or more breeding Short-eared Owls is to be considered SWH. The area of SWH is the contiguous ELC, ecotone field areas 	<p>Open country habitats ≥ 10 ha, not actively farmed for 25 years and with confirmed habitat utilization by:</p> <ul style="list-style-type: none"> at least four area-sensitive species from Group A, or three area-sensitive species from Group A and four or more species from Group B. <p>Group A: Bobolink, Eastern Meadowlark, Grasshopper Sparrow, Northern Harrier, Savannah Sparrow, Upland Sandpiper, and Western Meadowlark.</p> <p>Group B: American Kestrel, Brown Thrasher, Clay-coloured Sparrow, Eastern Bluebird, Eastern Kingfisher, Field Sparrow, Horned Lark, Sedge Wren, Vesper Sparrow, and Willow Flycatcher.</p>	<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>
33. Shrub/Early Successional Bird Breeding Habitat				
<p>Indicator Species: Brown Thrasher Clay-coloured Sparrow</p> <p>Common Species: Field Sparrow Black-billed Cuckoo Eastern Towhee</p> <p>CUT1 CUT2 CUS1 CUS2 CUW1 CUW2</p> <p>Patches of shrub ecotones can be complexed into a</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> Large natural field areas succeeding to shrub and thicker habitats >10ha in size. Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e. no row-cropping, haying or live-stock pasturing in the last 5 years) Shrub thicker habitats (>10 ha) are most likely to support and sustain a diversity of these species 	<p>Successional habitats ≥ 10 ha, not actively farmed for 25 years and with confirmed habitat utilization by:</p> <ul style="list-style-type: none"> at least four area-sensitive species from Group A, or three area-sensitive species from Group A and four or more species from Group B. <p>Group A: Bobolink, Eastern Meadowlark, Grasshopper Sparrow, Northern Harrier, Savannah Sparrow, Upland Sandpiper, and Western Meadowlark.</p>	<p>Suitable habitat does not occur on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
<p>Willow Flycatcher</p> <p>Special Concern: Yellow-breasted Chat Golden-winged Warbler</p>	<p>Shrub and thicker habitat sites considered significant should have a history of longevity, either abandoned fields or pastureslands</p> <p><i>Suggested Criteria</i> Field Studies confirm:</p> <ul style="list-style-type: none"> • Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common species • A habitat with breeding Yellow-breasted Chat or Golden-winged Warbler is to be considered as Significant Wildlife Habitat • The area of the SWH is the contiguous ELC ecosite field/thicket area 	<p>Group E: American Kestrel, Brown Thrasher, Clay-coloured Sparrow, Eastern Bluebird, Eastern Kingfisher, Field Sparrow, Horned Lark, Sedge Wren, Vesper Sparrow, and Willow Flycatcher.</p>		
34. Terrestrial Crayfish				
<p>Chimney or Digger Crayfish (<i>Leiodontostyris holbrooki</i>)</p> <p>Devil Crayfish or Meadow Crayfish (<i>Cambarus diggensi</i>)</p>	<p><i>Suitable Habitat</i></p> <ul style="list-style-type: none"> • Wet meadow and edges of shallow marshes (no minimum size) identified should be surveyed for terrestrial crayfish • Constructs burrows in marshes, mudflats, meadows; the ground can't be too moist • Can often be found far from water • Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels; usually the soil is not too moist so that the tunnel is well formed <p><i>Suggested Criteria</i> Studies Confirm:</p> <ul style="list-style-type: none"> • Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable marsh meadow or terrestrial sites • Area of ELC Ecosite polygon is the SWH 	n/a	<p>Suitable habitat is present within the Subject Property (MAMM2-2). Thirty-four (34) Terrestrial Crayfish chimneys were recorded on 24 April 2022.</p>	<p>The Panicked Aster Mineral Meadow Marsh (MAMM2-2) located along the southeast edge of the Subject Property is confirmed SWH.</p>
35. Special Concern and Rare Wildlife Species				
	<p>All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species</p> <p>When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially rare species</p> <p>Linking candidate habitat on the site needs to be completed to ELC Ecosites</p> <p><i>Suggested Criteria</i> Studies confirm:</p> <ul style="list-style-type: none"> • Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable • Habitat form and function needs to be assessed from the assessment of ELC vegetation types and an area of significant habitat that protects the rare or special concern species identified 	<p>Identified per MNRU guidelines:</p>	<p>As detailed in Table 2, below, suitable habitat occurs on the Subject Property and within the Study Area for the Special Concern and Provincially Rare (S1-S3, SH):</p> <ul style="list-style-type: none"> • Barn Swallow (<i>Hirundo rufus</i>), • Eastern Wood-Pewee (<i>Contopus virens</i>), • Digger Crayfish (<i>Cambarus diggensi</i>) and/or Meadow Crayfish (<i>Cambarus diggensi</i>) • Mongoose (<i>Dasurus plebejus</i>), and • Yellow banded Humble Bee (<i>Bombus terricola</i>). <p>The locations of confirmed observations are shown on Figure 4.</p>	<p>The Subject Property and Adjacent Lands provide suitable foraging habitat for Barn Swallow, however, no suitable breeding sites were documented. One Barn Swallow was detected incidentally on 18 August 2022 outside of the species breeding safe dates (15 May - 14 July (OBBA 2023)). As such, this species is not considered further.</p> <p>The forest community 15 m northeast of the Subject Property is not considered as SWH for Eastern-wood Pewee as only two birds were detected during breeding bird surveys. One on 2 June 2022 (60 m northeast of the Subject Property) and the second on 30 June 2022 (250 m northeast of the Subject Property).</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
	<ul style="list-style-type: none"> The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH; this must be delineated through detailed field studies The habitat needs be easily mapped and cover an important life stage component for a species (e.g. specific nesting habitat or foraging habitat) 		<p>Note that individual crayfish were not observed, only chimneys/burrows were. As such one or both of the above-listed species may be present.</p>	<p>The Panicked Aster Mineral Meadow Marsh (MAMM2-2) located along the southeast edge of the Subject Property, and a portion of the adjacent meadow, are confirmed SWH for Digger and/or Meadow Crayfish.</p> <p>The Meadow Community within the Subject Property is not considered SWH for Monarch and Yellow Banded Bumble Bee due to its small size, disturbed nature and the presence of better suitable habitat within the general landscape.</p>
<p>37. Species Identified or Nationally Endangered or Threatened by COSWETIC which are not listed as Endangered or Threatened under Ontario's Endangered Species Act.</p>				
n/a	n/a	<p>The habitat for any species identified to be nationally Endangered or Threatened by COSWETIC that is not identified as an Endangered or Threatened species on the SARO list under Ontario's Endangered Species Act should be designated as SWH.</p> <p>Requirements for habitat protection to be determined on a case-by-case basis in consultation with MECP.</p>	<p>Western Chorus Frog (<i>Pseudacris trionotus</i>) is a nationally Threatened frog species that was recorded calling from a wetland southwest of the Subject Property (Figure 4).</p>	<p>One Western Chorus Frog was recorded calling from a wetland southwest of the Subject Property. The presence of one individual frog that is otherwise common in the Province is, in the opinion of Terrastory, below the threshold that should be considered for significance.</p>
<p>Animal Movement Corridors</p>				
<p>38. Amphibian Movement Corridors</p>				
<p>Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Treefrog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog</p>	<ul style="list-style-type: none"> Amphibian movement corridors should only be identified as SWH where a confirmed or Candidate SWH has been identified by MNRF or the planning authority Movement corridors between breeding habitat and summer habitat Movement corridors must be considered when amphibian breeding habitat is confirmed as SWH Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites Corridors should consist of native vegetation, with several layers of vegetation Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant Corridors should be at least 15 m of vegetation on both sides of waterway or be up to 200 m wide of woodland habitat and with gaps <20 m Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat 	<p>Thresholds for this criterion need to be developed in accordance with the Region's Greenlands System Framework and should incorporate three levels of corridors, as follows:</p> <ul style="list-style-type: none"> Primary (e.g., Niagara Escarpment) Secondary (e.g., major river valleys) Tertiary corridors (e.g., hedgerows) 	<p>No amphibian corridors were identified on the Subject Property or Study Area.</p>	<p>Not Applicable</p>
<p>39. Deer Movement Corridors</p>				
White-tailed Deer	<ul style="list-style-type: none"> Deer movement corridors should only be identified as SWH where a confirmed or Candidate SWH has been identified by MNRF or the planning authority Corridors follow riparian areas, woodlots, areas of physical geography (ravines or ridges) 	n/a	<p>No deer movement corridors meeting the SWH criteria have been identified by MNRF to date on the Subject Property or within the Study Area.</p>	<p>Not Applicable</p>

Wildlife Habitat Category and Associated Species and Ecological Land Classification (ELC) Communities	Provincial Guidance for SWH in Ecoregion 6E	Regional Guidance for SWH in Peel: Recommended Thresholds*	Application to the Subject Property and Study Area	Assessed Candidate or Confirmed SWH Status and Location
	<ul style="list-style-type: none"> Field Studies must be conducted at the time of year when species are expected to be migrating or moving to and from winter concentration areas Corridors that lead deer to wintering habitat should be unbroken by roads or residential areas Corridors should be at least 200 m wide with gaps less than 20 m, and if following a riparian area, there must be at least 15 m of vegetation on both sides of the waterway 			

Table 2. Results of the Special Concern and Provincially Rare Species Assessment.

Species	Status per O. Reg. 242/08 under the ESA and/or NHIC	Rationale for Consideration in this Study	General Description of Habitats and Features which the Species is Known to Occupy or Use within the Ecoregion in which this Study is Located	Likelihood that the Species Occupies the Subject Property or Adjacent Lands ¹
Birds				
Barn Swallow <i>(Hirundo rustica)</i>	SC	OBBA, iNaturalist	<ul style="list-style-type: none"> Nests in barns, bridge/culvert undersides, awnings/overhangs on sides of buildings, and (historically) tree cavities. Forages in a variety of open areas including agricultural lands, meadows, prairies, woodland clearings, marshes, and above waterbodies. 	Negligible. While this species may forage over open areas on the Subject Property for brief periods during migration or forays from adjacent breeding sites, suitable breeding sites are absent from the Subject Property. One Barn Swallow was detected incidentally on 18 August 2022 outside of the species breeding safe dates (15 May - 14 Jul) (OBBA 2023).
Common Nighthawk <i>(Chordeiles minor)</i>	SC	OBBA	<ul style="list-style-type: none"> Breeds and forages in a variety of open habitats with sparse cover of woody vegetation. Also occupies urban areas and nests on flat roof tops. 	Negligible. Suitable breeding habitat is absent.
Eastern Wood-pewee <i>(Contopus virens)</i>	SC	OBBA, NHIC	<ul style="list-style-type: none"> Breeds and forages in relatively open, deciduous and mixed forests of various sizes (including urban forest fragments) and along forest edges. 	Confirmed. One bird was detected on 2 June 2022, approximately 60 m northeast of the Subject Property and a second bird was detected on 30 June 2022, approximately 250 m northeast of the Subject Property.
Grasshopper Sparrow <i>(Ammodramus savannarum)</i>	SC	OBBA	<ul style="list-style-type: none"> Breeds and forages in hayfields, savannahs, pastures, meadows, grasslands, and prairies. 	Negligible. Suitable breeding habitat is marginal, no Grasshopper Sparrow were detected during 2022 Breeding Bird Surveys.
Wood Thrush <i>(Hylocichla ustulata)</i>	SC	NHIC	<ul style="list-style-type: none"> Breeds and forages in second-growth and mature deciduous and mixed forests with a well-developed understory. 	Negligible. Suitable breeding habitat is absent. Not detected during breeding bird surveys in 2022.
Fish				
Digger Crayfish <i>(Creaserinus fodiens)</i>	S3	Species distribution and on-site habitats	<ul style="list-style-type: none"> Occurs in wetlands, swamps, ditches and along streams. Wetland habitats that dry out annually where the water table remains close to the surface. Prefers areas with clay soils. 	Confirmed. Thirty-four (34) Chimneys were observed along the edge of the wetland community on 24 April 2022. Species was not confirmed, however, both species have the same Subnational rank and general habitat requirements.
Great Plains Mudbug <i>(Gambarus dugesii)</i>	S3	Species distribution and on-site habitats	<ul style="list-style-type: none"> Occurs in wetlands, swamps, ditches and along streams. Wetland habitats that dry out annually where the water table remains close to the surface. Prefers areas with clay soils. 	Confirmed. Thirty-four (34) Chimneys were observed along the edge of the wetland community on 24 April 2022. Species was not confirmed, however, both species have the same Subnational rank and general habitat requirements.

Insects	SC	iNaturalist	<ul style="list-style-type: none"> • Oviposits on Milkweeds (<i>Asclepias</i> spp.). • Generalist foraging that nectars in most areas with wildflowers. 	<p>Possible. Ovipositing sites (i.e., species in the genus <i>Asclepias</i>) are present, and species may forage on the Subject Property.</p>
<p>Monarch (<i>Danaus plexippus</i>)</p>	SC	iNaturalist	<ul style="list-style-type: none"> • Oviposits on Milkweeds (<i>Asclepias</i> spp.). • Generalist foraging that nectars in most areas with wildflowers. 	<p>Possible. Ovipositing sites (i.e., species in the genus <i>Asclepias</i>) are present, and species may forage on the Subject Property.</p>
<p>Yellow Banded Bumble Bee (<i>Bombus terricola</i>)</p>	SC	Species distribution and on-site habitats	<ul style="list-style-type: none"> • Occupies a range of open areas with nectaring sites. • Nests underground in abandoned rodent burrows or decomposing logs. 	<p>Possible. Species is a habitat generalist and occupies a wide range of areas.</p>
<p>Snapping Turtle (<i>Chelydra serpentina</i>)</p>	SC	NHIC	<ul style="list-style-type: none"> • Occupies a variety of aquatic habitats with slow moving water. • Nests in exposed, usually coarse, friable substrate. • Known to make long-distance overland movements (i.e., several kilometers) between habitats. 	<p>Notifiable. Suitable breeding habitat is absent.</p>

¹ Likelihood categories should be interpreted as follows:

Negligible: so limited that the assessed species can be assumed absent.

Unlikely: while theoretically conceivable, species presence very improbable or temporary based on available information (e.g., habitat conditions, range, abundance in local landscape, etc.).

Possible: species presence plausible based on available information, no convincing evidence suggesting species could not occur on-site.

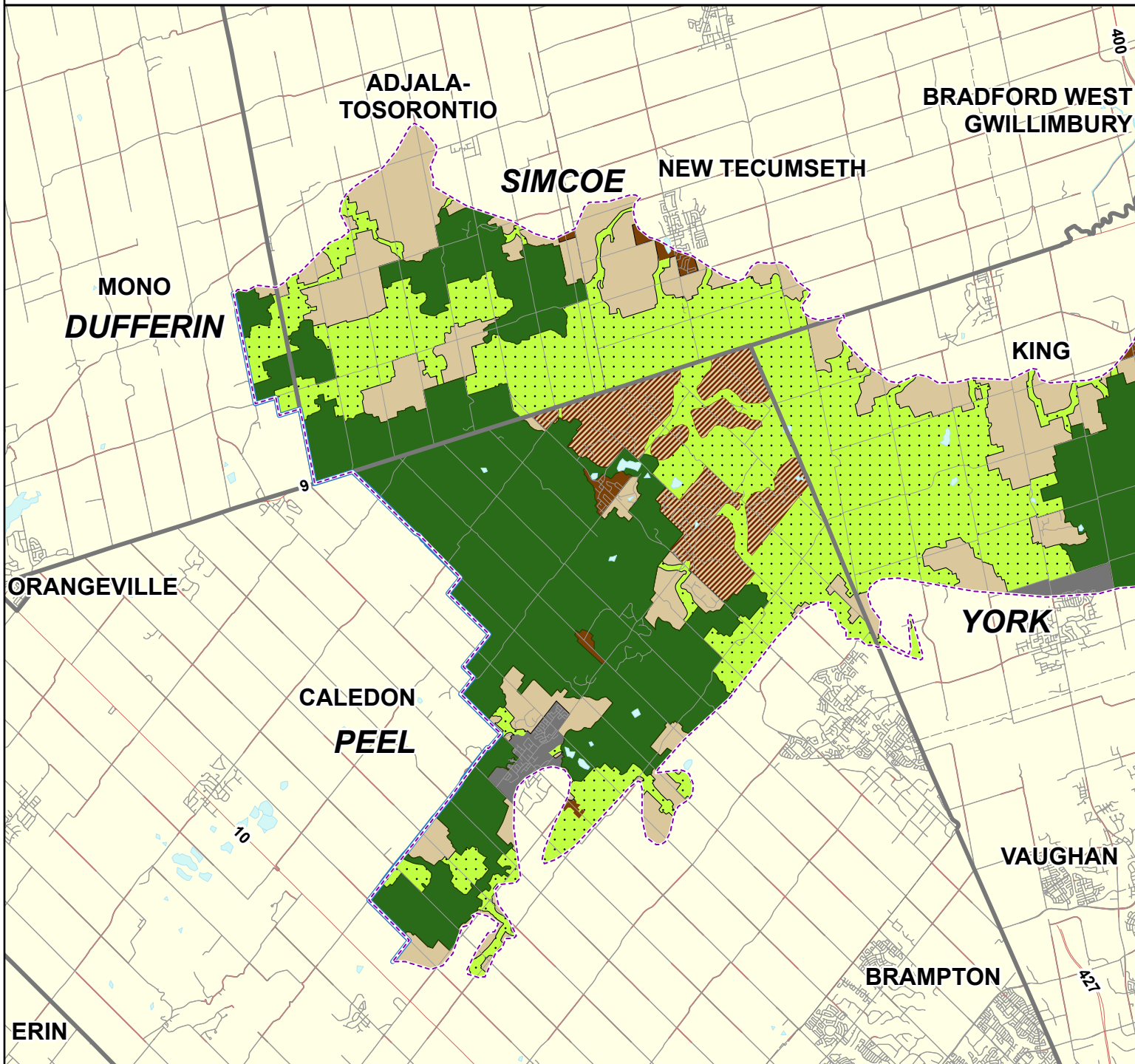
Probable: while not confirmed, available information suggests species has a high likelihood of being present.

Confirmed: species observed and/or evidence of occupation (e.g., tracks, etc.) documented.

**Appendix 7. Endangered and Threatened Species
Assessment**

Species	Status per O. Reg. 230/08 of the ESA	Rationale for Consideration in this Study	General Description of Habitats and Features which the Species is Known to Occupy within the Ecoregion in which this Study is Located	Likelihood that the Species Occupies the Area within or adjacent to proposed Development or Site Alteration ¹	Likelihood that Negative Effects to the Species or its Habitat (i.e., "Damage" or "Destruction" as defined in the ESA) will occur based on the Proposed Development Plan and any related Site Alteration Activities
Amphibians					
Jefferson Salamander (<i>Ambystoma jeffersonianum</i>) and Unisexual Salamander	END	INaturalist	<ul style="list-style-type: none"> Generally found in deciduous and mixed forests adjacent to breeding areas. Breeding areas include woodland vernal pools and ponds. 	Negligible. No vernal pools within forests are present within the Study Area.	--
Birds					
Bank Swallow (<i>Riparia riparia</i>)	THR	OBBA	<ul style="list-style-type: none"> Nests in natural or anthropogenically derived exposed, sandy substrates on vertical or steep surfaces. Forages in a variety of open areas including agricultural lands, meadows, prairies, woodland clearings, marshes, and above waterbodies. 	Negligible. While this species may forage over open areas on the Subject Property for brief periods during migration or forays from adjacent breeding sites, suitable breeding sites are absent from the Subject Property. None detected during 2022 Breeding Bird Surveys.	--
Bobolink (<i>Dolichonyx oryzivorus</i>)	THR	OBBA, NHIC	<ul style="list-style-type: none"> Breeds and forages in hayfields, pastures, meadows, grasslands, and prairies which are often (but not always) greater 4 ha. May forage above a wide variety of anthropogenic (e.g., shrubby fields, smaller fields, etc.) during migration or following disturbance to breeding habitats (e.g., hay cutting). 	Negligible. Habitat within the subject property is very marginal (disturbed meadow). None were detected during 2022 Breeding Bird Surveys.	--
Chimney Swift (<i>Chaetura pelagica</i>)	THR	OBBA	<ul style="list-style-type: none"> Nests in large, uncapped chimneys and (historically) tree cavities. May forage above a wide variety of anthropogenic (e.g., cities, towns) and natural (e.g., fields, forests) areas. 	Negligible. While this species may forage over open areas on the Subject Property for brief periods during migration or forays from adjacent breeding sites, suitable breeding sites are absent from the Subject Property.	--
Eastern Meadowlark (<i>Sturnella magna</i>)	THR	OBBA, NHIC	<ul style="list-style-type: none"> Breeds and forages in hayfields, savannahs, pastures, meadows, grasslands, prairies, and shrubby fields. 	Unlikely. One bird was detected > 120m north of the Study Area on June 2 nd , 2022. Habitat within the Subject Property is marginal (disturbed meadow of a small size).	--
Least Bittern (<i>Ixobrychus exilis</i>)	THR	OBBA	<ul style="list-style-type: none"> Breeds and forages in marshes dominated by robust emergent vegetation containing areas of open water (i.e., interspersed). 	Negligible. No suitable habitat within the Subject Property. None were detected during 2022 Breeding Bird Surveys.	--
Red-headed Woodpecker (<i>Melanerpes erythrocephalus</i>)	END	OBBA, NHIC	<ul style="list-style-type: none"> Breeds and forages in open forests, savannahs, and forest edges that tend to contain large, mature trees. 	Negligible. No suitable habitat within the Subject Property. None detected during 2022 Breeding Bird Surveys.	--
Mammals					
Eastern Small-footed Myotis (<i>Myotis leibii</i>)	END	Species distribution and on-site habitats	<ul style="list-style-type: none"> Maternal roosting sites include exposed rock outcrops, crevices, and cliffs. Overwinters in caves and mines that maintain temperatures above 0°C. 	Negligible. While species may forage above open habitats on the Subject Property or adjacent lands, potential maternal roosting habitat (e.g., rock outcrops, cliffs, etc.) is absent.	--
Little Brown Myotis (<i>Myotis lucifugus</i>)	END	Species distribution and on-site habitats	<ul style="list-style-type: none"> Maternity roosts sites most often include buildings and large diameter trees with cracks, crevices, and/or exfoliating bark. Overwinters in caves and mines that maintain temperatures above 0°C. 	Possible. While species may forage above open habitats on the Subject Property, suitable maternity roost habitat is only present on Adjacent Lands.	Negligible. If any trees removals are required, a timing window restriction is to be applied to any necessary tree removal activities to avoid impacting roosting bats.

Oak Ridges Moraine Conservation Plan Land Use Designation Map



Map 1

Towns of Caledon, New Tecumseth & Mono, Township of Adjala-Tosorontio



The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.

Legend

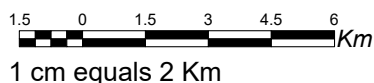
- Oak Ridges Moraine Conservation Plan Area
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement (a component of Countryside Area)
- Palgrave Estates Residential Community (a component of Countryside Area)
- Settlement Area
- Upper and Single-Tier Municipal Boundaries
- Lower Tier Municipal Boundaries
- Road or Highway
- F.N. First Nations Reserve or First Nations
- Niagara Escarpment Plan Boundary

Generally reflects information provided by the relevant municipality. For precise boundaries and locations of Settlement Areas (ORM Settlement Areas and Rural Settlements) the appropriate municipalities should be consulted.

We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

Source of Information:
Produced by and using data sources from the Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry and the Ministry of Agriculture, Food and Rural Affairs.

Projection: UTM Zone17 NAD83, Approximate Scale 1:180,000
Publication © 2022, King's Printer for Ontario.



Map Rotation:
0 Degrees

Species	Status per O. Reg. 230/08 of the ESA	Rationale for Consideration in this Study	General Description of Habitats and Features which the Species is Known to Occupy within the Ecoregion in which this Study is Located	Likelihood that the Species Occupies the Area within or adjacent to proposed Development or Site Alteration ¹	Likelihood that Negative Effects to the Species or its Habitat (i.e., "Damage" or "Destruction" as defined in the ESA) will occur based on the Proposed Development Plan and any related Site Alteration Activities
Northern Myotis <i>(Myotis septentrionalis)</i>	END	Species distribution and on-site habitats	<ul style="list-style-type: none"> • Maternity roosts most often include large diameter trees with cracks, crevices, and/or exfoliating bark (buildings rarely used). • Overwinters in caves and mines that maintain temperatures above 0°C. 	Possible. While species may forage above open habitats on the Subject Property, suitable maternity roost habitat is only present on Adjacent Lands.	Negligible. If any trees removals are required, a timing window restriction is to be applied to any necessary tree removal activities to avoid impacting roosting bats.
Tri-colored Bat <i>(Pteronotus subblavus)</i>	END	Species distribution and on-site habitats	<ul style="list-style-type: none"> • Maternal roosting sites include Maple (<i>Acer</i> spp.) and Oak (<i>Quercus</i> spp.) with dead/dying leaf clusters. • Overwinters in caves and mines that maintain temperatures above 0°C. 	Possible. While species may forage above open habitats on the Subject Property, suitable maternity roost habitat is only present on Adjacent Lands.	---
Plants					
Butternut <i>(Juglans cinerea)</i>	END	NHIC	<ul style="list-style-type: none"> • Occupies a variety of treed habitats including mature forests, early-successional forests, and hedgerows. 	Confirmed. One dead downed Butternut was found during field surveys in 2022. No additional trees, dead or alive, were found.	Negligible. No other Butternut trees were found within the Subject Property during field surveys. Butternut that may occur in the forest community northeast and south of Subject Property will not be impacted by the Proposed development. Following a Butternut Health Assessment, dead trees are ineligible for protection under the ESA.

¹ Likelihood categories are to be interpreted as follows:

Negligible: so limited that the assessed species can be assumed absent.

Unlikely: while theoretically conceivable, species presence very improbable or temporary based on available information (e.g., habitat conditions, range, abundance in local landscape, etc.).

Possible: species presence plausible based on available information; no convincing evidence suggesting species could not occur on-site.

Probable: while not confirmed, available information suggests species has a high likelihood of being present.

Confirmed: species observed and/or evidence of occupation (e.g., tracks, etc.) documented.

Appendix 8. Tree Inventory and Assessment Data

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹
501	Green Ash	<i>Fracinus pennsylvanica</i>	27	4	Epicormics at base, main stem dead.	Poor	Poor
502	Green Ash	<i>Fracinus pennsylvanica</i>	26	4	Still alive but dieback.	Poor	Poor
503	Green Ash	<i>Fracinus pennsylvanica</i>	23	4	Epicormic top 1/3 dead.	Poor	Poor
504	Green Ash	<i>Fracinus pennsylvanica</i>	25	3	Top 2/3 dead, epicormic at base.	Poor	Poor
505	Manitoba Maple	<i>Acer negundo</i>	30	5		Good/Fair	Good/Fair
506	Green Ash	<i>Fracinus pennsylvanica</i>	23	3	Upper 2/3 dead, epicormic at base.	Poor	Poor
507	Common Apple	<i>Malus pumila</i>	17, 12, 15, 17, 20, 12	8	Lots of dieback.	Poor	Poor
508	Manitoba Maple	<i>Acer negundo</i>	13, 14	5		Fair	Fair
509	Manitoba Maple	<i>Acer negundo</i>	12	3		Fair	Fair
510	Manitoba Maple	<i>Acer negundo</i>	14	3		Fair	Fair
511	Manitoba Maple	<i>Malus pumila</i>	32, 34, 12	7		Fair/Poor	Fair
512	Manitoba Maple	<i>Acer negundo</i>	35	7		Fair	Fair
513	Common Apple	<i>Malus pumila</i>	24, 25, 16	6	Some rot at base, Milk Toothed Polypore (Irpex).	Fair	Fair/Poor
514	Green Ash	<i>Fracinus pennsylvanica</i>	35	4	2/3 dead epicormic at base.	Poor	Poor
515	Green Ash	<i>Fracinus pennsylvanica</i>	42	8	99% dead, epicormic at base.	Poor	Poor
516	Green Ash	<i>Fracinus pennsylvanica</i>	29	3	2/3 dead, epicormic.	Poor	Poor
517	Manitoba Maple	<i>Acer negundo</i>	60	10		Fair	Fair
518	Manitoba Maple	<i>Acer negundo</i>	50	8		Fair	Fair
519	Eastern White Pine	<i>Pinus strobus</i>	34			Good	Good
520	Green Ash	<i>Fracinus pennsylvanica</i>	21	3	2/3 dead, epicormic.	Poor	Poor
521	Manitoba Maple	<i>Acer negundo</i>	34, 26	8		Fair	Fair
522	Green Ash	<i>Fracinus pennsylvanica</i>	16	2	1/2 dead, epicormic.	Poor	Poor
523	Black Walnut	<i>Juglans nigra</i>	14	4		Good	Good
524	Black Cherry	<i>Prunus serotina</i>	12, 10, 10	4		Good/Fair	Fair
525	Eastern White Pine	<i>Pinus strobus</i>	24	3		Good	Good
526	Hybrid Willow	<i>Salix x fragilis</i>	12	2		Good	Good/Fair
527	Hybrid Willow	<i>Salix x fragilis</i>	13	2		Good	Good/Fair
528	Hybrid Willow	<i>Salix x fragilis</i>	21, 15	6		Good	Good/Fair
529	Hybrid Willow	<i>Salix x fragilis</i>	12	2		Good	Good/Fair
530	Hybrid Willow	<i>Salix x fragilis</i>	10	2		Good	Good/Fair
531	Hybrid Willow	<i>Salix x fragilis</i>	12			Good	Good/Fair
532	Hybrid Willow	<i>Salix x fragilis</i>	19	4		Good	Good/Fair
533	Dotted Hawthorn	<i>Crataegus punctata</i>	19, 10	4		Good	Good/Fair
534	Common Apple	<i>Malus pumila</i>	28, 20	5		Good	Good/Fair
535	Green Ash	<i>Fracinus pennsylvanica</i>	22	4	2/3 dead epicormic.	Poor	Poor

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹
536	Black Cherry	<i>Prunus serotina</i>	65, 20	12		Fair	Fair/Poor
537	Black Cherry	<i>Prunus serotina</i>	33, 30, 30	7		Fair	Fair/Poor
538	Smooth Serviceberry	<i>Amelanchier laevis</i>	11, 12	3		Good	Good
539	Bur Oak	<i>Quercus macrocarpa</i>	20	4		Good	Good
540	Black Cherry	<i>Prunus serotina</i>	21	4		Good	Good/Fair
541	Common Apple	<i>Malus pumila</i>	44, 40, 40, 30	10		Good/Fair	Good/Fair
542	Common Apple	<i>Malus pumila</i>	50	8		Good/Fair	Fair
543	Manitoba Maple		41	6		Good	Good/Fair
544	Common Apple	<i>Malus pumila</i>	31, 35, 20, 11	8		Good/Fair	Good/Fair
545	Green Ash	<i>Fraxinus pennsylvanica</i>	25	5		Fair/Poor	Fair/Poor
545	Green Ash	<i>Fraxinus pennsylvanica</i>	14	4		Good/Fair	Good/Fair
547	Green Ash	<i>Fraxinus pennsylvanica</i>	16, 16	5	epicormic sprouts at base.	Fair/Poor	Fair/Poor
548	Eastern White Pine	<i>Pinus strobus</i>	50	10		Good	Good
549	Black Walnut	<i>Juglans nigra</i>	32	6		Good	Good

¹ - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.



Legend

- Area of Assessment
- Subject Property / Study Area
- Tree Inventory Data
- Assessed Tree (with tag #)

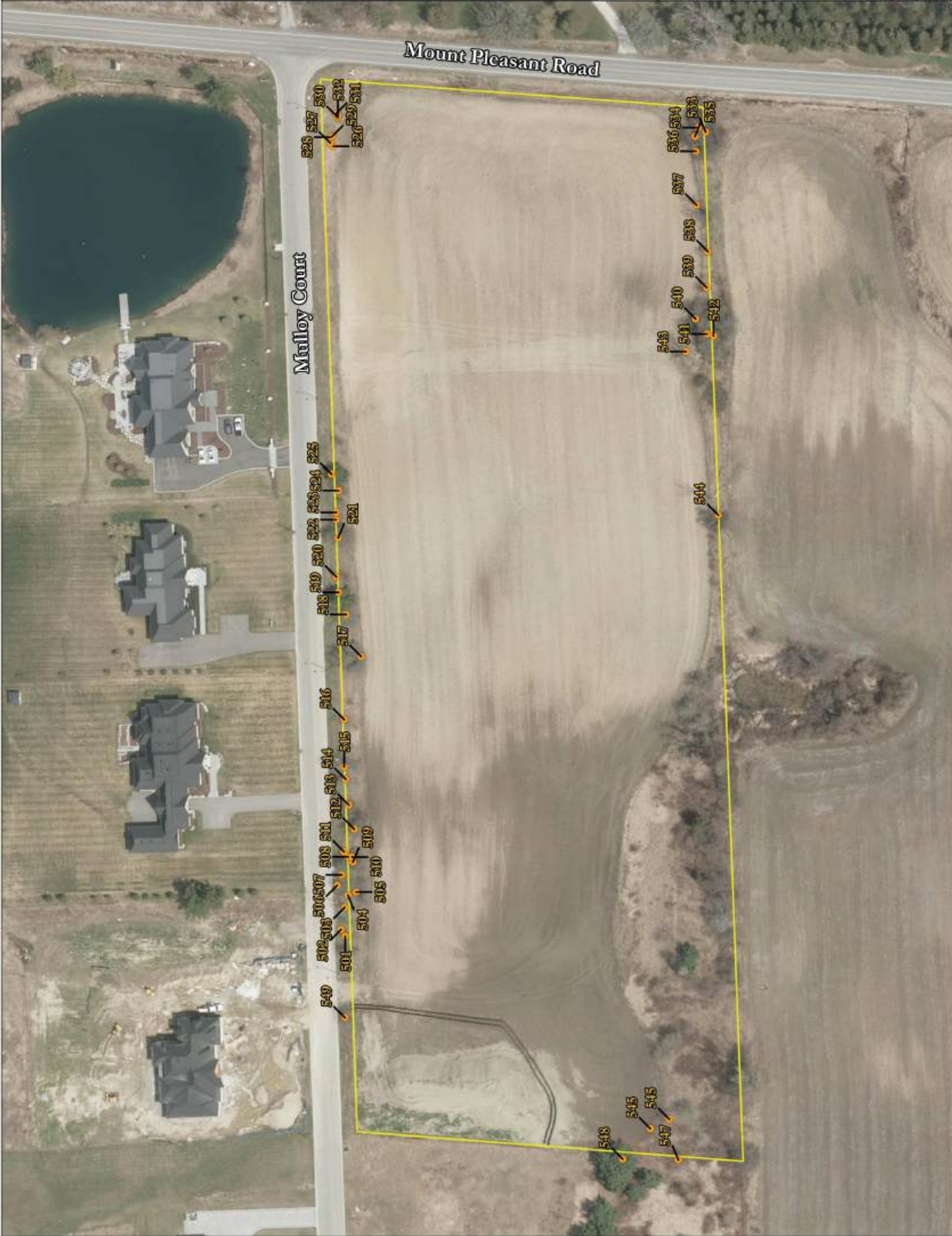
GENERAL NOTES:
 -Features depicted herein should not be used in place of a professional survey.
 -Numeric scale is for a 11x17 inch print.

TERRASTORY
 environmental consulting inc.
 info@terrastoryenviro.com 905.745.5398



Location:
 0 Mulloy Court,
 Town of Caledon

Project No.: 21185	Figure T-1:
Date: 2023-04-27	Tree Inventory (Basic)
By: AB	Checked: --
Orthophotograph Date: Town of Caledon, 2021.	



APPENDIX C

Planning Information



Schedule A1

TOWN OF CALEDON

TOWN STRUCTURE

Greenbelt Designations

- Greenbelt Plan Area
- Greenbelt Plan Protected Countryside Designation
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area

- Agricultural and Rural Area of the Growth Plan
- Mayfield West Study Area Boundary
- Coutleville Special Study Area
- Palgrave Estate Residential Community
- Lake Simcoe Protection Plan Area

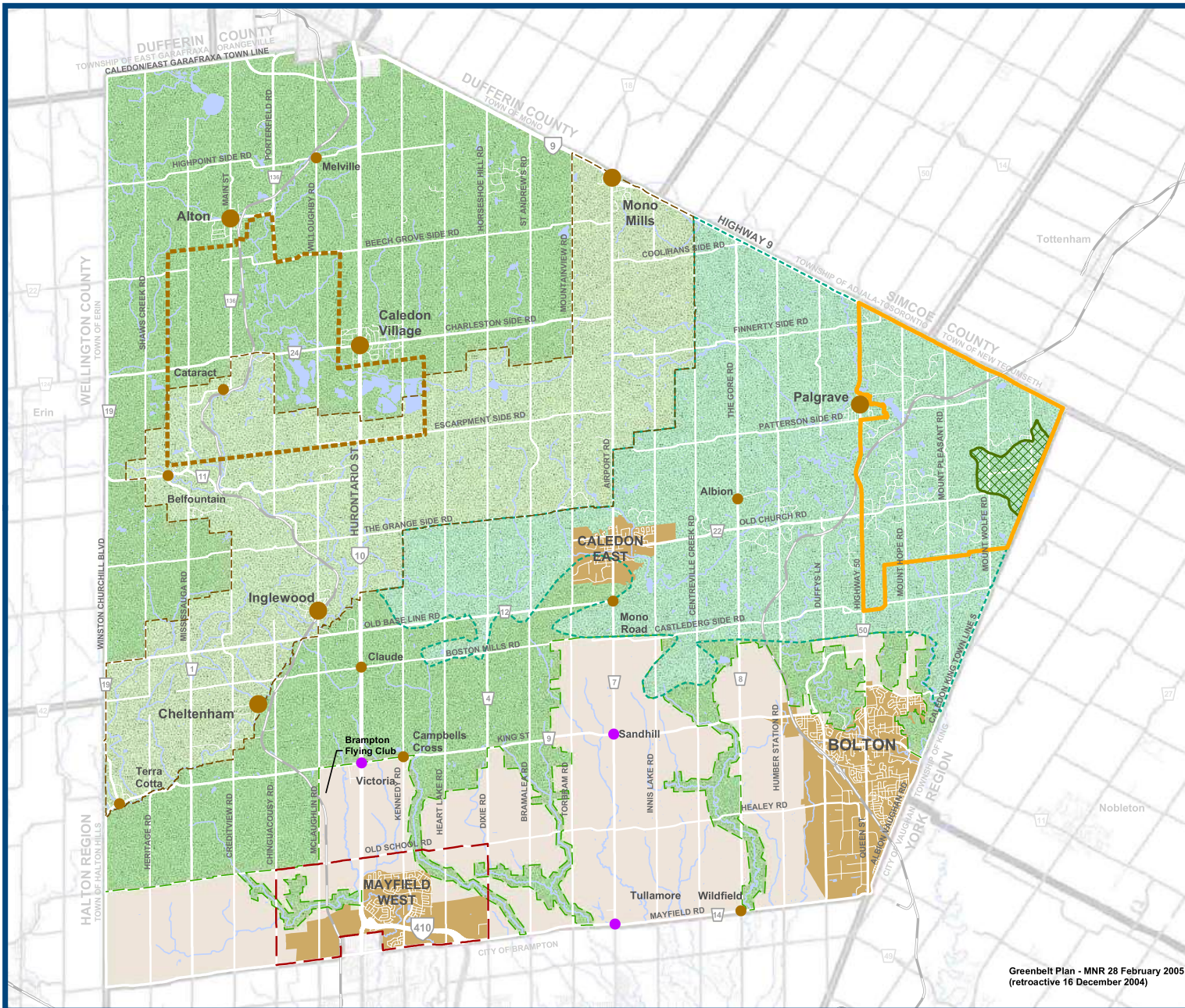
- Rural Service Centre
- Village
- Hamlet
- Industrial/Commercial Centre

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon



Greenbelt Plan - MNR 28 February 2005
(retroactive 16 December 2004)

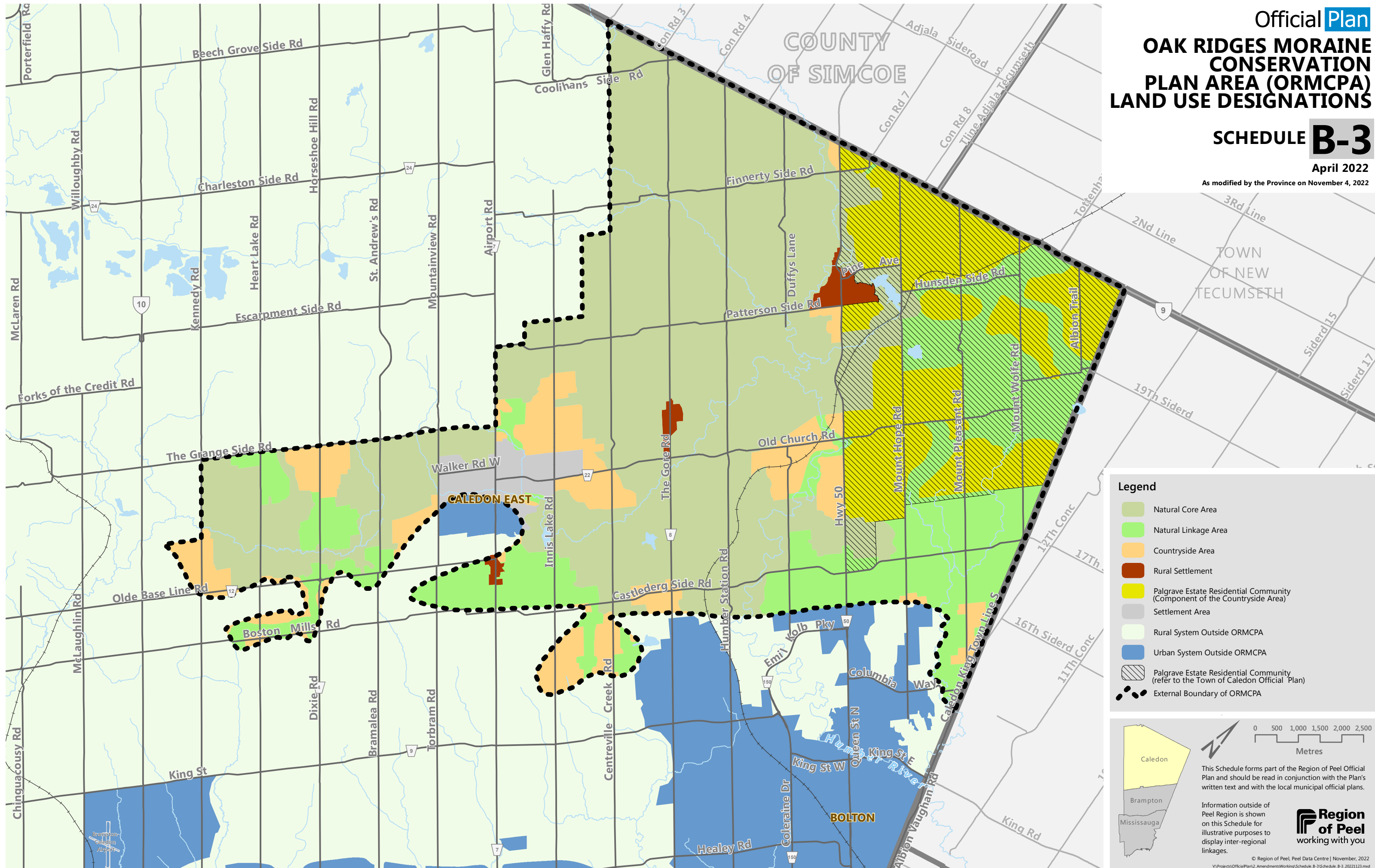


Official **Plan**
**OAK RIDGES MORaine
 CONSERVATION
 PLAN AREA (ORMCPA)
 LAND USE DESIGNATIONS**

SCHEDULE B-3

April 2022

As modified by the Province on November 4, 2022



Legend

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
- Palgrave Estate Residential Community (Component of the Countryside Area)
- Settlement Area
- Rural System Outside ORMCPA
- Urban System Outside ORMCPA
- Palgrave Estate Residential Community (refer to the Town of Caledon Official Plan)
- External Boundary of ORMCPA

0 500 1,000 1,500 2,000 2,500
Metres

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

Region of Peel
working with you

© Region of Peel, Peel Data Centre | November, 2022
 V:\Projects\OfficialPlans\2_Amendments\Working\Schedule_B-3\Schedule_B-3_20221123.mxd



Official Plan
**CORE AREAS OF THE
GREENLANDS SYSTEM
IN PEEL**

SCHEDULE C-2
April 2022

Appendix C: Excerpt from the Region of Peel
Official Plan Schedule C-2 [Note: Property
contained within red circle drawn on map]

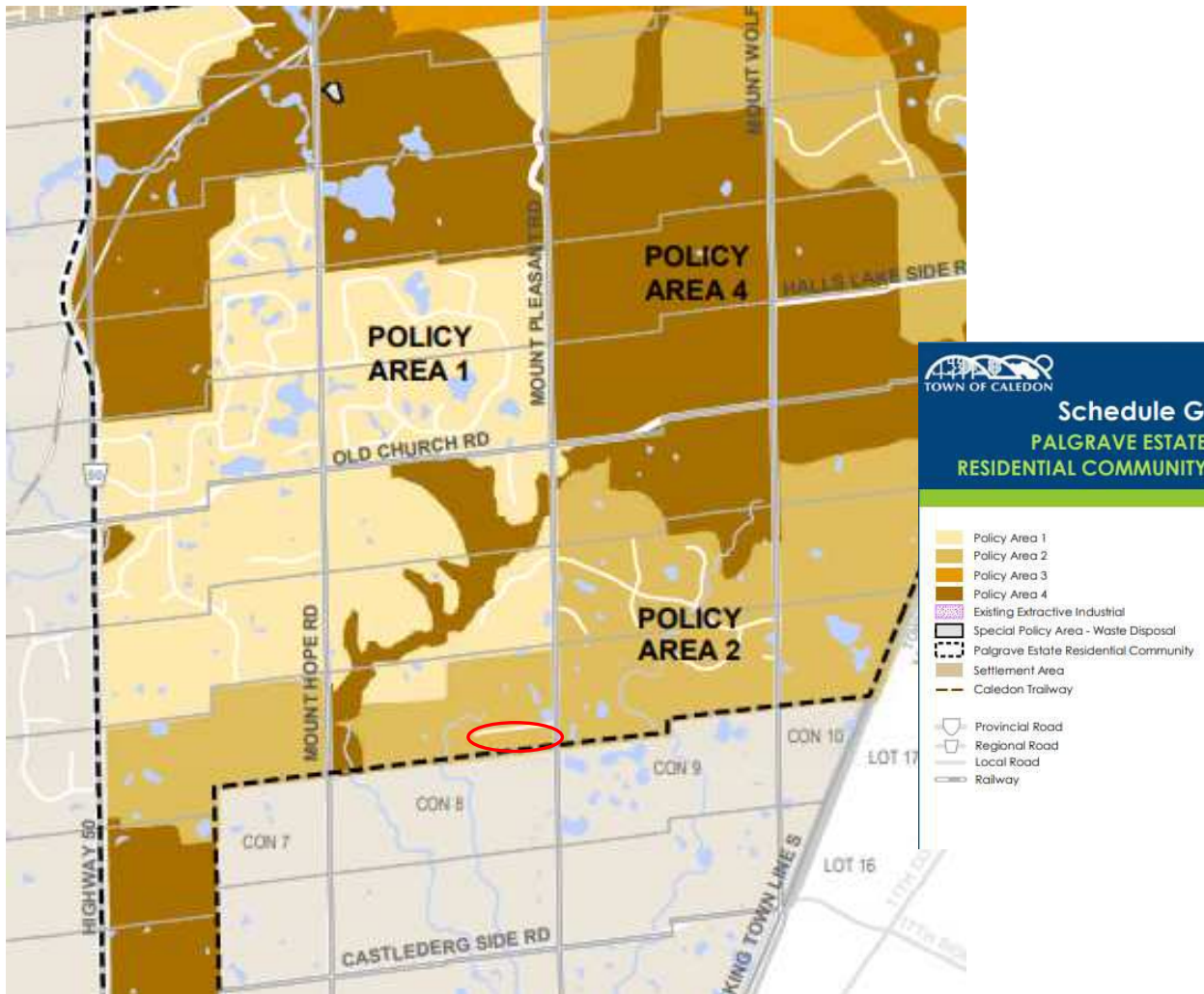


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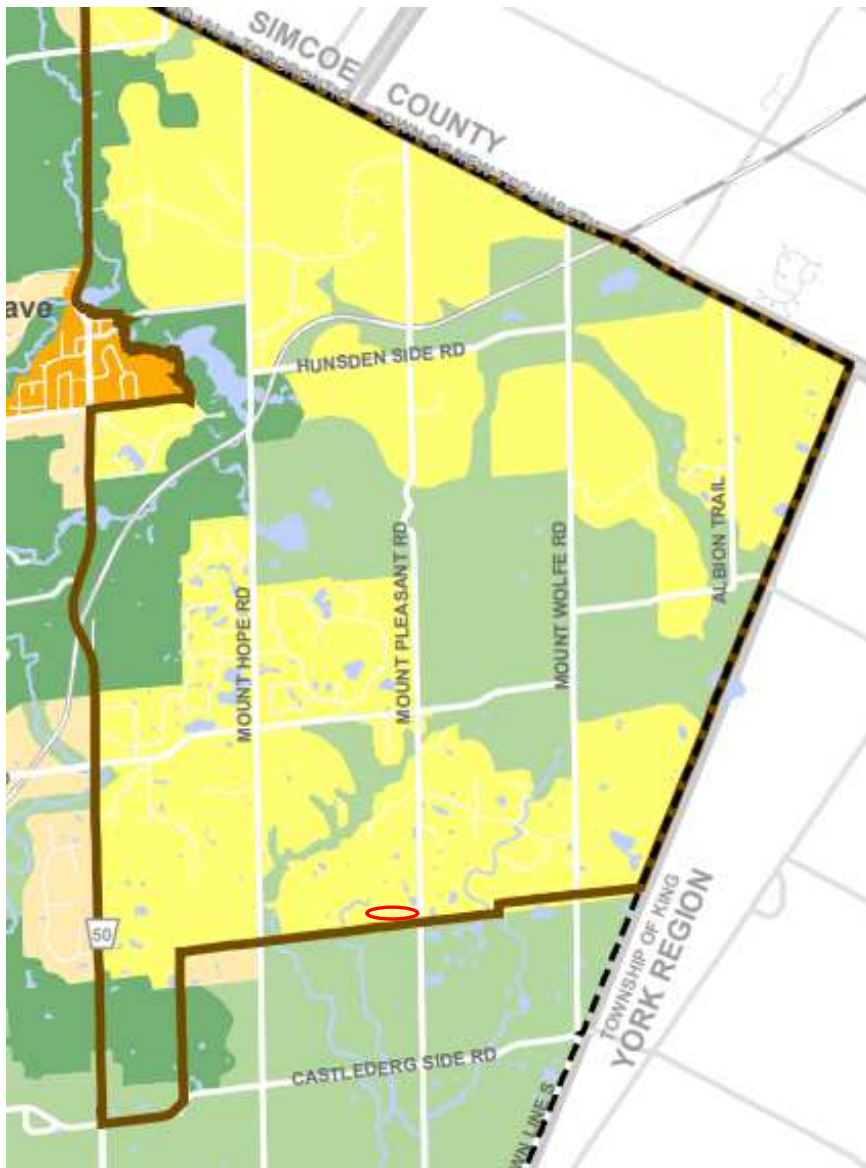
-  Core Areas of the Greenlands System
-  Areas Subject to Provincial Plans (As shown on Figure 1)



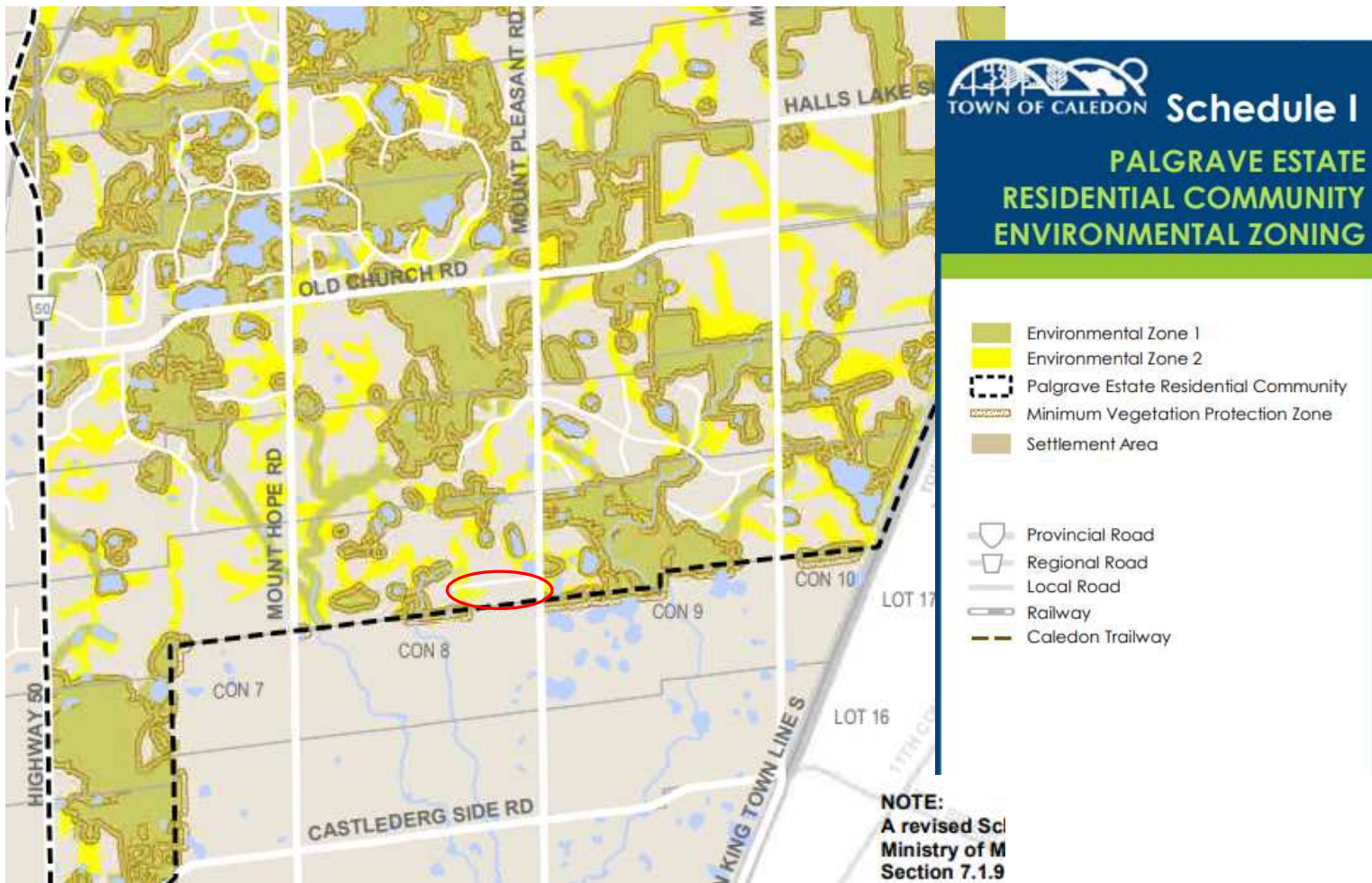
Appendix C: Excerpt from the Schedule A1 (Town Structure) from the Town of Caledon’s Official Plan (Consolidated in 2018) [Note: Property contained within red circle drawn on map].



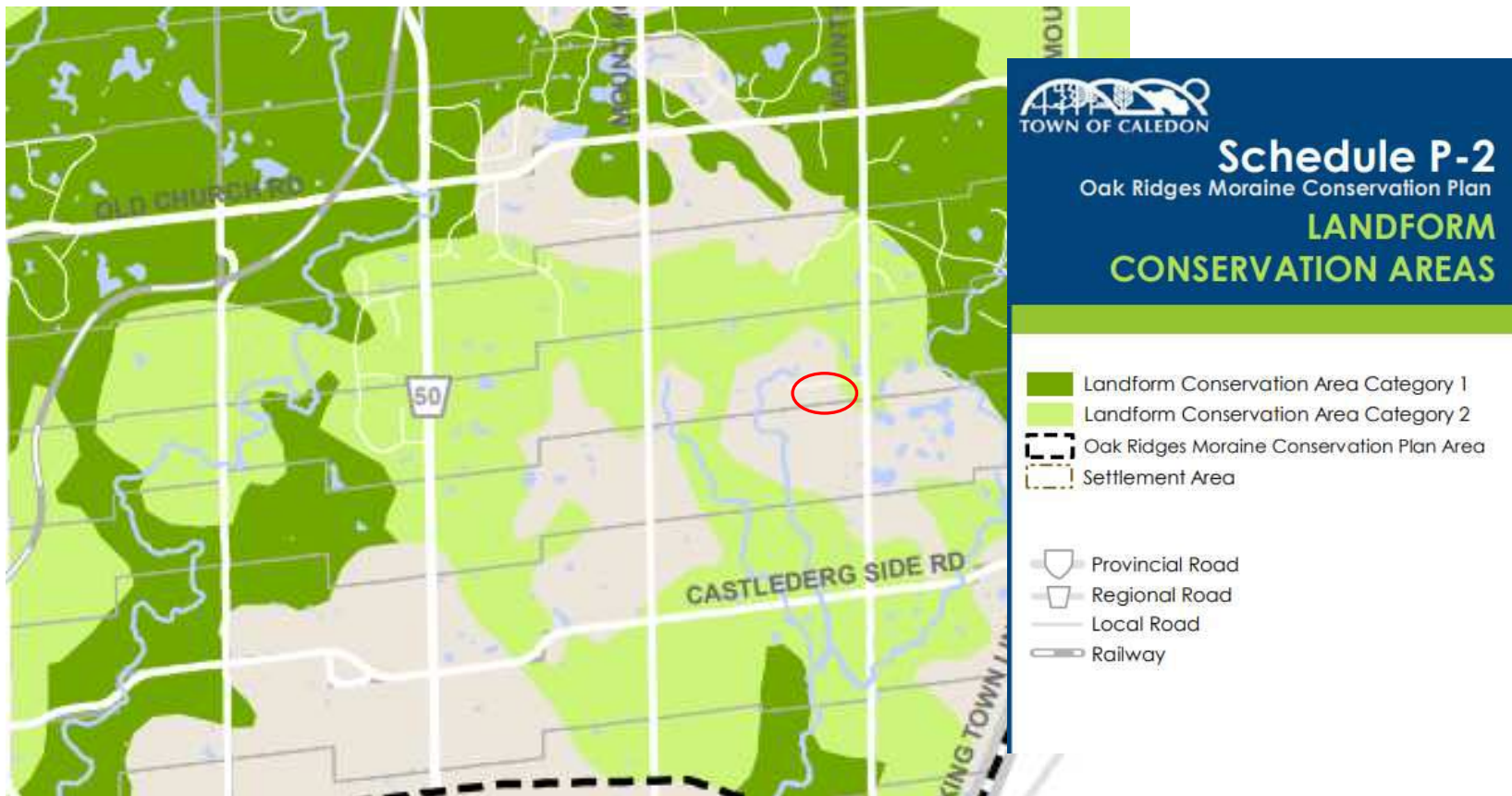
Appendix C: Excerpt from the Schedule G (Palgrave Estate Residential Community) from the Town of Caledon's Official Plan (Consolidated in 2018) [Note: Property contained within red circle drawn on map].



Appendix C: Excerpt from the Schedule P (ORMCP Land Use Designations) from the Town of Caledon’s Official Plan (Consolidated in 2018) [Note: Property contained within red circle drawn on map].



Appendix C: Excerpt from the Schedule I (Palgrave Estate Residential Community Environmental Zoning) from the Town of Caledon’s Official Plan (Consolidated in 2018) [Note: Property contained within red circle drawn on map].



Appendix C: Excerpt from the Schedule P-2 (ORMCP Landform Conservation Areas) from the Town of Caledon’s Official Plan (Consolidated in 2018) [Note: Property contained within red circle drawn on map].



Filename: Appendix C - Town SchP-2.docx
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Reporting\05.2 - Draft\Files\Text
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APPENDIX D

TRCA Regulation Map



Map Layers

-  TRCA Conceptual Regulated Area
-  Parcel Boundary













Appendix D: TRCA Regulated Areas (Ontario Regulation 41/24). Mapping obtained from TRCA’s online Regulated Area mapping (January 16, 2025).

APPENDIX E

MNRF Mapping



Legend

-  Assessment Parcel
- ANSI**
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Woodland
-  Conservation Reserve
-  Provincial Park

Notes:

Provincial Mapping



Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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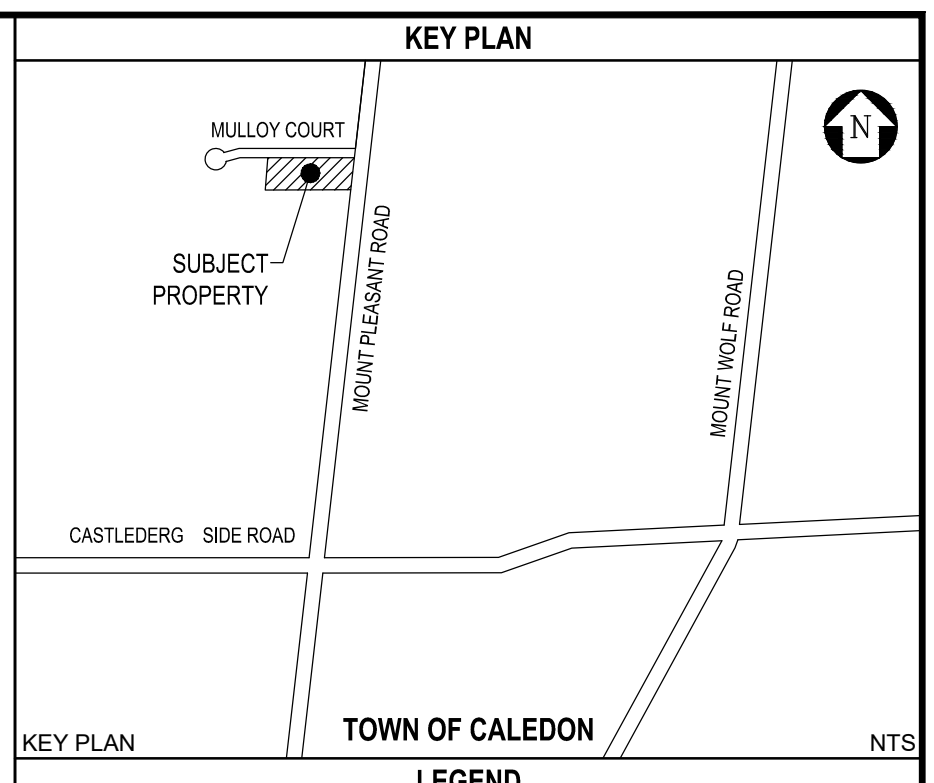
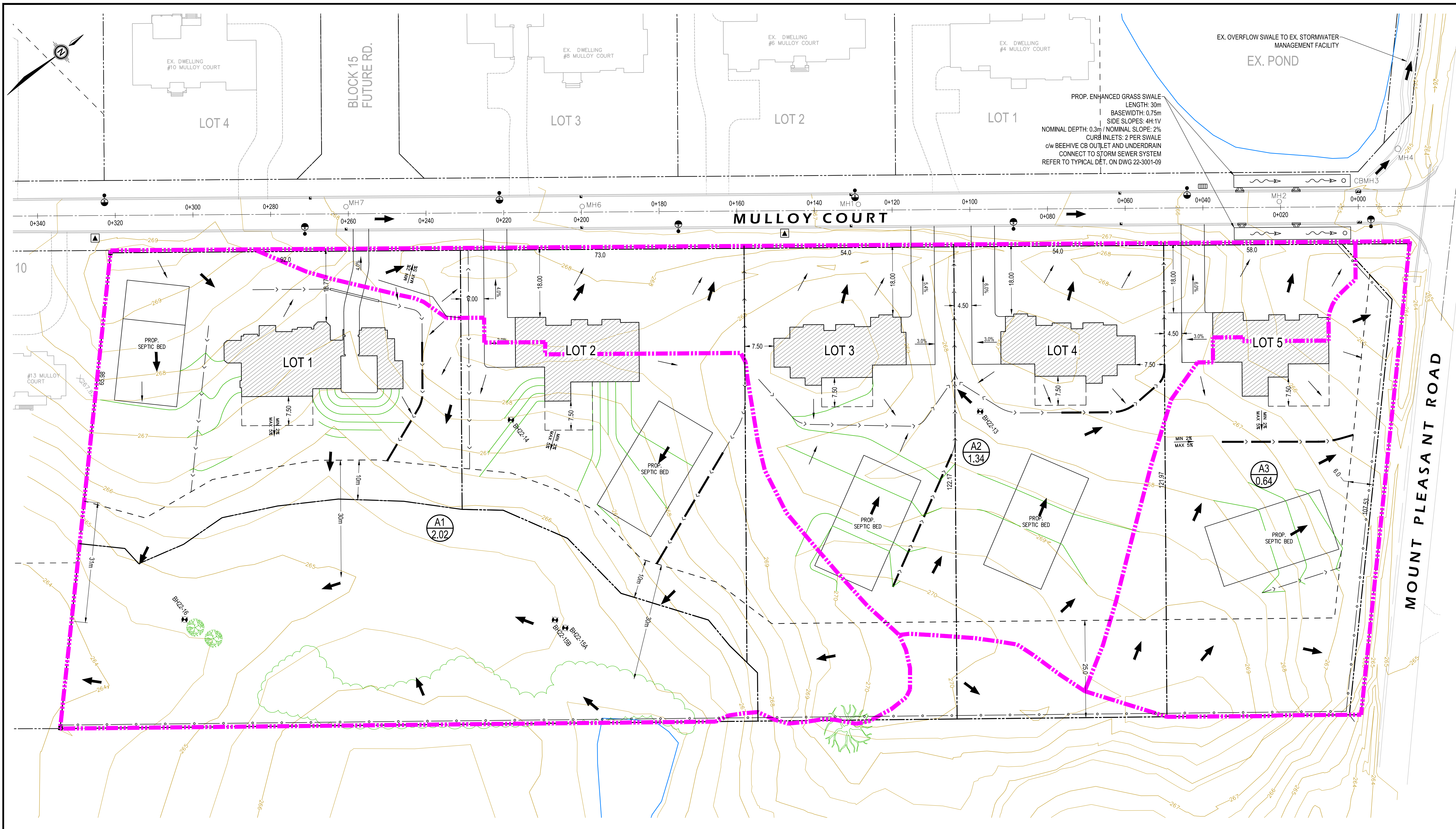


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APPENDIX F

Stormwater and Grading Plan



- LEGEND**
- PROPERTY LINES (PROPOSED)
 - PROPERTY LINES (EXISTING)
 - KEY NATURAL HERITAGE FEATURE
 - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
 - PROP. GRASSED SWALE
 - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
 - PROP. STORM DRAINAGE BOUNDARY
 - PROP. DRAINAGE DIRECTION
 - A1 1.93 PROP. CATCHMENT ID
 - A2 1.34 PROP. DRAINAGE AREA (HECTARES)
 - A3 0.64
 - B# 2007 BOREHOLES
 - BH22-# 2022 BOREHOLES

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE SITE PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE.



DESIGNED BY		APPROVED BY	

N°	Date	Revisions	Dwt.	Dsg'd.	Chk'd.
2	21/NOV/2025	THIRD SUBMISSION	AAF	AAF	RJW
1	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
1	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

Client: **STELLAR HOMES INC.**

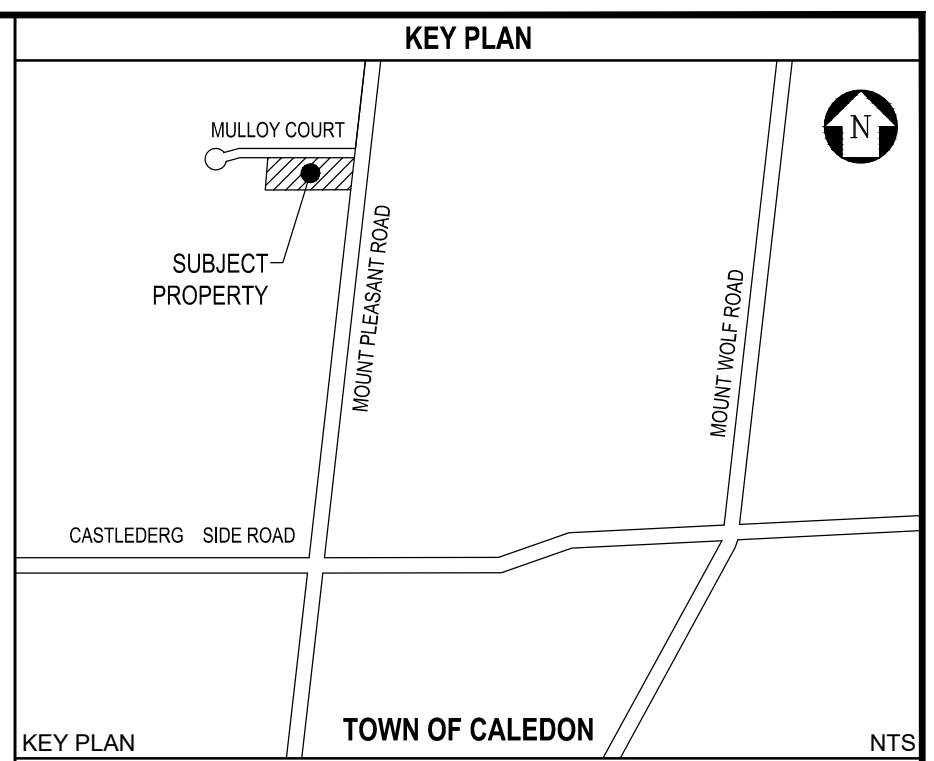
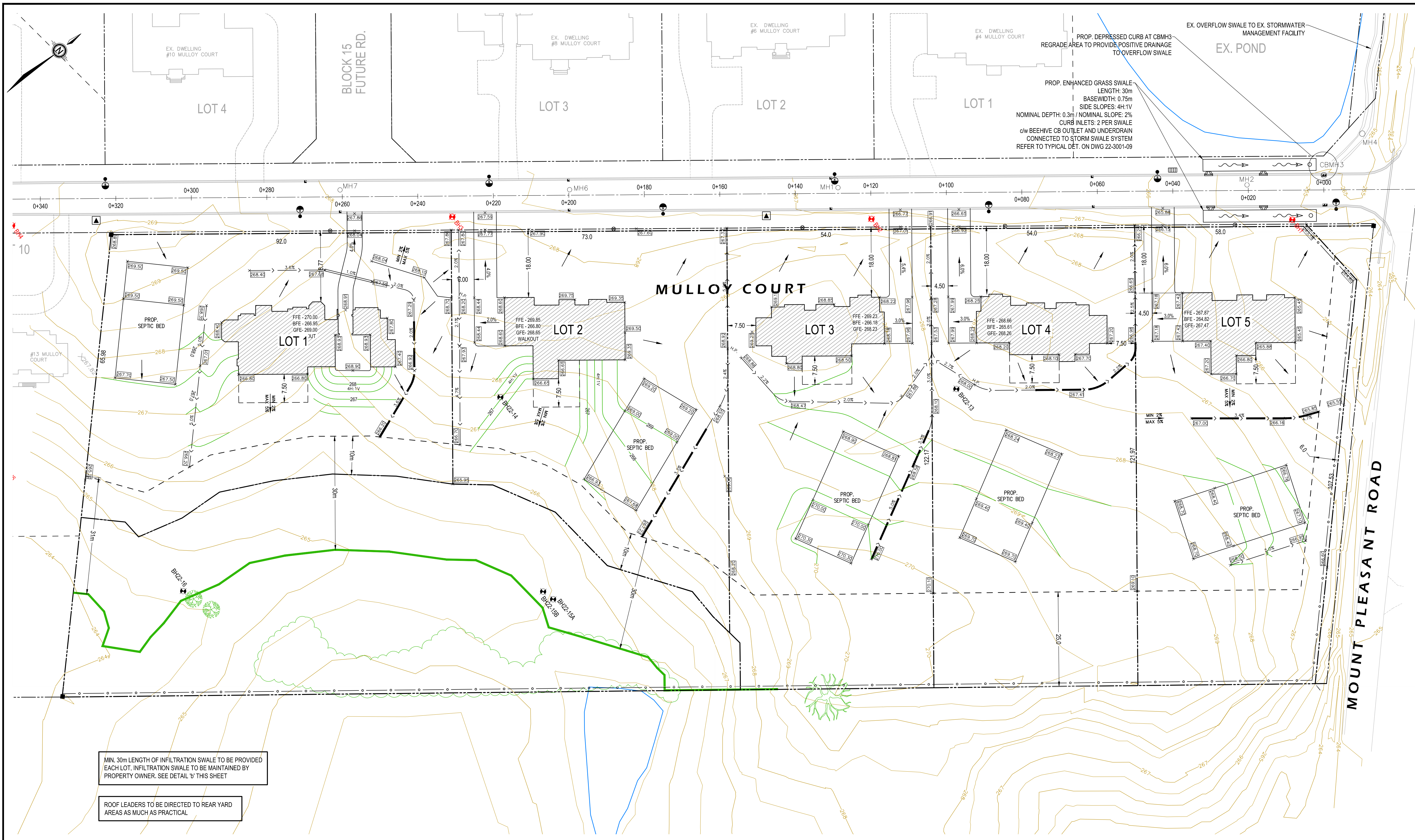
Project Name: **STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON**

Title Name: **STORM DRAINAGE PLAN**

Drawing N°: **22-3001-05** Sheet N°: **5 OF 10** Rev. N°: **2**
Scale: **1:500**

TABLE B.3
2-YEAR STORM SEWER DESIGN SHEET

Catchment	Location		Drainage Area				Runoff			Pipe Flow						
	From MH	To MH	A (ha)	C	A x C	Acc. x C	Tc (min)	I (mm/hr)	Q (L/s)	Pipe Length (m)	Pipe Diameter (m)	Pipe Slope (%)	Full Flow Capacity (L/s)	Full Flow Velocity (m/s)	Time of flow (min.)	% full
A	MH1	MH2	0.6500	0.40	0.26	0.26	15.58	67.55	48.78	108.0	0.300	0.93	93.3	1.32	1.36	52.3%
B + 404a	MH2	CBMH3	1.4900	0.31	0.46	0.72	16.94	64.28	128.90	20.0	0.375	0.30	96.0	0.87	0.38	134.2%
	CBMH3	MH4	0.0000	0.00	0.00	0.72	17.33	63.42	127.18	15.5	0.375	0.30	96.0	0.87	0.30	132.4%
	MH4	MH5	0.0000	0.00	0.00	0.72	17.62	62.77	125.88	58.0	0.375	0.30	96.0	0.87	1.11	131.1%
	MH5	OUTFALL	0.0000	0.00	0.00	0.72	18.74	60.47	121.25	7.0	0.375	0.30	96.0	0.87	0.13	126.3%



LEGEND

- PROPERTY LINES (PROPOSED)
- PROPERTY LINES (EXISTING)
- EX. M.R. CONTOURS (EACH 1.0m)
- EX. M.R. CONTOURS (EACH 0.5m)
- PROP. GRADE CONTOURS
- KEY NATURAL HERITAGE FEATURE
- LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
- PROP. GRASSED SWALE, DET. '1' SHEET 9
- PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT DET '2' SHEET 9
- PROP. GRADE ELEVATIONS
- PROP. POST AND WIRE FENCE
- PROP. WATER BOX
- BH# 2007 BOREHOLES
- BH22-# 2022 BOREHOLES

CONCEPTUAL DWELLINGS

LOT	HOUSE TYPE	WALKOUT	GFA (m ²)	GFA (ft ²)	REFERENCE
1	BUNGALOW	YES	588.5	6,119.3	8 MULLOY COURT
2	BUNGALOW	YES	501.6	5,399.2	10 MULLOY COURT
3	BUNGALOW	NO	432.5	4,655.4	6 MULLOY COURT
4	BUNGALOW	NO	432.5	4,655.4	6 MULLOY COURT
5	BUNGALOW	NO	435.6	4,688.8	10 MULLOY COURT

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE SITE PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE.



DESIGNED BY **APPROVED BY**

STELLAR HOMES INC.

N ^o	Date	Revisions	Dwn.	Dsg'd.	Ch'kd.
2	21/NOV/2025	THIRD SUBMISSION	AAF	AAF	RJW
1	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
1	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

STELLAR HOMES INC.

Project Name: **STELLAR ESTATES PHASE 2 MULLOY COURT, TOWN OF CALEDON**

Title Name: **GRADING PLAN**

Drawing N^o: **22-3001-07** Sheet N^o: **7 OF 10** Rev. N^o: **2**

Scale: **1:500**

- GRADING NOTES**
1. DOWNSPOUTS TO DISCHARGE TO GROUND VIA SPLASH PADS.
 2. DRIVEWAY GRADES TO BE BETWEEN 2 AND 6%.
 3. ALL SLOPES ARE TO BE 4H:1V MAXIMUM, UNLESS OTHERWISE NOTED.
 4. A MINIMUM OF 1.5m CLEARANCE IS TO BE PROVIDED FROM THE LIMIT OF THE DRIVEWAY TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT-OF-WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
 5. DISTURBED BOULEVARD AREAS TO BE RESTORED WITH MINIMUM 300mm TOPSOIL AND SOD.
 6. DISTURBED SITE AREAS TO BE RESTORED WITH MINIMUM 100mm TOPSOIL AND EITHER SEED OR SOD.
 7. ALL GRADING TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF CALEDON "DEVELOPMENT STANDARDS MANUAL" SECTION 1.12 RESIDENTIAL LOT DRAINAGE AND SODDING.

MIN. 30m LENGTH OF INFILTRATION SWALE TO BE PROVIDED EACH LOT. INFILTRATION SWALE TO BE MAINTAINED BY PROPERTY OWNER. SEE DETAIL '3' THIS SHEET

ROOF LEADERS TO BE DIRECTED TO REAR YARD AREAS AS MUCH AS PRACTICAL

