



GUIDING SOLUTIONS IN THE
NATURAL ENVIRONMENT

Comprehensive Environmental Impact Study and Management Plan Compliance Letter Humber Station Draft Plan of Subdivision

Prepared For:

Argo Humber Station Limited

Prepared By:

Beacon Environmental Limited

Date: *Project:*

May 2023 221166

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1. Introduction

Beacon Environmental Limited (Beacon) has been retained by Argo Humber Station Limited (herein referred to as the 'Owner') to continue to advance the applications for Draft Plan of Subdivision (21T-22002) and for Amendment to the Zoning By-Law (RZ 2022-0003) which were originally submitted in March 2022. These applications seek planning approvals to implement redevelopment of the lands legally described as Part of Lots 11 and 12, Concession 5 (Albion), Town of Caledon (the 'Subject Lands') and are generally located on the east side of Humber Station Road, north of King Street (**Figure 1**). The Subject Lands are located within the jurisdiction of the Toronto and Region Conservation Authority (TRCA).

It is important to note that the original applications submitted in March 2022 related to the ROPA 30 lands only and consisted of approximately 1.59 ha (3.93 ac) and were generally located east of Humber Station Road, north of King Street. Since the applications were submitted in March 2022, the Region of Peel 2051 Official Plan was approved by the Province (Nov. 2022) and surrounding lands have been added to the 2051 Urban Area, including additional lands owned by the Owners. Accordingly, the overall Subject Lands now consist of 5.61 ha (13.86 ac) and are now part of the subject Draft Plan of Subdivision and Rezoning applications.

The Subject Lands are entirely within the Region of Peel's Urban Area (ROP, Nov. 2022) and the Region's Major Transit Station Area (MTSA). As well, the Subject Lands are currently part of the Caledon Station Secondary Plan process (POPA-2021-0002). The effect of the Secondary Plan will be to apply land use designations to the Subject Lands, including Mixed Use and GO Transit Hub. The subject Draft Plan of Subdivision and Zoning By-Law Amendment for the Subject Lands will ensure the creation of a Mixed Use and Transit Hub Blocks of lands that will contribute towards the ultimate compact, pedestrian and transit-oriented development of the Subject Lands through implementation of the Secondary Plan policies.

It is also important to note that on March 5, 2021, the Province of Ontario issued a Ministerial Zoning Order ('MZO') under Ontario Regulation 171 / 21 ('O. Reg. 171 / 21') for the Subject Lands. This MZO established zoning for the Subject Lands as a 'Mobility Transit Hub Zone'. This Zone permits a public transit depot with accessory parking and service buildings as well as a variety of commercial, retail services and public uses.

This Comprehensive Environmental Impact Study and Management Plan (CEISMP) Compliance Letter has been prepared on behalf of the Owner in support of a Draft Plan of Subdivision ('DPS') and Zoning By-law Amendment ('ZBA' or 'Amendment') resubmission to facilitate the development of the Draft Plan of Subdivision consisting of a sliver of an abutting Medium Density Block, Mixed Use Blocks, and GO Transit Hub Blocks.

In February 2021, a CEISMP authored by Beacon in collaboration with Glen Schnarr & Associates Inc., Urbantech Consulting and DS Consultants Ltd. (study team) and companion Functional Servicing Report (FSR; Urbantech Consulting 2021) were submitted in support of the Macville Local Official Plan Amendment (LOPA) application. The CEISMP (Beacon *et al.* 2021) included a comprehensive characterization of biophysical resources in the study area, including natural heritage resources and natural hazards. It also identified opportunities and constraints to future development, assessed potential impacts of the proposed future development and outlined environmental management and monitoring plans.

Comments on the CEISMP were received between June and December 2021 and the study team had prepared preliminary responses to address many of the comments. Additionally, between 2022 and 2023, Caledon Community Partners held a series of workshops with Town staff to develop a revised Land Use Framework Plan. An updated CEISMP (Beacon, *et. al.* 2023; provided under separate cover) has been prepared with the Revised Land Use Framework Plan and to respond to Town, Region and TRCA comments on the February 2021 CEISMP.

Given the comprehensive nature of the CEISMP (Beacon *et al.* 2023), it was recommended that proponents prepare Compliance Letters to the satisfaction of the Town, Region of Peel and TRCA, summarizing how the proposed Draft Plans conform to the goals, objectives, targets, environmental management and monitoring plans outlined in the CEISMP and FSR. Section 9 of the Caledon Station CEISMP summarizes ongoing and future work that should be undertaken on specific properties within the Caledon Station Secondary Plan lands in support of draft plan or site plan (detailed design) applications, and the appropriate stage in the planning and development process. For the Subject Lands, this included the following:

Draft Plan Stage:

- Snake hibernacula surveys;
- Monarch habitat surveys;
- Erosion and sediment control (ESC) plans; and
- Tree inventories and preservation plans.

Detailed Design Stage:


- Ongoing groundwater monitoring;
- Infiltration testing;
- ESC plans; and
- Notice of Activity for Eastern Meadowlark.


Additionally, the CEISMP (Beacon *et al.* 2023) states that further consideration should be given to preservation trees and tree groupings at the Draft Plan stage in accordance with the Town of Caledon guidelines, and that future Arborist Reports and Tree Preservation Plans can rely on the inventory created through the CEISMP. An Arborist Report has also been prepared (Beacon 2023) for the Subject Lands under a separate cover.

In addition to this CEISMP Compliance Letter, Urbantech Consulting has prepared an FSR Compliance Letter (2023b), the findings and recommendations of which have been considered and integrated in this letter, where applicable.



LEGEND

 **SUBJECT LANDS**

 **STUDY AREA (CEISMP)**





**CEISMP COMPLIANCE LETTER
HUMBER STATION DRAFT PLAN OF
SUBDIVISION**

PROJECT No. 221166

FIGURE 1

SITE LOCATION

2. Town of Caledon's Environmental Performance Measures

All development within the Town of Caledon is required to satisfy the Environmental Performance Measure policies. Through the CEISMP (Beacon *et al.* 2023) work and field investigations, we can confirm there are four environmental performance measures associated with the Subject Lands as illustrated in **Table 1** below.

Table 1. Town of Caledon Environmental Performance Measures Applicable to the Subject Lands

Environmental Performance Measure	Subject Lands
Woodlands	N/A
Wetlands	✓
Areas of Natural and Scientific Interest (ANSIs)	N/A
Environmentally Significant Areas (ESAs)	N/A
Niagara Escarpment Natural Areas	N/A
Niagara Escarpment Protection Areas	N/A
Habitat of Threatened and Endangered Species	✓
Fisheries	N/A
Wildlife Habitat	N/A
Valley and Stream Corridors	N/A
Groundwater	✓
Wellhead Protection Areas	N/A
Soils	✓
Natural Slopes	N/A
Oak Ridges Moraine Key Natural Heritage Features	N/A
Oak Ridges Moraine Hydrologically Sensitive Features	N/A
Greenbelt Key Natural Heritage and Key Hydrologic Features	N/A

The following subsections describe how each of the four Environmental Performance Measures applicable to the Subject Lands have been evaluated. Existing Conditions are illustrated on **Figure 2** and **Figure 3**.

2.1 Wetlands

A small, non-significant wetland was delineated by Beacon within the south parcel of the Subject Lands (refer to **Figure 3**). In support of the revised CEISMP (Beacon, *et al.* 2023), this wetland was evaluated in accordance with the Ontario Wetland Evaluation System (OWES) Southern Manual, 4th edition (MNRF 2022). The Draft Plan identifies removal of this feature; compensation for this removal has been proposed within the enhanced corridor/greenway identified within the Caledon Station Land Use Plan (CEISMP Figure 5.1a) on lands to the south. This proposed enhanced corridor will provide a single, contiguous natural heritage system that will significantly enhance ecosystem functions and overall productivity relative to existing conditions.

2.2 Wildlife Habitat

The Subject Lands have the potential to support snake hibernacula, a type of Significant Wildlife Habitat (SWH). This is due to the presence of structures such as remnant building foundations and rodent holes / dens. The Significant Wildlife Habitat Technical Guide (MNRF 2000) considers overwintering habitats for snake to be significant if the hibernacula are used by at least five individuals of the same species or if used by two or more species.

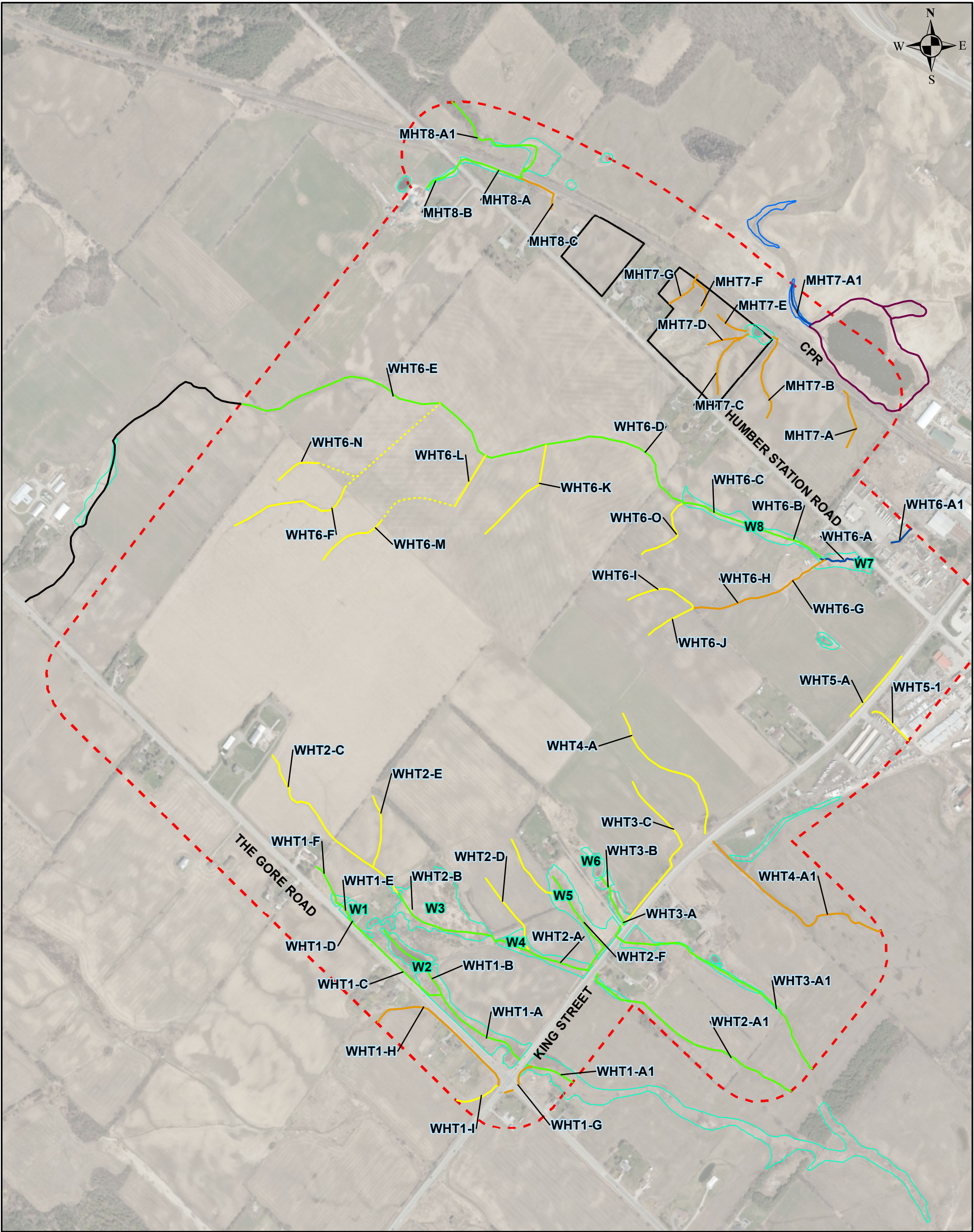
A habitat suitability assessment was completed by Beacon on May 16, 2023, with seasonal surveys planned, as required, as the basis for future updates with more comprehensive information. Seasonal surveys will follow, the *Survey Protocol for Ontario's Species at Risk Snakes* (MNRF 2016) will be utilized to assess the presence of snakes during emergence periods (early spring) and to locate potential snake hibernacula. Due to the nature of snakes as ectothermic species, snakes hibernate through winter seasons and will become active typically in April or May. During the active seasons, snakes regulate their body temperatures to be between 25-34 °C which is why snakes are most likely to bask on sunny days when ambient temperature is lower than preferred body temperatures (MNRF 2016). Assessing microhabitats for heat conductive features such as rock piles, open grassy fields, hedgerows, concrete pads and leaf piles will assist in the determining the presence of snake species.

A habitat suitability assessment was completed by Beacon on May 16, 2023, where all potential basking locations within the Subject Lands were assessed, including rock piles, old foundations, anthropogenic items, and vegetation. Details of this survey are summarized in **Table 2** below. The Subject Lands support habitats that could be used by snakes, including an old foundation and one wetland (ref. **Photograph 1** below for an example of snake habitat within an old foundation). No snakes were observed during this survey.

Table 2. Survey Details for Snake Hibernaculum Surveys – Subject Lands

	Survey 1
Date	May 16, 2023
Start time	9:30
End time	10:30
Temperature	16-17 °C
Wind	20-30 km/h
Cloud cover	100%
Precipitation	None

As conditions within the Subject Lands are subject to change over time, field data collection remains ongoing, with seasonal surveys planned, as required, as the basis for future updates with more comprehensive information.



LEGEND

- | | | | |
|---|--|--|-----------------------------------|
| | SUBJECT LANDS | | PROTECTION |
| | STUDY AREA (CEISMP) | | CONSERVATION |
| | PROvincially SIGNIFICANT WETLAND (MNRF 2023) | | MITIGATION |
| | EVALUATED WETLANDS - NOT PROVINCIALlY SIGNIFICANT (MNRF 2023; BEACON 2023) | | NO MANAGEMENT REQUIRED |
| | UNEVALUATED WETLAND (MNRF 2023) | | NO MANAGEMENT REQUIRED - ENCLOSED |
| | WETLAND NUMBER | | UNASSESSED |
| WHT1/MHT1 TRIBUTARY NAME AND NUMBER (i.e. WEST HUMBER TRIBUTARY; MAIN HUMBER TRIBUTARY) | | | |



CEISMP COMPLIANCE LETTER
HUMBER STATION DRAFT PLAN OF
SUBDIVISION

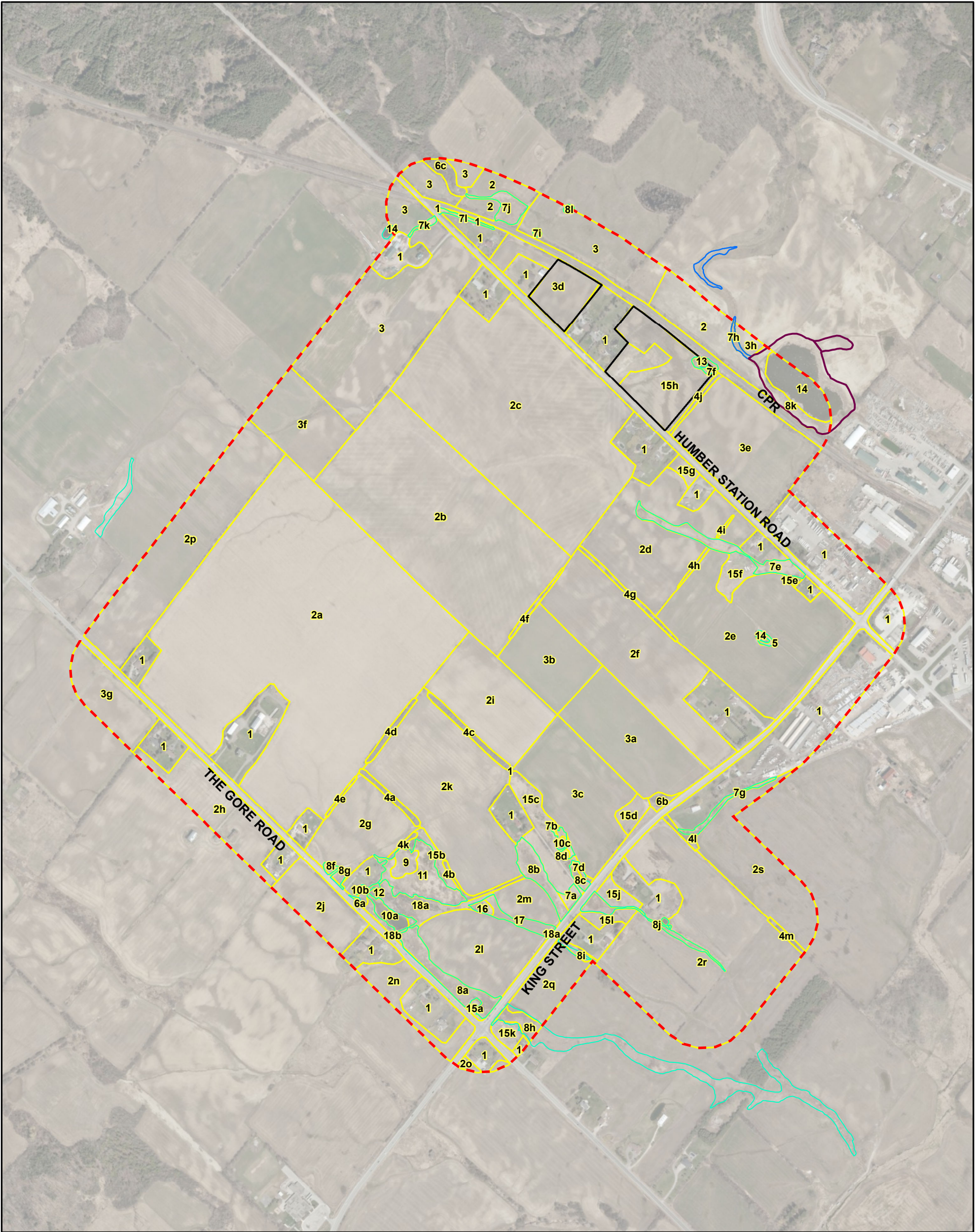
PROJECT No. 221166

FIGURE 2

HEADWATER FEATURE
MANAGEMENT RECOMMENDATIONS

May 2023

Scale 1:8,000



Legend

SUBJECT LANDS

STUDY AREA (CEISMP)

PROVINCIALY SIGNIFICANT WETLAND (MNR 2023)

EVALUATED WETLANDS - NOT PROVINCIALY SIGNIFICANT (MNR 2023; BEACON 2023)

UNEVALUATED WETLAND (MNR 2023)

ECOLOGICAL COMMUNITIES

Unit	Vegetation Type
1	Anthropogenic
2	Agriculture - Row Crops
3	Agriculture - Hay
4	Hedgerow (H)
5	Willow Mineral Deciduous Swamp (SWD4-1)
6	Cultural Thicket (CUT1)
7	Reed Canary Grass Mineral Meadow Marsh (MAM2-2)
8	Cattail Mineral Shallow Marsh (MAS2-1)
9	Cattail Organic Shallow Marsh (MAS3-1)
10	Stonewort Submerged Shallow Aquatic (SAS1-3)
11	Forb Mineral Meadow Marsh (MAM2-2)
12	Organic Deciduous Swamp (SWD3)
13	Pondweed Submerged Shallow Aquatic
14	Open aquatic
15	Dry-Moist Old Field Meadow (CUM1-1)
16	Willow Mineral Thicket Swamp (SWT2-2)
17	Mineral Meadow Marsh (MAM2)
18	Cultural Plantation (CUP)

CEISMP COMPLIANCE LETTER

HUMBER STATION DRAFT PLAN OF SUBDIVISION

PROJECT No. 221166

FIGURE 3

ECOLOGICAL COMMUNITIES

May 2023

Scale 1:9,000



**Photograph 1. Potential Snake Habitat at an Old Foundation
(May 17, 2023)**

2.3 Habitat of Threatened and Endangered Species

Breeding bird surveys conducted as part of the CEISMP (Beacon *et al.* 2021) for the Subject Lands identified Eastern Meadowlark within ELC Unit 3d on the north parcel (refer to **Figure 3** and **Figure 4**). As noted in Section 9 of the CEISMP (Beacon *et al.* 2023), Section 23.6 of the Ont. Reg 242/08 under the provincial *Endangered Species Act* allows for removal of Eastern Meadowlark habitat provided certain conditions can be satisfied including demonstrating a benefit to the species. Section 23.2 of O.Reg. 242/08 contains provisions to allow for removal of breeding habitat for Eastern Meadowlark within settlement areas and these are to be followed.

As conditions within the Subject Lands are subject to change over time, field data collection remains ongoing. At the detailed design stage, prior to site alteration, breeding bird surveys will be undertaken to confirm the presence of suitable breeding habitat for Eastern Meadowlark within the Subject Lands. Should suitable habitat be present, a Notice of Activity will be submitted to register the proposed development activities under the *Endangered Species Act* (2007).

2.3.1 Species of Special Concern

A habitat suitability assessment was completed by Beacon on May 16, 2023 for potential Monarch young (Milkweed plants) habitat within the Subject Lands. While Milkweed is present on the Subject Lands (based on the presence of last year's growth), it appeared to be sparsely distributed and limited to the property margins or hedgerows between farm fields.

As conditions within the Subject Lands are subject to change over time, field data collection remains ongoing. A habitat suitability assessment was completed by Beacon on May 16, 2023, with seasonal surveys planned, as required, as the basis for future updates with more comprehensive information.

2.4 Groundwater

Section 3.2.4 of the CEISMP (Beacon *et al.* 2023) describes the groundwater conditions of the Caledon Station Secondary Plan lands. As per the Town of Caledon Official Plan (2018) Policy 3.2.5.13, new development needs to ensure that the quality and quantity of groundwater recharge and discharge and the flow distribution are protected and maintained, and where appropriate, enhanced and restored.

As per the Functional Servicing and Stormwater Management Compliance Report (Urbantech Consulting 2023b), the Draft Plan of Subdivision design will maintain the quality and quantity of groundwater recharge and discharge will be maintained and enhanced and restored where appropriate.

2.5 Soils

Section 3.2.1-3.2.3 of the CEISMP (Beacon *et al.* 2023) describes the soil conditions of the Caledon Station Secondary Plan lands. As per the Town of Caledon Official Plan (2018) Policy 3.2.5.14, the Town encourages the conservation and protection of productive soils and native soils vulnerable to erosion. Establishment of ecosystem linkages through the revegetation of erosion prone soils is encouraged and may be a condition of development.

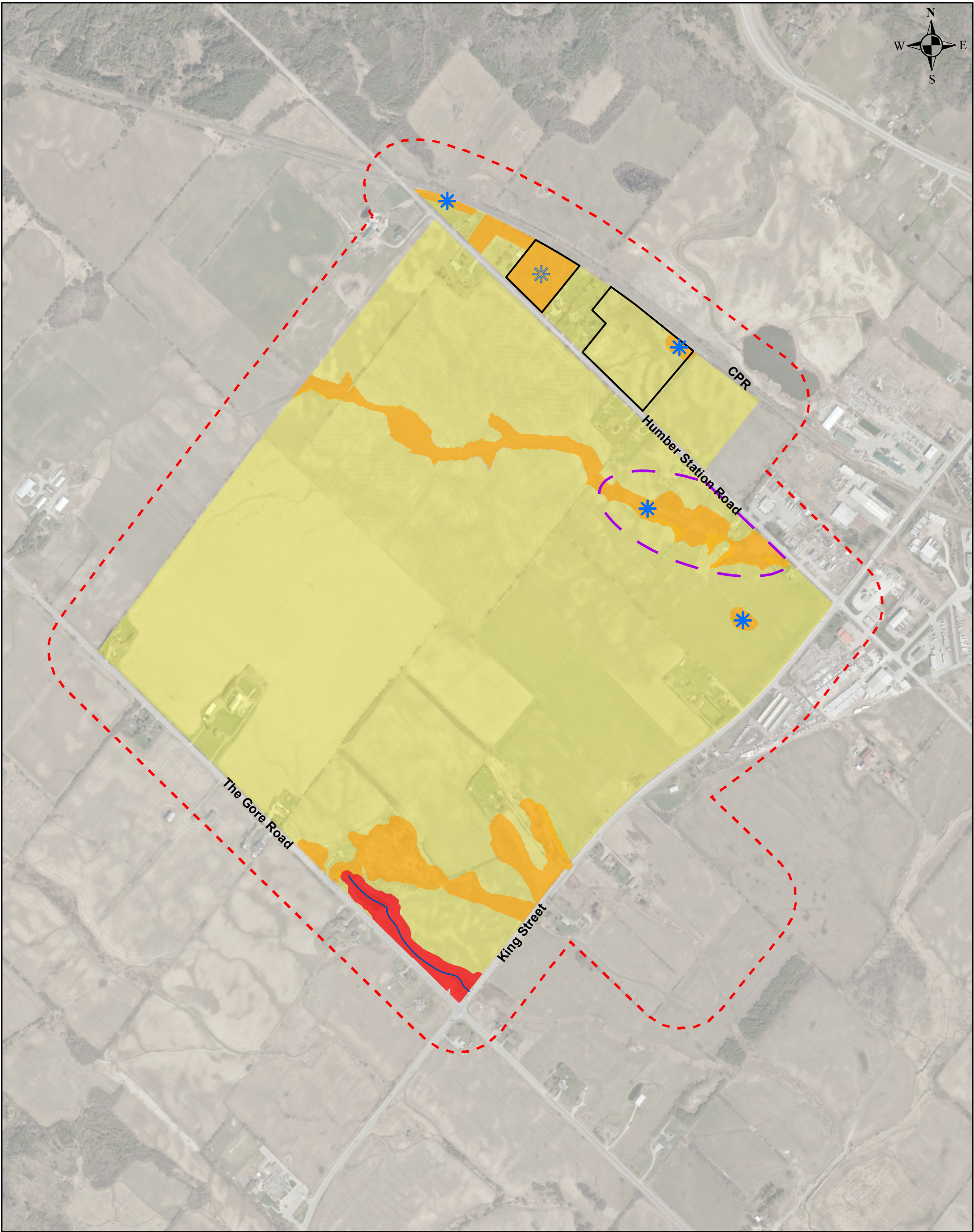
As per the Functional Servicing and Stormwater Management Compliance Report (Urbantech Consulting 2023b), it is recommended that topsoil resources be retained as a means of enhancing groundwater infiltration.

3. Proposed Development Plan

The Caledon Station Land Use Plan (Figure 5.1a within the CEISMP) and Framework Plan (Figure 5.1b within the CEISMP) were developed with extensive input from the multi-disciplinary project study team to ensure consistency with the Town's principles, strategic directions, and goals. The Plan protects and enhances the Environmental Policy Areas and introduces a series of high-quality parks and open spaces, as well as a range and mix of land uses and residential built forms throughout the Plan.

The proposed Draft Plan of Subdivision for the Subject Lands is provided as **Figure 5** and is very similar to the Framework Plan.

The Functional Servicing and Stormwater Management Compliance Report (Urbantech Consulting 2023b) demonstrates that the proposed development is in compliance with the Macville Secondary Plan Functional Servicing Report. It details the proposed grading and roads, storm drainage and management, sanitary and water servicing and the erosion and sediment control (ESC) practices associated with developing the Draft Plan of Subdivision.



LEGEND

- SUBJECT LANDS
- STUDY AREA (CEISMP)
- OPPORTUNITY FOR ENHANCED CORRIDOR
- FISH HABITAT

CONSTRAINT ANALYSIS

- HIGH CONSTRAINT:
REDSIDE DACE HABITAT AND 10 m WETLAND BUFFER
FISH HABITAT
HEADWATER DRAINAGE FEATURE IDENTIFIED FOR PROTECTION
- MODERATE CONSTRAINT:
EXISTING FLOODPLAIN
NON-PSW WETLANDS PLUS 10 m BUFFER
HEADWATER DRAINAGE FEATURE IDENTIFIED FOR CONSERVATION AND MITIGATION
- LOW CONSTRAINT:
HEADWATER DRAINAGE FEATURE IDENTIFIED FOR NO MANAGEMENT AGRICULTURAL LANDS AND CULTURAL VEGETATION COMMUNITIES (SUBJECT TO ENDANGERED BAT HABITAT ASSESSMENT IN EXISTING BUILDINGS)
- OPPORTUNITY TO COMBINE SMALL, ISOLATED WETLAND COMMUNITIES INTO A CORRIDOR
- EASTERN MEADOWLARK HABITAT



CEISMP COMPLIANCE LETTER
HUMBER STATION DRAFT PLAN OF
SUBDIVISION

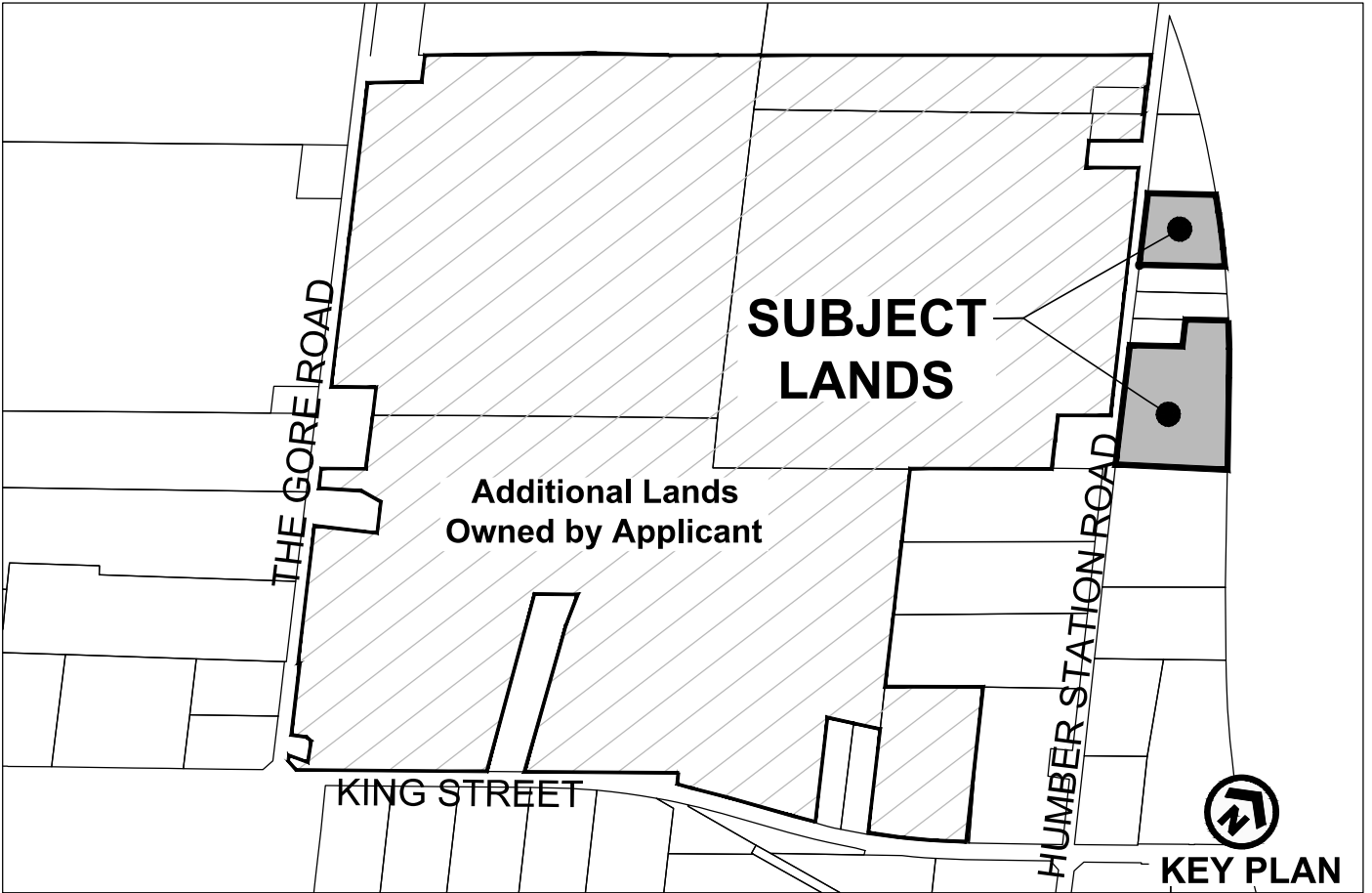
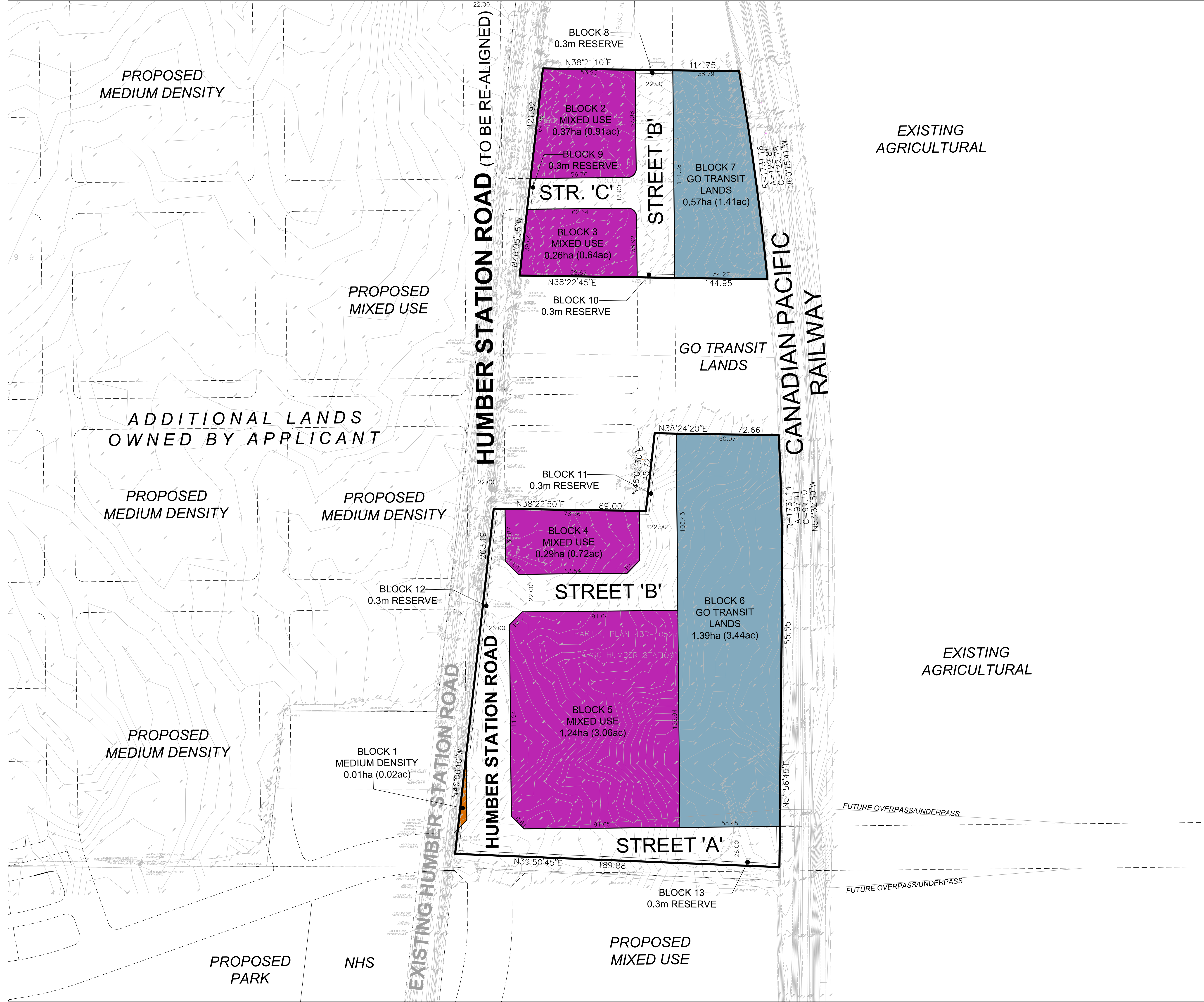
PROJECT No. 221166

FIGURE 4

COMPREHENSIVE CONSTRAINTS
AND OPPORTUNITIES MAP

May 2023

Scale 1:9,000



**DRAFT PLAN OF SUBDIVISION
ARGO HUMBER STATION LIMITED
FILE# 21T-22002**

PART OF THE WEST HALF OF LOT 12,
CONCESSION 5
(TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

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

SIGNED Bredlink
MONIKA BUDZIAK, OLS
J. D. BARNES LIMITED
EMAIL: mbudziak@jdbarnes.com

DATE: MAY 15, 2023

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J, & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
MEDIUM DENSITY RESIDENTIAL	1	0.01	0.02	
MIXED USE	2-5	2.16	5.34	
GO TRANSIT LANDS	6,7	1.96	4.84	
0.3m RESERVE	8-13	0.01	0.02	
26.0m R.O.W. (Length - 300m)		0.67	1.66	
22m R.O.W. (Length - 312m)		0.68	1.68	
18.0m R.O.W. (Length - 63m)		0.12	0.30	
TOTAL	13	5.61	13.86	

NOTES
-STREET 'A' & STREET 'B' / HUMBER STATION ROAD DAYLIGHT TRIANGLE: 7.5m x 7.5m
-LOCAL / COLLECTOR DAYLIGHT ROUNDINGS: 5m
-ALL INTERSECTIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED



SCALE 1:1000
(24 x 36)
MAY 5, 2023



Urbantech Consulting (2023b) also demonstrates that the Environmental Policy Areas (EPAs) southwest of the Subject Lands, which include three tributary systems of the West Humber River [WHT1, WHT2 and WHT3] and associated wetland communities W1 to W6 (**Figure 2**) will be protected through the following means:

- *Prohibiting development and site alteration within the existing EPA features except where alteration may benefit the ecological function of the features;*
- *Maintaining the existing water balances of the EPA features to the extent feasible, by implementing the recommendations in the SWM Management Plan and LID Management Plan;*
- *Applying the recommended 10 m buffer to the limits of the staked wetland features; and*
- *Designating the features and associated buffers as EPAs.*

In order to accomplish the overall water balance objectives, the stormwater design strategy promotes attenuation and infiltration/filtration by a combination of Low Impact Development (LID) measures. LID measures that have been considered include items such as downspout disconnection, additional topsoil depth, swales, infiltration/filtration facilities and rainwater harvesting.

4. Impact Assessment and Mitigation

The Impact Assessment Matrix (Table 18) in the CEISMP (Beacon *et al.* 2023) included a comprehensive analysis of potential environmental impacts of the Caledon Station Land Use Plan. This matrix described the impact source(s) (development/ site alteration activity), the potential impact to the impact receptor(s) (features, attributes and functions), the recommended mitigation (including special monitoring or management needs), and the anticipated residual impacts.

Several components of this Impact Assessment Matrix were to be further reviewed and addressed at the draft plan stage through future study as outlined in Section 9 of the Caledon Station CEISMP (Beacon *et al.* 2023). Additional components of the impact assessment that are applicable to the Subject Lands are addressed in the subsections below.

4.1 Wetlands

Compensation for the removal of a small, non-significant wetland within the south parcel of the Subject Lands has been proposed within the enhanced corridor/greenway identified within the Caledon Station Land Use Plan (CEISMP Figure 5.1a) on lands to the south. This proposed enhanced corridor will provide a single, contiguous natural heritage system that will significantly enhance ecosystem functions and overall productivity relative to existing conditions.

4.2 Reptiles

While no snakes were observed during the 2023 Beacon survey, potential habitat does exist and it is therefore recommended that if any snakes are encountered during site preparation or construction

activities, that potentially harmful activities stop to allow the snake to safely exit the work area. If necessary, a wildlife biologist should be retained to assist with safe relocation. It is anticipated that the proposed ESC measures will deter snakes from entering the work areas.

4.3 Habitat of Threatened and Endangered Species

Surveys completed by Beacon confirmed the presence of suitable habitat for Eastern Meadowlark on the Subject Lands. It is recommended that, at least one year prior to site alteration activities, that breeding bird surveys be completed to confirm the presence of suitable habitat. Should habitat for Eastern Meadowlark be confirmed, removal of the habitat will need to be registered under the *Endangered Species Act* (2007) through filing of a Notice of Activity.

5. Conclusion

Beacon Environmental Limited (Beacon) was retained by Argo Humber Station Limited (herein referred to as the 'Owner') to continue to advance the applications for Draft Plan of Subdivision (21T-22002) and for Amendment to the Zoning By-Law (RZ 2022-0003) which were originally submitted in March 2022. These applications seek planning approvals to implement redevelopment of the lands legally described as Part of Lots 11 and 12, Concession 5 (Albion), Town of Caledon (the 'Subject Lands') and are generally located on the east side of Humber Station Road, north of King Street.

The proposed Draft Plan of Subdivision for the Subject Lands is consistent with the Caledon Station Land Use Plan and Framework Plan. As the Subject Lands do not overlap with any components of the proposed NHS as identified on the Framework Plan, it is the opinion of Beacon that the proposed Draft Plan of Subdivision for the Subject Lands will not directly impact existing natural heritage features and functions and conform to the goals, objectives, targets, environmental management and monitoring plans outlined in the CEISMP and FSR. Any potential indirect impacts of the proposed Draft Plan will be mitigated through implementation of the environmental management plans described in the CEISMP (Beacon *et al.* 2023) and the Functional Servicing and Stormwater Management Compliance Report (Urbantech Consulting 2023b).

Report prepared by:
Beacon Environmental



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Senior Geomorphologist

Report reviewed by:
Beacon Environmental



Ken Ursic, B.Sc., M.Sc.
Principal, Senior Ecologist

6. References

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