COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

Lions Group Inc.

SCOPED ENVIRONMENTAL IMPACT STUDY

10795 Highway 9, Caledon

February 06, 2025

TABLE OF CONTENTS

1.0 INTRODUCTION

Dillon Consulting Limited (Dillon) was retained by Lions Group Inc. to complete a scoped Environmental Impact Study (EIS) in support of a proposed Official Plan and Zoning by-law amendment for a property located at 10795 Highway 9 (the "Subject Property"; Figure 1), in the Town of Caledon (the "Town"), in the Regional Municipality of Peel (the "Region"). The Subject Property is located approximately 70 metres (m) west of the T-intersection of Highway 9 and Tottenham Road, on the south side of Highway 9, along the Town's northern municipal boundary.

The Subject Property contains an operating business with office building, motor vehicle repair facility building and open storage yard, and is bound to the north by Highway 9, to the east and west by residential and commercial properties, and to the south by forest community (Figure 1). The Subject Property is located within the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA). Lands within 50 m of the Subject Property constitute the "Study Area" (as shown of Figure 1).

This report is required in support of an Official Plan and Zoning by-law amendment for the Subject Property, in accordance with the Town's Official Plan (OP; 2018), and the Region's Official Plan (ROP; 2022). Based on the existing land use within the Subject Property, a scoped EIS has been completed using desktop background reviews, a site reconnaissance field visit conducted in March 2024, and a feature staking with the Town in October 2024, in order to identify and confirm existing conditions on the Subject Property, as well as verify the natural environment limits present within and adjacent to the Subject Property. The scoped EIS has been prepared in general accordance with the Terms of Reference (ToR) submitted to the Town, on February 27, 2024 (Appendix A). Comments on the ToR from the Town were received on July 25, 2025, and have been incorporated into this report.

LIONS GROUP INC.

10795 HIGHWAY 9,
CALEDON SCOPED EIS

- Project Location (Approximate)
- Study Area (50 m)
- Watercourse
- Highway
- Major Road
- Minor Road
- Wooded Area (MNRF)

SITE LOCATION AND
NATURAL HERITAGE FEATURES

FIGURE #1

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY DILLON, MNRF

MAP CREATED BY: DU
MAP CHECKED BY: SG
MAP PROJECTION: NAD 1983 UTM Zone 17N

N
W E
S

SCALE 1:2,000
0 25 50 Meters

PROJECT: 24-7550
STATUS: DRAFT
DATE: 2024-04-18

FILE LOCATION: K:\2024\247550\Product\Client\EIS\247550_EIS\247550_EIS.aprx

2.0 BACKGROUND REVIEW

2.1 INFORMATION SOURCES

Secondary source information was used to identify known environmental constraint areas, soils, landforms, geological features, significant natural heritage features, such as watercourses, woodlands, and wetlands, and potential wildlife occurrences in relation to the Study Area. Information sources that were reviewed to provide an understanding of the Subject Property and Study Area in the context of the surrounding area are listed in Table 1.

Table 1: Policies, Legislation and Background Resources Searched

Source	Record Reviewed/Requested
Federal	
Species at Risk Act, 2002	• SARA Critical Habitat • SARA Species Distribution
Provincial	
Endangered Species Act, 2007	• Species at Risk in Ontario (SARO) List (*Ontario Regulation 230/08*)
Provincial Policy Statement, 2020	• Policies within Section 2.1 related to natural heritage features • Policies within Section 2.2 related to water
Greenbelt Plan, 2017	• Reviewed the plan
Oak Ridges Moraine Conservation Plan, 2017	• Reviewed the plan
Ministry of Natural Resources and Forestry (MNRF)	• MNRF Natural Heritage Information Centre (NHIC) database (Square: 17NJ9670; MNRF, 2024) • MNRF Make a Map: Natural Heritage Areas (MNRF, 2024) • Natural Heritage Reference Manual (MNRF, 2010) • MNRF Significant Wildlife Habitat Technical Guide (MNRF, 2000) • Significant Wildlife Habitat Ecoregion 6E Criteria Schedules (MNRF, 2015)
Nottawasaga Valley Conservation Authority (NVCA)	• NVCA Regulated areas mapping
Bedrock Geology of Ontario, Southern Sheet (Ontario Geological Survey, 1991)	• Reviewed bedrock geology of Ontario, southern sheet
Geology and Soils	• Hoffman and Richards, 1953
Physiography of Southern Ontario (Chapman and Putnam, 1984)	• Reviewed the physiography
Regional	
Region of Peel	• Region of Peel Official Plan (2022)
Municipal	
Town of Caledon	• Town of Caledon Official Plan (2018)
Wildlife Atlases	

Source	Record Reviewed/Requested
Wildlife Atlases	• Ontario Breeding Bird Atlas (Square 17TNJ97; Cadman et al., 2007) • Ontario Butterfly Atlas (Square 17NJ97; Toronto Entomologists Association, 2024) • Ontario Reptile and Amphibian Atlas (Square 17NJ97, Ontario Nature, 2024) • Mammals of the Western Hemisphere (NatureServe, 2007)

2.2 SPECIES AT RISK ACT, 2002

The federal Species at Risk Act, 2002 (SARA) applies to species listed under Schedule 1 of the Act on federal lands and/or aquatic species, as well as migratory birds listed under both the Migratory Birds Convention Act, 1994, as well as Schedule 1 of the Act. Under SARA, species listed on Schedule 1 receive species protection (Section 32) and residence protection (Section 33). Critical Habitat is defined under Section 2 of SARA as "the habitat that is necessary for the survival or recovery of a listed wildlife species and that is identified as the species' critical habitat in the recovery strategy or in an action plan for the species".

2.3 ENDANGERED SPECIES ACT, 2007

In June 2008, the Endangered Species Act, 2007 (ESA) came into effect in Ontario. The purpose of the ESA is to identify SAR based on the best available scientific information; to protect SAR and their habitats, to promote the recovery of SAR, and to promote stewardship activities to assist in the protection and recovery of SAR in Ontario. There are four applicable regulations under the ESA; Ontario Regulation 230/08 (the Species at Risk in Ontario [SARO] List), Ontario Regulation 242/08 (General), Ontario Regulation 830/21 (Exemptions), and Ontario Regulation 832/21 (Habitat). These regulations serve to identify which species and habitat receive protection and provide direction on the current implementation of the ESA, by the Ministry of the Environment, Conservation and Parks (MECP).

2.4 PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement (PPS; 2024) provides overall policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS sets the policy foundation for regulation the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of the province while enhancing the quality of life for all Ontarians. This report deals specifically with Policy 4.1: Natural Heritage, and Policy 4.2: Water, which provides for the protection and management of natural heritage and water resources, which include the following:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat (SWH);
- Significant areas of natural and scientific interest (ANSIs);

- Coastal wetlands;
- Fish habitat;
- Habitat of endangered species and threatened species;
- Sensitive surface water features; and
- Sensitive ground water features.

The PPS defines "significant" to mean:

- *"…in regard to wetlands, coastal wetlands and ANSI, an area identified as provincially significant using evaluation criteria and procedures established by the province, as amended from time to time."*
- "…in regard to woodlands, an area which is ecologically important in terms of features such as species *composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the province."*
- "…in regard to other features and areas in policy 4.1, ecologically important in terms of features, *functions, representation or amount, and contributing to the quality and diversity of an identifiable* geographic area or natural heritage system."

In regard to surface and groundwater features, the PPS defines "sensitive" to mean:

- *"…features that are particularly susceptible to impacts from activities or events, including, but not limited to, water withdrawals and additions of pollutants."*

The PPS defines "woodlands" to mean:

- "treed areas that provide environmental and economic bene*fi*ts to both the private landowner and the *general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and* the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of signi*fi*cance at the local, regional and provincial levels."

Potential significance of natural heritage features may be evaluated based on size, age, presence of rare or sensitive species, species diversity, and linkage functions, taking into consideration factors such as adjacent land use and degree of disturbance. Natural heritage features are located within the Subject Property and are discussed further in subsequent sections.

2.5 GREENBELT PLAN, 2017

Pursuant to the Greenbelt Act, 2005, the Greenbelt Plan (MMAH, 2017) was introduced in 2005 as a sub strategy to the PPS (2020) to define growth and development within the Greater Golden Horseshoe along with the Oakridge's Moraine Conservation Plan (ORMCP), and the Niagara Escarpment Plan (NEP). The Greenbelt Plan was recently updated in 2017; the update to the Greenbelt Plan was approved by

the Lieutenant Governor in Council, Order in Council No. 1025/2017 as an amendment to the Greenbelt Plan on July 1, 2017.

Lands that fall within the Greenbelt Plan Area are delineated in Ontario Regulation 59/05 and areas shown on Schedule 1 (Appendix B). Designated lands under Schedule 1 of the Greenbelt Plan protect agricultural resources as well as natural heritage and water resources. If the Subject Property is located in either the ORMCP or NEP areas, the policies of the NEP or the ORMCP continue to apply as set out in section 2. The entirety of the Subject Property is located within the ORMCP (Appendix B: Schedule B-5). Policies regarding lands within the ORMCP is under Section 2.1 of the Greenbelt Plan.

2.6 OAK RIDGES MORAINE CONSERVATION PLAN, 2017

The ORMCP was developed as part of a comprehensive strategy for the Oak Ridges Moraine (ORM), which included passing of the Oak Ridges Moraine Conservation Act, 2001 on December 13, 2001. The purpose of the ORMCP is to provide land use and resource management planning direction to provincial ministers, ministries, and agencies, municipalities, municipal planning authorities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions. The ORMCP was recently updated in 2017 with an additional amendment approved in 2022 to redesignate lands in the ORMCP area.

The ORMCP divides the Moraine into four land use designations:

- Natural Core Areas – protect those lands with the greatest concentrations of key natural heritage features which are critical to maintaining the integrity of the Moraine as a whole;
- Natural Linkage Areas – protect critical natural and open space linkages between the Natural Core Areas and along rivers and streams;
- Countryside Areas – provide an agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas and the urbanized Settlement Areas; and
- *Settlement Areas* – reflect a range of existing communities planned by municipalities to reflect community needs and values.

The Subject Property is located entirely within the ORMCP area, where it is designated as Natural Linkage Area (Appendix B). As the Subject Property contains an active use which was present on the property prior to November 15, 2001, and no new development is proposed, Section 6 "Existing uses, buildings and structures" of the ORMCP applies. According to the ORMCP Section 6:

(1) Nothing in this Plan applies to prevent,
  (a) the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or (b) the erection or use for a purpose prohibited by this Plan of a building or structure for which a permit has been issued under subsection 8 (2) of the Building Code Act, 1992 on or before November 15, 2001 if,

(i) the permit has not been revoked under subsection 8 (10) of the Building Code Act, 1992; and

(ii) the building or structure when erected is used and continues to be used for the purpose for which it was erected.

(6) Nothing in this Plan applies to prevent the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion,

(a) will bring the use into closer conformity with this Plan; and

(b) will not adversely affect the ecological integrity of the Plan Area.

In addition, the Study Area falls within lands designated as Landform Conservation Area – Category 1 (Complex Landform), and therefore, is subject to the policies set out in Section 30(8) of the ORMCP when development is proposed. As this Scoped EIS report is required in support of an Official Plan and Zoning by-law amendment for the Subject Property, and no development is proposed, a Landform Conservation Plan is not required and has not been included as part of this report.

In response to the above existing use policy and in an effort to bring the site closer into conformity with the ORMCP in support of an Official Plan and Zoning by-law amendment, rezoning of a portion of the Subject Property is proposed. Further discussion is provided in Section 9.1.

2.7 CONSERVATION AUTHORITIES ACT, 1990

The Conservation Authorities Act (1990) governs programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario. In accordance with Section 28 of the Conservation Authorities Act, the Act defaults to municipal conservation authorities to implement and enforce the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

The NVCA regulates development, interference with wetlands, and alterations to shorelines and watercourses in accordance with O. Reg. 41/24 made under the Conservation Authorities Act (1990). The regulation applies to natural or hazardous areas (i.e., areas in and near rivers, streams, floodplains, wetlands, and slopes) in NVCA regulated areas. Section 2(1) of this regulation list areas within NVCA's jurisdiction where development is prohibited without proper permissions from NVCA. Such areas include, but are not limited to, river or stream valleys, hazardous lands, and wetlands.

The NVCA Regulation Limit isn't located within the Subject Property, therefore the Conservation Authorities Act, 1990 and Ontario Regulation 41/24 for NVCA do not apply.

2.8 REGION OF PEEL OFFICIAL PLAN, 2022

The Region of Peel Official Plan (ROP) was adopted by Regional Council on July 11, 1996, through By-law 54-96. The Plan was subsequently approved with modifications on October 22, 1996, and the ROP was approved under the Planning Act, 1990. Appeals of the ROP were forwarded to the Ontario Municipal Board (OMB) and were separated into four OMB phases. Policies within the ROP direct a

significant portion of new growth to the Built-up Areas of the community through intensification, to protect the surrounding protected countryside of the Greenbelt and ORM.

Based on the most recent consolidation of the ROP (2022), the Subject Property is designated as part of the Palgrave Estate Residential Community, which is a component of Protected Countryside within the Greenbelt Area and ORMCP (Appendix B: Schedule B-5). The Subject Property is located within the Region's Greenlands System identified in Appendix B: Schedule C-1 and is identified in Appendix B: Figure 7 partially as Core Areas of the Greenlands System. According to the ROP, Core Areas include:

a) Significant wetlands;
b) Significant coastal wetlands;
c) Woodlands meeting one or more of the criteria for Core Area woodland in Table 1;
d) Environmentally Sensitive or Significant Areas;
e) Provincial Life Science Areas of Natural and Scientific Interest;
f) Escarpment Natural Areas of the Niagara Escarpment Plan; and
g) Valley and stream corridors.

The wooded areas within the Subject Property would be considered "woodlands" in the ROP (2022), which defines "woodlands" as "any woodland =/> 16ha".

Policies on Core Areas of the Greenlands System are included in local municipal Official Plans.

2.9 TOWN OF CALEDON OFFICIAL PLAN, 2018

The original Town's Official Plan (OP) came into effect in 1979. Since that time the OP has been systematically reviewed and amended in order to ensure it reflects changing community needs and dynamics, address external influences, and to respond to new regional and provincial planning policies and legislation.

The Subject Property includes several layers of classification within the Town's OP.

Policy Areas

The Subject Property is designated as Policy Area 4 in Schedule G: Palgrave Estate Residential Community as well as predominantly Environmental Zone 1 in Schedule I: Palgrave Estate Residential Community Environmental Zoning (Appendix B, Schedule G and Schedule I).

Section 7.1.3.4 of the Town's OP states "The uses permitted on lands designated Policy Areas 1, 2 and 3 on Schedule G, exclusive of lands designated Environmental Zone 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, including golf courses, residential uses on existing lots of record and new lots created by consent, legally existing uses, home occupations, small scale institutional uses, and presently licensing extractive industrial uses. The uses permitted within Policy Area 4 of the Palgrave Estate Residential Community shall include all of the uses

permitted within Policy Areas 1, 2 and 3, except for rural estate residential uses, intensive recreation and small scale institutional uses, which shall not be permitted."

Environmental Zones

The Subject Property is classified as Environmental Zone 1 (Appendix B; Schedule I). Environmental Zone 1 includes "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. Environmental Zone 1 also includes all ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their related Minimum Vegetation Protection Zones."

Considering this, the Town's OP also states, in Section 7.1.9.2 – "The general locations of Environmental Zone 1 and Environmental Zone 2 are shown on Schedule I, however the individual Environmental Zone 1 and Environmental Zone 2 features are not shown separately on the Schedule. The specific type(s) of individual Environmental Zone 1 and Environmental Zone 2 features and refinements to their boundaries shall be determined through detailed studies, such as a Natural Heritage Evaluation and/or Hydrological Evaluation, or the requirements of Section 7.1.18 where applicable. Minor changes and refinements to Environmental Zone 1 and Environmental Zone 2 shown generally on Schedule I, based on updated information from the province or as a result of detailed studies, such as those noted above, will not require an amendment to this OP".

Environmental Policy Area and Zoning By-Law (2006-50)

The Subject Property is classified as Natural Linkage Area within the ORMCP. Therefore, it is also considered Environmental Policy Area (EPA) within the Town's OP.

The Town's OP also states in Section 5.7.3.1.2 "the uses permitted in EPA shall be limited to: legally existing residential and agricultural uses; a building permit on a vacant existing lot of record; portions of new lots; activities permitted through approved Forest Management and Environmental Management Plans; limited extractive industrial; non-intensive recreation; and essential infrastructure."

Additionally, Section 5.7.3.1.3 states "All lands designated EPA in this OP shall be zoned in a separate classification in the implementing Zoning By-law which conforms to the provisions of this designation. Where lands designated EPA are located within the ORMCP area or the Greenbelt Protected Countryside designation, the implementing Zoning By-law shall also implement the requirements of the ORMCP or the Greenbelt Plan, as applicable, as contained in Sections 7.10 and 7.13, respectively. In addition to the uses permitted under Section 5.7.3.1.2, Council may decide to recognize other legally existing uses within EPA as permitted uses on a site-specific basis." This By-law outlines the current permitted uses within an EPA Zone as seen in Section 11 (Appendix B).

Existing Uses

The Town's OP allows for "existing uses of lands, buildings or structures that are not in conformity with the land use designation" under Section 5.13.3 of the OP. When determining the suitability of any existing use the following criteria are considered:

- *The degree to which the use impacts other uses in the vicinity by exhibiting the following characteristics: noise, vibration, fumes, smoke, dust, odour, glare, unsightliness, and traffic congestion or hazards;*
- The degree to which the use impacts upon the natural environment, or is subject to, or exacerbates natural hazards;
- *That the provisions of the implementing Zoning By-law will permit only the existing use and will not* permit any change in use or performance standard; and
- *That recognition of the existing use in an implementing Zoning Bylaw shall not generate the need for additional or upgraded municipal services*.

Woodland and Significant Woodland

The wooded areas on the Subject Property would be considered "woodlands" based on the classification in the Town's OP, which states that they are defined as "any area greater than 0.5 hectares that has a tree crown cover of over 60% of the ground, and which have a minimum average width of 40 m or more measured to crown edges". The Town's OP also references the ORMCP Technical Paper 7 – Identification and Protection of Significant Woodlands to define "Significant Woodland". Based on the definitions provided in the ORMCP Technical Paper 7, the deciduous areas would be considered significant. The deciduous forest area meets the criteria of having: "a tree crown cover of over 60% of the ground; have a minimum average width of 40 m or more measured to crown edges; are 4 hectares or larger in size located in the Countryside or Settlement Areas of the ORMCP or 0.5 hectare or larger in size located in the Natural Core or Natural Linkage Areas of the ORMCP". The ORMCP states that a significant woodland will require a 30 m buffer as a minimum vegetation protection zone. However, given the development is seeking to utilize the existing use policies in the ORMCP, no buffers are proposed in support of the Official Plan and Zoning By-law amendments.

Based on the Town's OP definition of significant woodlands in the ORMCP Technical Paper 7 – Identification and Protection of Significant Woodlands, the coniferous plantation and deciduous and mixed woodland areas adjacent to the Subject Property are also considered as part of the significant woodlands.

3.0 RESULTS OF BACKGROUND REVIEW

3.1 TERRESTRIAL ENVIRONMENT

3.1.1 Landform Features

The Study Area is located in the ORM physiographic region characterized by hummocky, kettle and kame topography. A review of the Soil Survey of Peel County (Hoffman and Richards, 1953) indicates that the general area consists of rolling hills to steeply sloping hills, comprised of limestone and shale till. The topography within the Study Area is fairly level with only a 5 metre (m) rise in elevation from the west to the east.

As stated in ORM Technical Paper 4, Landform Conservation, the ORM contains a diversity of landform types that directly affect the complex ecological and hydrological character of the moraine. Within the ORMCP Area, significant landform features are defined as areas of steeply sloping lands with slopes of 15% or greater; a vertical height of 5 m or greater; and a continuous distance of 50 m or greater. The Study Area is located within the ORM Landform Conservation Area- Category 1 (Complex Landform). In accordance with Section 30(5) of the ORMCP, Landform Conservation Areas- Category 1 are land areas within the ORM that are dominated by steeply sloping or complex landform patterns. They have been identified by the province as areas having 50% or more of the land surface comprised of:

- Lands with slopes in excess of 10%;
- *Land with distinctive landform features such as ravines, kames and kettles; and /or*
- Land with a high diversity of land slope classes.

Other land areas within the ORM not dominated by complex or distinctive landform features are not subject to the Landform Conservation requirements of the ORMCP. Such features constitute less than 20% of the land surface.

As this Scoped EIS report is required in support of an Official Plan and Zoning by-law amendment for the Subject Property, and no development is proposed, the Subject Property is therefore not subject to the Landform Conservation requirements of the ORMCP.

3.1.2 Soils and Geology

The Study Area lies over Upper Ordovician bedrock consisting of shale, limestone, dolostone, and siltstone of the Queenston formation (Ontario Geological Survey; Ministry of Northern Development and Mines, 1991). The area is located within the ORM physiographic region. The ORM is one of Ontario's most significant geological landforms. The moraine divides the watersheds that drain south into Lake Ontario from those that drain north into Georgian Bay, Lake Simcoe or Rice Lake and east to the Trent River. The moraine's sand and gravel deposits act like a giant rain barrel, storing rain and snowmelt. This underground water is then filtered through layers of sand and gravel (aquifers) and slowly released as cool fresh water to the rivers and streams flowing from the moraine (Lower Trent Conservation, 2023).

Surficial geology for the Study Area is describe as Pontypool Sandy Loam, comprising of a light textured, well drained top excessively drained soil on irregular steeply sloping topography (Hoffman and Richards, 1955).

3.1.3 Wetlands

No wetlands were mapped within 50 m of the Subject Property or observed during site reconnaissance in 2024 (Figure 2).

3.1.4 Woodlands

Woodlands in the Study Area are defined by criteria laid out in Section 2.14.28 and Table 1 of the ROP. For a community to be considered a woodland within the Core Area of the Rural System as per Table 1 of the ROP (2022) it must meet the following criteria:

a) Any woodland =/> 16 ha;
b) Any woodland =/> 4 ha containing at least 0.5 ha of woodland in native trees older than 100 years and having late successional characteristic s (excludes plantations); or
c) Any woodland =/> 4 ha that supports any of the following:
    i. any G1, G2, G3, S1, S2 or S3 plant or animal species, or community as designated by Natural Heritage Information Centre (NHIC);
    ii. any species designated by COSEWIC or COSSARO as Threatened, Endangered or of Special Concern; or,
    iii. The following forest communities: FOC 1-2, FOM 2-1, FOM 2-2, FOM 6-1, FOD 1-1, FOD 1-2, FOD 1-4, FOD 2-2, FOD 2-3 or FOD 6-2.

Once a woodland is defined, for it to be considered significant it must meet the criteria as laid out in Technical Paper 7 of the ORMCP (Identification and Protection of Significant Woodlands). The criteria used to identify significant woodlands is in the description below:

> "For the purposes of applying the policies of the ORMCP, significant woodlands shall mean woodlands that have either:
>
> a) A tree crown cover of over 60% of the ground, determinable from aerial photography ("forest" of Lee et al. 1998); or
> b) A tree crown cover of over 10% of the ground, determinable from aerial photography ("treed community" of Lee et al. 1998), together with on-ground stem estimates of:
>   - 1,000 trees of any size per hectare:
>   - *750 trees measuring over five centimetres in diameter, per hectare;*
>   - *500 trees measuring over 12 centimetres in diameter, per hectare; or*
>   - *250 trees measuring over 20 centimetres in diameter, per hectare (based on the Forestry* Act of Ontario, 1998).

Ecological Land Classification		
Code	Community	Area (ha)
CVC-1	Business Sector	2.68
CVR-4	Rural Property	0.65
CVI-1	Transportation	0.41
CVC-4	Extraction	0.29
FOD	Deciduous Forest	3.04
TAGM1	Coniferous Plantation	1.54
WOD	Deciduous Woodland	0.19
WOM	Mixed Woodland	0.82

LIONS GROUP INC.

10795 HIGHWAY 9,
CALEDON SCOPED EIS

Project Location (Approximate)
Study Area (50 m)
Highway
Major Road
Watercourse
Staked Woodland Dripline, Oct 10, 2024

Ecological Land Classification
CVC-1
CVC-4
CVI-1
CVR-4
FOD
TAGM1
WOD
WOM

Significant Woodland

Candidate SWH for Bat Maternity Colonies
Candidate SWH for Eastern Wood Pewee and Wood Thrush
Potential SAR habitat for Red-Headed Woodpecker and SAR Bats

ECOLOGICAL LAND CLASSIFICATION

FIGURE #2

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY DILLON, MNRF

MAP CREATED BY: DU
MAP CHECKED BY: SG
MAP PROJECTION: NAD 1983 UTM Zone 17N

N
W E
S

SCALE 1:1,600
0 25 50 Meters

PROJECT: 24-7550
STATUS: DRAFT
DATE: 2025-02-04

FILE LOCATION: K:\2024\247550\Product\Client\EIS\247550_EIS\247550_EIS.aprx

Treed portions with less than the required stocking level will be considered part of the woodland as long as the combination of all treed units in the overall connected treed area meets the required stocking level. Woodlands experiencing changes such as harvesting, blowdown or other tree mortality are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value.

And, which have a minimum average width of 40 metres or more measured to crown edges.

And, which are:

c) 4 hectares or larger in size located in the Countryside or Settlement Areas of the ORMCP; or

d) 0.5 hectare or larger in size located in the Natural Core or Natural Linkage Areas of the ORMCP; or

e) 0.5 hectare or larger located within or intersecting with a key natural heritage feature or hydrologically sensitive feature or their vegetation protection zone".

Exceptions

Notwithstanding the above, significant woodlands do not include:

- A plantation managed for production of fruits, nuts, Christmas trees or nursery stock;
- A plantation managed for tree products with an average rotation of less than 20 years (e.g., hybrid poplar or willow); or
- A plantation established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the planning authority or the MNRF, without a forest restoration objective.

Figure 2 shows existing woodlands located within the Subject Property (FOD) based on review of aerial imagery and confirmed through site reconnaissance. Based on the above criteria, the FOD community is considered woodlands based on the woodland being >16 ha (including contiguous forest extending off site) and significant woodlands due to having tree crown cover >60%.

3.1.5 Valleylands

No valleylands were identified within the Study Area. Criteria for valleylands is not provided in the Town's OP (2018) or the ROP (2022).

3.1.6 Area of Natural and Scientific Interest

No life science or earth science ANSIs exist within or adjacent to the Study Area.

3.1.7 Significant Wildlife Habitat

Criteria for determining significance of wildlife habitat follow the guidelines outlined in the NHRM (MNRF, 2010) and the Significant Wildlife Habitat Technical Guide Ecoregion 6E Criterion Schedules (MNRF 2015), where applicable.

Using the Ecological Land Classifications (ELC) outlined in this report, background information and site observations, potential SWH within the Study Area was identified.

The Significant Wildlife Habitat Technical Guide (MNRF, 2000) defines Species of Conservation Concern

(SCC) as species listed as Threatened or Endangered under the federal SARA, but not under the provincial ESA; species that are provincially rare/tracked (i.e., have a Subnational (provincial) Rank of S1 – Critically Imperilled, S2 – Imperilled or S3 – Vulnerable) and/or listed as SC under the ESA.

Candidate SWH that were identified within the Study Area include the following:

- Bat Maternity Colonies; and
- Special Concern and Rare Wildlife (where a search of the NHIC database and wildlife atlases revealed occurrence records for SC and rare wildlife within the Study Area):
  - Eastern Wood-Pewee (Contopus virens);
  - Wood Thrush (Hylocichla mustelina);
  - Barn Swallow *(Hirundo rustica);* and
  - Common Nighthawk (Chordeiles minor).

The potential for SWH to be present in the Study Area is discussed further in Section 5.4.

3.1.8 Species at Risk

SAR are listed as Endangered or Threatened species under the ESA. Review of NHIC data and background information has identified five (5) SAR under the ESA that have the potential to be within the vicinity of the Subject Property:

- Chimney Swift (Chaetura pelagica);
- Red-headed Woodpecker (Melanerpes erythrocephalus)
- Eastern Small-Footed Myotis *(Myotis leibii;*
- Little Brown Myotis (*Myotis lucifugus*);
- Northern Myotis (*Myotis lucifugus*);
- Tri-coloured Bat (*Perimyotis subflavus*); and
- Butternut (Juglans cinerea).

The potential for SAR to be present in the Study Area is discussed further in **Section 5.5**.

4.0 METHODOLOGY OF BIOPHYSICAL INVENTORY

4.1 SITE RECONNAISSANCE

A single day site reconnaissance visit was undertaken within the Study Area on March 27, 2024, and included the following assessments: High level Ecological Land Classification, Botanical Inventory, Natural Feature Assessment, Species at Risk (SAR) habitat assessment, and Incidental wildlife observations. Additionally, a woodland dripline staking was conducted with the Town of Caledon on October 10, 2024.

4.2 ECOLOGICAL LAND CLASSIFICATION

High-level ELC surveys were completed for the Subject Property as part of site reconnaissance. Vegetation communities were assessed using the ELC system for Southern Ontario, second approximation (Lee et al., 1998; Lee, 2008) to identify and assess potential natural heritage features within and adjacent to the Subject Property. Ecological communities were classified and mapped to the community class (high level). Where present, vegetation community boundaries were determined through the review of aerial photography, and then further refined through on-site vegetation studies. Vegetation studies involve identifying the dominant species in each vegetation community type based on visual estimates of species abundances and biomass.

4.3 BOTANICAL INVENTORY

A botanical survey was completed within the Subject Property as part of site reconnaissance. The botanical survey was conducted concurrently with ELC surveys to determine species presence, richness and abundance. Species nomenclature is based on the Ontario Plant List (Newmaster et al., 1998) with updates from the Flora Ontario – Integrated Botanical Information System (FOIBIS; 2005) and Southern Ontario Vascular Plant Species List (Bradley, 2013). A full growing season vegetation survey could not be conducted within the Study Area due to seasonal conditions (i.e. winter conditions).

4.4 INCIDENTAL WILDLIFE OBSERVATIONS

During field studies, incidental wildlife observations were noted. In addition, a search for wildlife evidence such as dens, tracks and scat throughout the Subject Property was conducted.

4.5 IDENTIFICATION OF SIGNIFICANT WILDLIFE HABITAT

Criteria for determining SWH follow the guidelines outlined in the Natural Heritage Reference Manual (NHRM; MNRF, 2010), Significant Wildlife Technical Guide (MNRF, 2000), and the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF 2015), where applicable.

Using the ELC classifications for the Subject Property, background information and site observations, candidate SWH within the Study Area were identified.

The presence of candidate or confirmed SWH within the Subject Property is discussed in Section 5.4.

4.6 IDENTIFICATION OF SPECIES AT RISK

A NHIC database and wildlife atlas search was conducted to identify possible occurrences of federal and/or provincial SAR and/or provincially rare species in proximity to the Subject Property. The results were cross-referenced with collected field data to determine if rare, Endangered, or Threatened species, or if the habitats of rare, Endangered, or Threatened species were present within the Subject Property.

The potential for SAR to be present in the Study Area is discussed further in **Section 5.5**.

5.0 RESULTS OF BIOPHYSICAL INVENTORY

5.1 ECOLOGICAL LAND CLASSIFICATION

A total of nine ELC communities were observed within the Subject Property, three of which are considered natural vegetation communities, and the remaining five of which are considered cultural. The location, type, and boundaries of these communities are delineated on Figure 2. All vegetation communities surveyed within the Study Area are considered common in Ontario. The natural ELC communities include Deciduous Forest (FOD), Deciduous Woodland (WOD), Mixed Woodland (WOM) and Mixed Meadow (MEM).

Table 2 outlines the communities documented during the ELC surveys and summarizes the dominant vegetation cover. Reference photos for each of the plant communities observed can be found in Appendix C.

Table 2: Ecological Land Classification Communities Identified

ELC Code	Vegetation/Description	Size (ha)	Photo Appendix C
Natural Communities			
FOD: Deciduous Forest	A mature hardwood forest located at the southern portion of the Subject Property with abundant occurrences of Sugar Maple (Acer saccharum) in the canopy and sub-canopy. Occasional occurrences of Eastern Hop-hornbeam (Ostrya virginiana), American Basswood (Tilia americana), and White Ash (Fraxinus americana) were also present. The majority of the White Ash trees were in dead or dying condition.	2.95	1, 2
WOD: Deciduous Woodland	This open woodland community was dominated by Manitoba Maple (Acer negundo), with occasional Trembling Aspen (Populus tremuloides) present, and an understorey of Staghorn Sumac (Rhus typhina), interspersed with smaller areas of open meadow.	0.59	3, 4
WOM: Mixed Woodland	This mixed woodland community contained both deciduous tree species such as Trembling Aspen, Manitoba Maple, Norway Maple (Acer platonoides), and White Ash, and coniferous tree species such as Eastern White Pine (Pinus strobus), White Spruce (Picea glauca), and Red Pine (Pinus resinosa).	0.59	5, 6
MEM: Mixed Meadow	Located at the rear of the contractor's yard, open area was formerly used for material storage, but is now unused an succeeding back to an open meadow community containing a mix of grass and forb species. Grass species present included Awnless Brome (Bromus inermis). Forb species included Wild Carrot (Daucus carota), Chickory (Cichorium intybus), Canada Goldenrod (Solidago canadensis), Wild Tansy (Tanacetum vulgare), and Fuller's Teasel (Dipsacus fullonum).	0.37	7, 8

ELC Code	Vegetation/Description	Size (ha)	Photo Appendix C
Cultural Communities			
TAGM1: Coniferous Plantation	Located adjacent to the west and east boundaries of the Subject Property, this planted community consisted of a mix of Eastern White Pine, Red Pine, White Spruce, and Scotch Pine (Pinus sylvestris).	1.34	9, 10
CVC-1: Business Sector	The majority of the Subject Property consists of Lions Demolition business, as well as the neighboring property to the east.	3.06	11, 12
CVR-4: Rural Property	A single residential property located to the west of the Subject Property.	0.71	13, 14
CVC-4: Extraction	Tottenham Quarry (inactive) located to the west of the Subject Property.	0.22	--
CVI-1: Transportation	Highway 9	0.37	15

Natural features have been delineated based on ELC communities during field surveys (Figure 2).

5.2 BOTANICAL INVENTORY

A total of 31 vascular plant species were identified within the Subject Property during site reconnaissance surveys. Of the 31 species identified within the Subject Property, 19 are considered to be common (S4) to very common (S5) in the province of Ontario and the remaining 12 species are not suitable targets for conservation activities (SNA).

The Co-efficient of Conservatism (CC) provides additional information on the nature of the vegetation communities within the Subject Property. The CC values range from 0 to 10 and represents an estimated probability that a plant is likely to occur in a landscape that is relatively unaltered or is in a pre-settlement condition. For example, a CC of 0 is given to plants such as Manitoba Maple (Acer negundo) that demonstrate little fidelity to any remnant natural community, i.e., may be found almost anywhere. Similarly, a CC of 10 is applied to plants like Shrubby Cinquefoil (Potentilla fructicosa) that are almost always restricted to a pre-settlement remnant, i.e., a high-quality natural area. Introduced plants were not part of the pre-settlement flora, so no CC values have been applied to these species.

Of the 31 species identified within the Subject Property, the average CC value recorded is 3.82 which is typical of an altered landscape; two species were recorded with CC value of 7 or greater including Eastern Hemlock (Tsuga canadensis) and Red Pine (Pinus resinosa). No SAR vegetation were identified within the Subject Property. A full list of the vegetation species observed within the Subject Property has been included in Appendix D.

5.3 INCIDENTAL WILDLIFE OBSERVATIONS

Incidental wildlife species observed within the Subject Property during the 2024 field seasons are listed in Table 4 below. All of the species observed are common in the province and have an S-Rank of S4 or S5.

Table 3: Incidental Wildlife Observations

Scientific Name	Common Name	Sara[1]	Esa[2]	Srank[3]
Birds				
Corvus brachyrhynchos	American Crow	---	---	S5B
Turdus migratorius	American Robin	---	---	S5B
Poecile atricapillus	Black-capped Chickadee	---	---	S5
Cyanocitta cristata	Blue Jay	---	---	S5
Branta canadensis	Canada Goose	---	---	S5
Sialia sialis	Eastern Bluebird	---	---	S5B
Charadrius vociferus	Killdeer	---	---	S5B, S5N
Falco columbarius	Merlin	---	---	S5B
Cardinalis	Northern Cardinal	---	---	S5
Sitta canadensis	Red-breasted Nuthatch	---	---	S5
Melospiza melodia	Song Sparrow	---	---	S5B
Sitta carolinensis	White-breasted Nuthatch	---	---	S5
Mammals				
Sciurus carolinensis	Eastern Gray Squirrel	---	---	S5
Odocoileus virginianus	White-tailed Deer	---	---	S5

[1]Federal SARA (THR= threatened, SC= special concern); [2]Ontario ESA (SC= special concern); [3]Ontario SRank; S5 = secure; S4= apparently secure; B= breeding pop., SNA= not suitable for conservation activities; --- denotes no information.

5.4 SIGNIFICANT WILDLIFE HABITAT

Based on the results of the background review and site reconnaissance, SWH were identified within the Subject Property.

Bat habitat assessments were not completed within the deciduous forest community in the south of the Subject Property since suitable habitat for bats has been assumed to be present and this forest will be retained. Bat Maternity Colonies have the potential to occur within the Significant Woodland and therefore would be considered as candidate SWH for Bat Maternity Colonies (Figure 2). The coniferous plantation (TAGM1) does not meet the criteria of community type for candidate SWH for Bat Maternity Colonies and is not considered SWH.

Suitable habitat may be present within the deciduous forest (FOD) community for Eastern Wood-pewee and Wood Thrush (Figure 2). However, as this forest will be retained and is currently outside the existing business extents, breeding bird surveys were not conducted as part of this report. These species have the potential to occur within the significant woodland and therefore would be considered as candidate SWH for Special Concern and Rare Wildlife.

No areas on the Subject Property are expected to support life processes (outside of foraging) for Barn Swallow. Barn Swallow rely on structures with vertical walls to build their nests, and while several existing buildings are present on the property, they are part of an active industrial business from which high levels of disturbance would result in unsuitable nesting conditions. No existing nests were observed on the buildings within the Subject Property during site reconnaissance. Therefore, no SWH for Barn Swallow is found within the Subject Property.

Habitat for the Common Nighthawk is open woodland areas. The forest in the within the Subject Property does not have any substantial openings. There is a small area of open meadow in the southern portion of the Subject Property, however, this has been culturally altered and does not provide flat surfaces for this species to nest on. No SWH for Common Nighthawk is in the Subject Property.

5.5 SPECIES AT RISK

Based on the results of the background review and site reconnaissance, SAR bats (Little Brown Myotis, Northern Myotis, Eastern Small-footed Myotis and Tri-colored Bat) have the potential to roost within the deciduous forest in the southern portion of the Subject Property within the significant woodland (Figure 2). However, no development is proposed, and the forest will not be impacted. Bat habitat assessments were not completed within the forest community in the east of the Subject Property since suitable habitat for bats has been assumed to be present.

No areas on the Subject Property are expected to support life processes (outside of foraging) for Chimney Swift. Chimney Swift rely on old buildings with wide chimneys to support their life processes, which were not observed within the Subject Property.

The Red-headed Woodpecker lives in open woodland and woodland edges, and in areas which typically have many dead trees, which the bird uses for nesting and perching. Suitable habitat may exist within the deciduous forest in the southern portion of the Subject Property within the Significant Woodland (Figure 2).

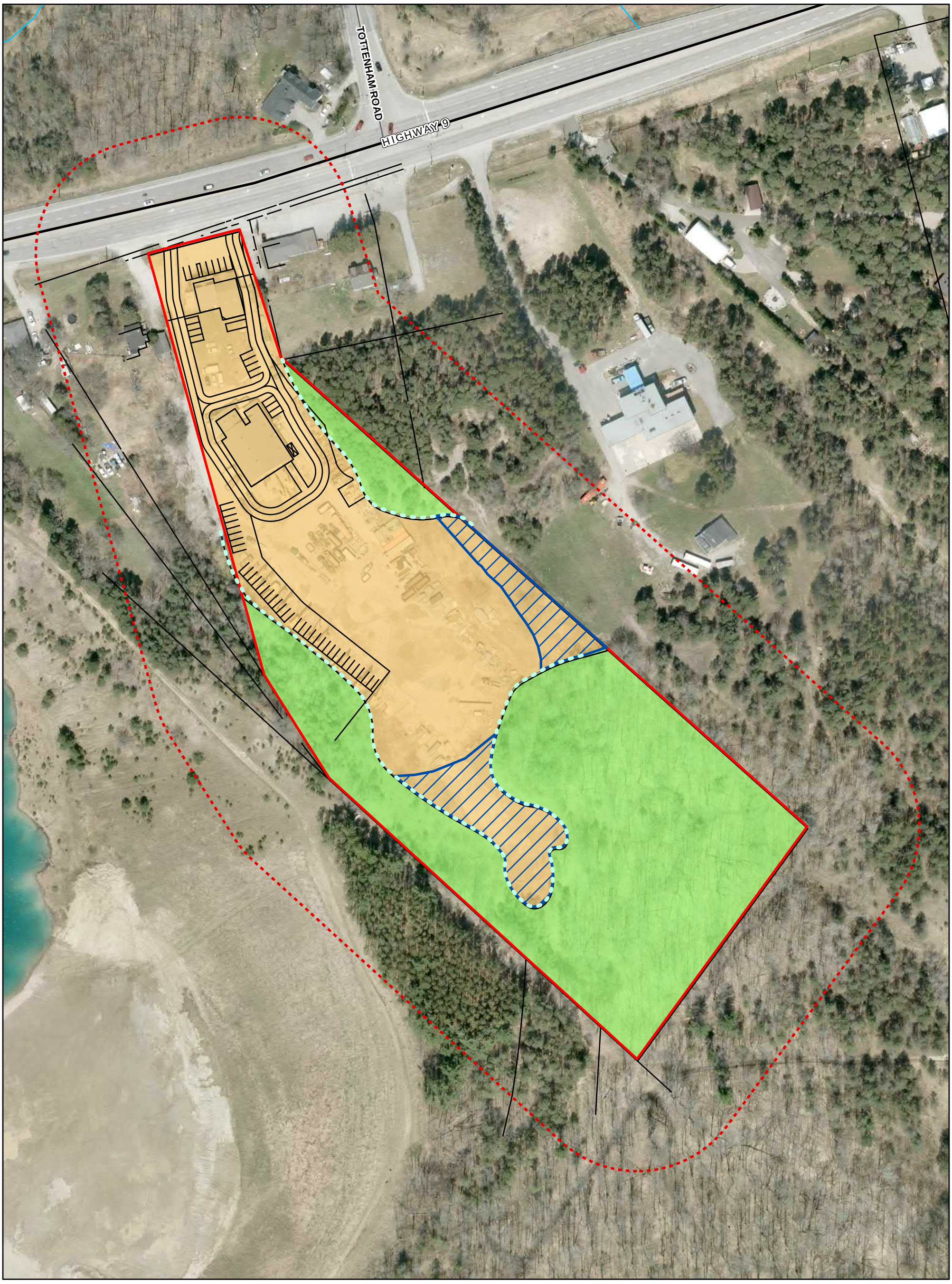
5.6 WOODLAND FEATURE STAKING

A feature staking exercise was conducted on October 10, 2024 by members of the project team and representatives from the Town of Caledon, during which the woodland boundaries in the Study Area were staked. Extents of the staked dripline based on this staking are shown in Figure 2.

6.0 ECOLOGICAL FUNCTION

Natural features within the Study Area were assessed to determine their ecological function. As described above, the Study Area is dominated by a mix of cultural communities such as business sector and residential, and natural communities such as forest and meadow located in the southern portions of the Subject Property. Surrounding land consists primarily of business and residential uses, with natural areas located generally to the south and east of the Study Area, reflecting the Environmental Zone 1 designation of the Town's OP Schedule S (Appendix B). The Study Area is located entirely within the ORMCP area, where it is designated as Natural Linkage Area (Appendix B). At a larger landscape scale, the forest habitat associated with this Subject Property extends southward and eastward.

The Subject Property itself is dominated by the existing business extents (2.27 ha; Figure 3), with remaining area containing natural features such as forest (1.51 ha; Figure 3). The forest community acts as an ecological corridor for wildlife movement/migration as it provides cover, forage, refuge and nesting habitat for a variety of rural terrestrial wildlife. Linkage opportunities also exist with the continuation of contiguous forest community to the north, although the forest is bisected by a major regional road (Highway 9) and several business and residential properties in close proximity to the Subject Property.



LIONS GROUP INC.

10795 HIGHWAY 9,
CALEDON SCOPED EIS

Project Location
Study Area (50 m)
Highway
Major Road
Watercourse
Development Concept Plan
Staked Woodland Dripline, Oct 10, 2024
Existing Business Extents (1.96 ha)
Natural Features (1.98 ha)
Woodland Enhancement Area: Areas to be rezoned from A2-ORM to EPA2-ORM (approx. 0.32ha)

EXISTING CONDITIONS AND NATURAL HERITAGE LIMITS

FIGURE #3

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY DILLON, MNRF

MAP CREATED BY: DU
MAP CHECKED BY: SG
MAP PROJECTION: NAD 1983 UTM Zone 17N

N
W
E
S

SCALE 1:1,600
0 25 50 Meters

PROJECT: 24-7550
STATUS: DRAFT
DATE: 2025-01-29

FILE LOCATION: K:\2024\247550\Product\Client\EIS\247550_EIS\247550_EIS.aprx

7.0 PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

No new construction works are proposed for the Subject Property, including any additions or demolitions of any buildings on the Subject Property. Minor revisions to the site plan will be pursued at the detailed design stage. An Official Plan and Zoning By-law Amendment is required for the property in order to bring the existing industrial use in conformance with local planning regulations.

8.0 IMPACTS AND MITIGATION

POTENTIAL DIRECT IMPACTS

As no new construction works are proposed for the Subject Property, no impacts to the natural environment are expected as a result of the zoning by-law amendment. Extents of the existing business and the existing natural features are shown in Figure 3 and are not proposed to change as a result of the zoning by-law amendment.

8.1 MITIGATION MEASURES

As no impacts to natural features are anticipated as a result of the proposed amendments, no mitigation measures are required. As shown on Figure 3, the extents of the existing business are not changing in relation to the natural features currently on site. All natural ecological communities within and adjacent to the Subject Property will not be impacted, and no vegetation or tree removal will be required. The candidate SWH habitat and potential SAR habitat identified within the Study Area will not be impacted. Despite this, we have proposed the addition of some woodland enhancement areas to expand the existing EP boundaries on the Subject Property, refer to Section 8.2.1 below.

8.1.1 Woodland Enhancement Areas

As the significant woodlands identified within the Study Area will not be impacted, and the ecological integrity of the natural features will not be adversely affected, no woodland buffers are proposed.

In an effort to bring the Subject Property closer into conformity with the ORMCP policy as listed in Section 2.6, and improve the ecological integrity of the site, the rezoning of a portion of the Subject Property is proposed. The property owner is proposing to provide enhancements to the existing significant woodland on the site by expanding the Environmental Protection Area Zone limits in certain areas (herein referred to as 'woodland enhancement areas'). These woodland enhancement areas are intended to expand the woodland beyond the staked dripline limits identified in the recent site staking exercise. Proposed enhancement areas are shown in Figure 3. The identified areas are proposed to be re-zoned from A2-ORM to EPA2-ORM. Detailed planting and restoration plans can be provided at the detailed design stage to further define and improve the proposed woodlot enhancement areas. Moreover, if the proposed amendments are approved, there will be further opportunities to enhance the site through the Site Plan Approval process, which may include but are not limited to improvements in grading, drainage, and landscaping treatments etc.

In addition to the woodland enhancement areas described above, the proposed change in zoning aligns with the with the existing use policy 5.13.3 as outlined in Section 2.9 of this report, based on the following criteria:

- No additional impacts to other uses in the vicinity are anticipated, i.e. the existing use will not result in additional noise, vibration, fumes, smoke, dust, odour, glare, unsightliness, and traffic congestion or hazards;
- No impact to the natural environment are anticipated;

- No change of use is proposed, only a zoning change amendment; and
- No additional or upgraded municipal services are required.

9.0 SUMMARY

This scoped EIS was prepared in support of a zoning by-law amendment for the Subject Property, in accordance with the Town's Official Plan. The findings of secondary source reviews and the results of a 2024 site reconnaissance visit which included high level ELC, a botanical Inventory, natural feature assessment, SAR habitat assessment, woodland dripline staking, and incidental wildlife observations are presented in this report.

The Subject Property contains an operating business with office building, motor vehicle repair facility building, and opens storage area. Three natural communities were identified on the Subject Property through high-level ELC during site reconnaissance, consisting of a deciduous forest, small mixed meadow, and a mixed woodland, all of which were located within the southern (rear) portion of the Subject Property. A total of thirty-one botanical species were documented, all of which are considered common in Ontario. SWH habitat for SAR bat species, Eastern Wood-pewee, and Wood Thrush was identified, and potential SAR habitat for SAR bats and Red-headed Woodpecker may be found within the deciduous forest community.

As part of the proposed amendments no new construction works are proposed for the Subject Property, no vegetation or tree removal is proposed, and no impacts to the natural environment are expected. The proposed amendments are required for the property in order to bring the existing industrial use in conformance with local zoning by-laws. The existing business extents as shown in Figure 3 are not proposed to change as part of the zoning by-law amendment. No vegetation removal will be required and no impact to natural features is anticipated. In an effort to bring the Subject Property into conformity with the ORMCP policy, two woodland enhancement areas are proposed for rezoning from A2-ORM to EPA2-ORM as shown in Figure 3. Additionally, the proposed zoning by-law amendment aligns with the existing use criteria outlined in outlined in the Town's OP section 5.13.3 as discussed above.

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APPENDIX A
Scoping and Terms of Reference Checklist

Memo

To:	Richard Martin, Town of Caledon
From:	Steve Greidanus, Dillon Consulting Limited Whitney Moore, Dillon Consulting Limited
cc:	Patrick Pearson, Glen Schnarr and Associates Ltd. Jay Heming, Lions Demolition
Date:	February 12, 2024
Subject:	Draft Terms of Reference – Environmental Impact Study for 10795 Highway 9, Caledon, Ontario
Our File:	24-7550

Introduction

Dillon Consulting Limited (Dillon) was retained by Nucon Property Development Inc. (the Proponent) to complete environmental services for the property located at 10795 Highway 9, Caledon, Ontario, (the Property) (Attachment A: Figure 1). The Property is located within the Town of Caledon (the Town), in the Regional Municipality of Peel (the Region), and within the jurisdictional boundaries of the Nottawasaga Valley Conservation Authority (NVCA). No NVCA regulated areas are found within the Property.

A scoped Environmental Impact Study (EIS) is required for the Property to support a Zoning by-law Amendment for the Property, in accordance with the Town's Official Plan (OP; 2018), and the Region's Official Plan (ROP; 2022). According to the ROP (2022), the Property is within the Oak Ridges Moraine Conservation Plan Area, and is considered Core Areas of the Greenlands System (Schedule B-5,). Within the Oak Ridges Moraine Conservation Plan Land Use Designation Map, the Property is considered Natural Linkage Area (Map 1). Within the Town's OP, the Property is classified with several designations: the Property is located within the "Palgrave Estate Residential Community" boundary area and is designated as Policy Area 4 as per Schedule G; Portions of the Property are designated "Environmental Zone 1" as per Schedule I; The Property is partially zoned "Rural – Oak Ridges Moraine A2-ORM" and "Environmental Policy Areas 2 – Oak Ridges Moraine EPA2-ORM" under the Town of Caledon Zoning By-law 2006-50.

The proposed works for the Property do not included any new construction, additions or demolitions of any buildings on the Property and only minor revisions to parking and fire route layouts are being proposed. Based on this, we don't anticipate that species specific surveys will be required as part of the Scoped EIS, and anticipate that only one site reconnaissance/ confirmatory visit to the Property will be required.

In accordance with the policies of the Town's OP and ROP, we have prepared the following draft Terms of Reference (TOR) for the EIS. We present this draft TOR to outline the planned scope of the EIS and ensure that the required work and studies are known and agreed to prior to the commencement of

work. The draft TOR is provided for review and comments by the Town. The TOR will be updated to incorporate comments and input from the agencies, as necessary.

Below we present the TOR in a check-list format to facilitate a stream-lined and timely review process.

The following sections outline the information and studies that are proposed to be included in the EIS.

Study Area

The Property, plus a 50 m setback, is considered the desktop "Study Area" for this project. The location of the Property and Study Area are shown on Attachment A: Figure 1.

Policy Context

The Scoped EIS will include a detailed discussion of the regulatory policy context for the Study Area. The EIS will also provide discussions of changes and updates to those policies (e.g., Fisheries Act updates in 2019, Provincial Policy Statement updates in 2020, Endangered Species Act updates in 2022, etc.) that are relevant to the project.

Background Information Review

Various publicly available data sources will be reviewed to identify natural heritage records, which will be incorporated into the background review of the scoped EIS. Those sources will include:

- Aerial Photography;
- Natural Heritage Information Centre (NHIC) mapping and records; and
- Wildlife Atlases.

Terms of Reference

General Policies

☒ The EIS must be undertaken by a qualified professional in environmental or related sciences to the satisfaction of the Authorities.

☒ A visit to the site may be required by the Town prior to, during, or upon receipt of the EIS.

☐ A formal staking of the woodlands within the Property with the Town may be required if requested. Staking will generally occur between the end of May and the end of October. Any staking that occurs outside of this time may require a confirmatory visit between May and October.

Existing Conditions

☒ The existing conditions of the Property must be clearly described and clearly mapped on aerial photographs.

☒ The description must include the zoning and designations of OPs on the Property. This includes any land use designations from other municipal planning documents, such as Secondary Plans.

☒ Land use designations from any other applicable planning documents (i.e., Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan) must be clearly described and the limits identified in the mapping.

☒ The EIS shall identify the components of the Regional Greenlands System (should it be located on the Property and surrounding Study Area).

☒ Designated environmental features (i.e., the Greenlands System or natural features identified in the OPs) must be identified on the mapping and described in the report. These features include provincial or regional Areas of Natural and Scientific Interest (ANSIs), Provincially and Locally Significant Wetlands (PSWs and LSWs), Environmentally Significant Areas (ESAs), etc.

☒ A description of the soils, landforms and surficial geology based on a review of available mapping and literature must be described in the report. If available, topographical information will be provided on constraints mapping.

☒ Hydrological and hydrogeological resources and issues, including surface water features, recharge/discharge zones, groundwater quality and quantity, groundwater elevations and flow directions, and connections between groundwater and surface water features will be identified based on the information available from the consulting team, if available.

☒ The vegetation communities must be identified using the ELC system to vegetation type, where possible. The communities must be identified on the mapping, using the appropriate ELC codes, as well as described in the text. As a component of the ELC, a plant list must be included in the report. The list must include an analysis for the presence of federal, provincial, regional and/or watershed rare, threatened or endangered species. This should include information from the Ministry of the Environment, Conservation and Parks (MECP) and NHIC.

Note: The ELC assessment will be high-level and based results of one site reconnaissance visit (Feb/March) to be conducted within the Property.

☐ Three botanical surveys (spring, summer and fall) are required and the results must be included in the report. The list must include an analysis for the presence of federal, provincial, regional and/or watershed rare, threatened or endangered species. This should include information from the MECP and NHIC.

Note: Vegetation will be recorded during the site reconnaissance visit to the extent possible given seasonal constraints.

☐ The EIS requires breeding bird surveys. The surveys must be conducted during the breeding bird season at an appropriate time of day in appropriate weather conditions and by a qualified professional. Two surveys are proposed and will follow generally accepted scientific protocols, not necessarily atlasing methods. A list of the breeding birds is required in the report. The list

must include an analysis for the presence of federal or provincial rare, threatened or endangered species. This should include information from the MECP and NHIC.

☐ The EIS requires a breeding amphibian/reptile survey. The survey must be conducted during the breeding amphibian season and by a qualified professional. For calling amphibians a minimum of three surveys are required. These surveys must span the full amphibian breeding season to ensure that the peak periods of activity for early and late breeding species are accounted for. For non-calling amphibians, appropriate methodology must be used. A list of the breeding amphibians is required in the report. The list must include an analysis for the presence of federal, provincial, threatened or endangered species. This should include information from the MECP and NHIC.

☐ A fisheries and aquatic habitat assessment shall be provided due to the presence of potential suitable fish habitat as identified on site. Existing data regarding fish species shall be obtained from NVCA and/or the DFO and used for the fisheries assessment. The assessment shall include a description of watercourses or other fish habitat on and/or adjacent to the Property (where site access is permitted).

Note: Based on aerial mapping and background review, it has been confirmed that fish and aquatic habitat are not present within the Property.

☐ A bat habitat assessment shall be completed within wooded areas to determine presence of suitable bat habitat within the Property.

Note: Bat habitat assessments have not been included since suitable habitat for bats has been assumed to be present within the forest to be retained on the Property. If portions of this forest are proposed for removal, a bat habitat assessment may be required.

☒ Incidental wildlife observed shall be reported on and listed in the report. The list must include an analysis for the presence of federal or provincial rare, threatened or endangered species. This should include information from the MECP and NHIC.

☒ A functional assessment of the Property describing the ecology of the natural heritage features and functions (including components of the natural heritage system) within and adjacent to the Property should be provided. The functional assessment may include ecological function, wetland functions, natural heritage features and landscapes, benefits of importance to humans, and corridors and linkages, as required.

Evaluation of the Ecological Impacts

☒ Mapping (at a minimum) shall consist of the following:

a) All mapping must have a title, figure number, north arrow, legend and scale or scale bar.
b) A site location map that provides the regional or watershed context of the Property.
c) The extent of the Greenlands System and its components must be clearly demarcated on an air photo base, if applicable.
d) The locations of all watercourses and waterbodies.
e) Vegetation communities must be delineated and identified using ELC.

f) The location of any rare, threatened or endangered species and/or populations shall be identified, if appropriate.
g) The location of any important wildlife features (i.e., hibernacula, den, stick nest, etc.) shall be identified.

☒ The potential impacts to the features and functions of natural areas shall be identified and discussed.

☒ An assessment of the potential impact on wildlife at a local, watershed and provincial (if applicable) level shall be provided.

☒ In the case of significant natural features (as confirmed through field studies), the EIS must demonstrate that there is no development or site alteration within the feature with the exception of uses as specified in the OP and/or prior approvals. The EIS must determine appropriate buffers from significant natural features.

☒ If applicable, a description of the natural features proposed for removal shall be provided. The quantity of removal shall also be included.

☒ An assessment of the potential impact on any areas of the Greenlands System that have been identified shall also be included.

Recommendations and Mitigation Measures

☒ Avoidance of any Greenlands System feature is the preferred approach to mitigation unless otherwise specified in the OP and/or prior approvals.

☒ Determine adequate buffers through the identification of the critical function and protection zones of any identified natural areas.

☒ Where avoidance of a feature is not feasible or possible, mitigation approaches/techniques must be provided. These may include edge management plans, buffer plantings, fencing, low impact designs (LID), etc.

☒ In cases where a Linkage area has been identified on a property, the EIS must demonstrate how it will be integrated into the proposed development plan.

☒ Recommendations for Best Management Practices during construction should be provided. This may include silt fencing, tree protection, fencing, identification of timing or seasonal constraints to construction or restoration, etc.

☒ Mitigation for negative impacts on the natural features or their ecological functions (or to achieve no net negative impact) may include, at the discretion of the Town, approaches to replace lost areas or functions. If acceptable, replacement shall, to the extent possible, occur within the same subwatershed as the proposed development or site alteration. The appropriate amount of replacement will be determined through discussions with the Town and will be agreed to in writing.

☐ If monitoring is required, the details of a monitoring program must be agreed to in writing by the Town.

Conclusions

The EIS will address the following:

☒ Conformity with the policies and requirements of the Town and Region OPs.

☒ Conformity with the policies and requirements of other applicable planning documents (i.e., Oak Ridges Moraine Conservation Plan, Greenbelt Plan, etc.).

☐ Conformity with the requirements of the NVCA.

Closing

We thank you for your time in reviewing and providing comments for the draft TOR. Please provide any questions to the undersigned.

Yours sincerely,

DILLON CONSULTING LIMITED

Steve Greidanus
Biologist, ISA Certified Arborist

Attachment A: Figure 1: Project Location

LIONS GROUP INC.

10795 HIGHWAY 9, CALEDON
TERMS OF REFERENCE

Project Location (Approximate)
Study Area (50 m)
Watercourse
Highway
Major Road
Minor Road
Wooded Area

PROJECT LOCATION

FIGURE #1

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY DILLON, MNRF

MAP CREATED BY: RMT
MAP CHECKED BY: SG
MAP PROJECTION: NAD 1983 UTM Zone 17N

N
W E
S

SCALE 1:2,000

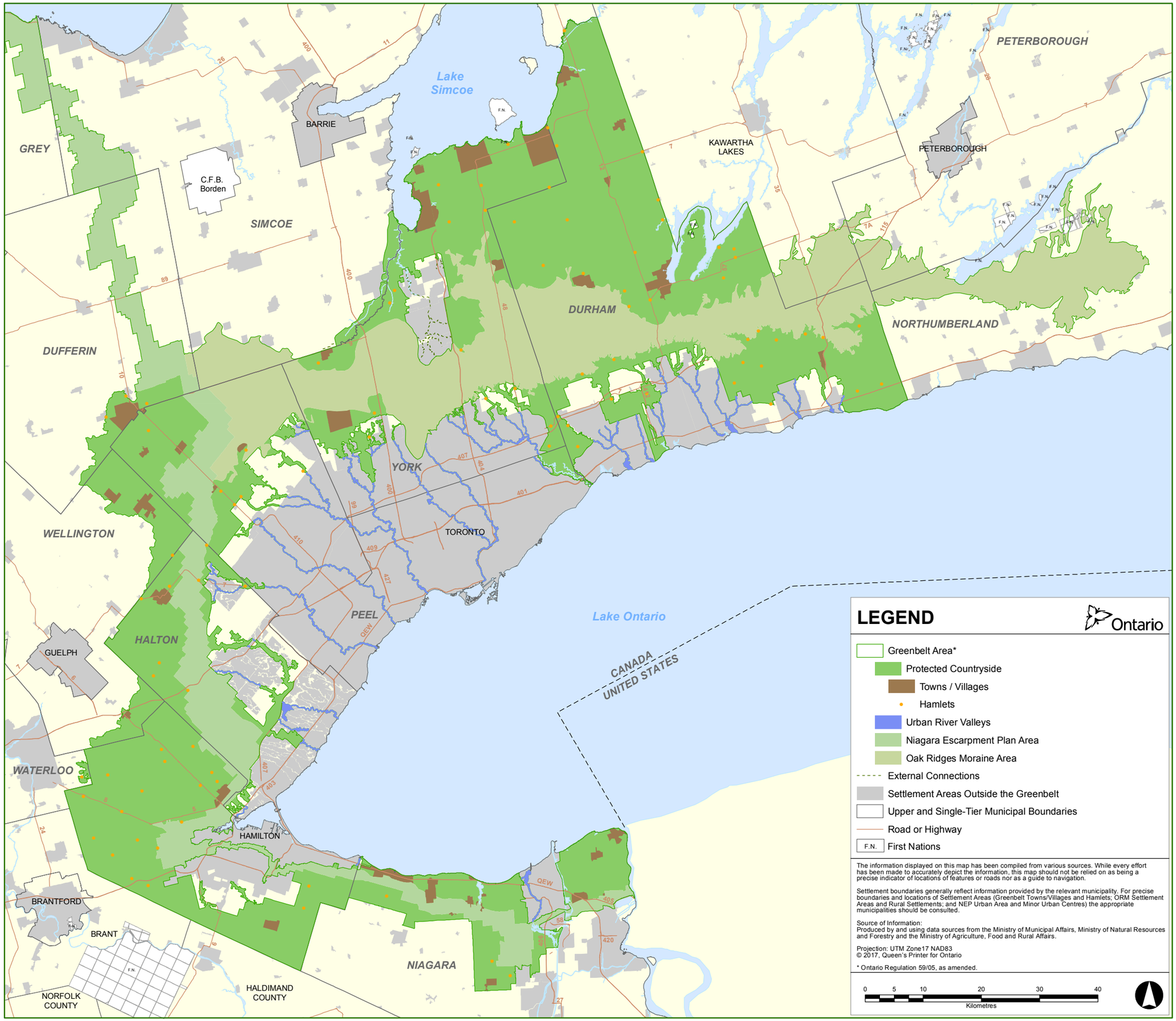
0 0.03 0.05 KM

PROJECT: 74-7550
STATUS: DRAFT
DATE: 08/02/2024

FILE LOCATION: K:\2024\247550\Product\Client\EIS\247550_EIS\247550_EIS.aprx

APPENDIX B
Planning Policy Schedules and Mapping

greenbelt PLAN 2017



LEGEND

Ontario

- Greenbelt Area*
- Protected Countryside
- Towns / Villages
- Hamlets
- Urban River Valleys
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper and Single-Tier Municipal Boundaries
- Road or Highway
- F.N. First Nations

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.

Settlement boundaries generally reflect information provided by the relevant municipality. For precise boundaries and locations of Settlement Areas (Greenbelt Towns/Villages and Hamlets; ORM Settlement Areas and Rural Settlements; and NEP Urban Area and Minor Urban Centres) the appropriate municipalities should be consulted.

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

Projection: UTM Zone17 NAD83

* Ontario Regulation 59/05, as amended.

0 5 10 20 30 40
Kilometres

Schedule 1: Greenbelt Area

Official Plan

GREENBELT PLAN AREA LAND USE DESIGNATIONS

SCHEDULE B-5

April 2022

As modified by the Province on November 4, 2022

Subject Property

Legend

- Greenbelt Area*
- Protected Countryside
  - Natural Heritage System
  - Village
  - Industrial-Commercial Centre
  - Hamlet
- Urban River Valley
- Urban System within Greenbelt
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Settlement Area Outside the Greenbelt

Growth Plan

- Natural Heritage System for the Growth Plan

* As identified in Ontario Regulation 59/05, as amended.

Caledon
Brampton
Mississauga

0 1 2 3 4 5
Kilometres

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

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Official Plan

REGIONAL GREENLANDS SYSTEM - CORE AREAS, NATURAL AREAS AND CORRIDORS AND POTENTIAL NATURAL AREAS AND CORRIDORS

FIGURE 7

April 2022

Subject Property

Legend

- Core Areas of the Greenlands System
- Natural Areas and Corridors (NAC)
- Potential Natural Areas and Corridors (PNAC)

The boundaries of the Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors of the Greenlands System shown on Figure 7 are intended to be general in nature. More detailed mapping of the Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors of the Greenlands System will be provided in the local municipal official plans and will be further determined on a site specific basis through studies, as may be required by the local municipalities through the local planning approval process, in consultation with the Region and relevant agencies.

Caledon
Brampton
Mississauga

0 1 2 3 4 5
Kilometres

This Figure is for illustrative purposes only. Changes may be made periodically to this Figure without requiring an amendment to this plan.

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

Region of Peel
working with you

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Official Plan
GREENLANDS SYSTEM
SCHEDULE C-1
April 2022

Subject Property

Legend

Greenlands System Overlay*

* Includes all Provincial Natural Heritage System designations and overlays, Core Areas of the Greenlands System, Natural Areas and Corridors and Potential Natural Areas and Corridors

Caledon
Brampton
Mississauga

0 1 2 3 4 5
Kilometres

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

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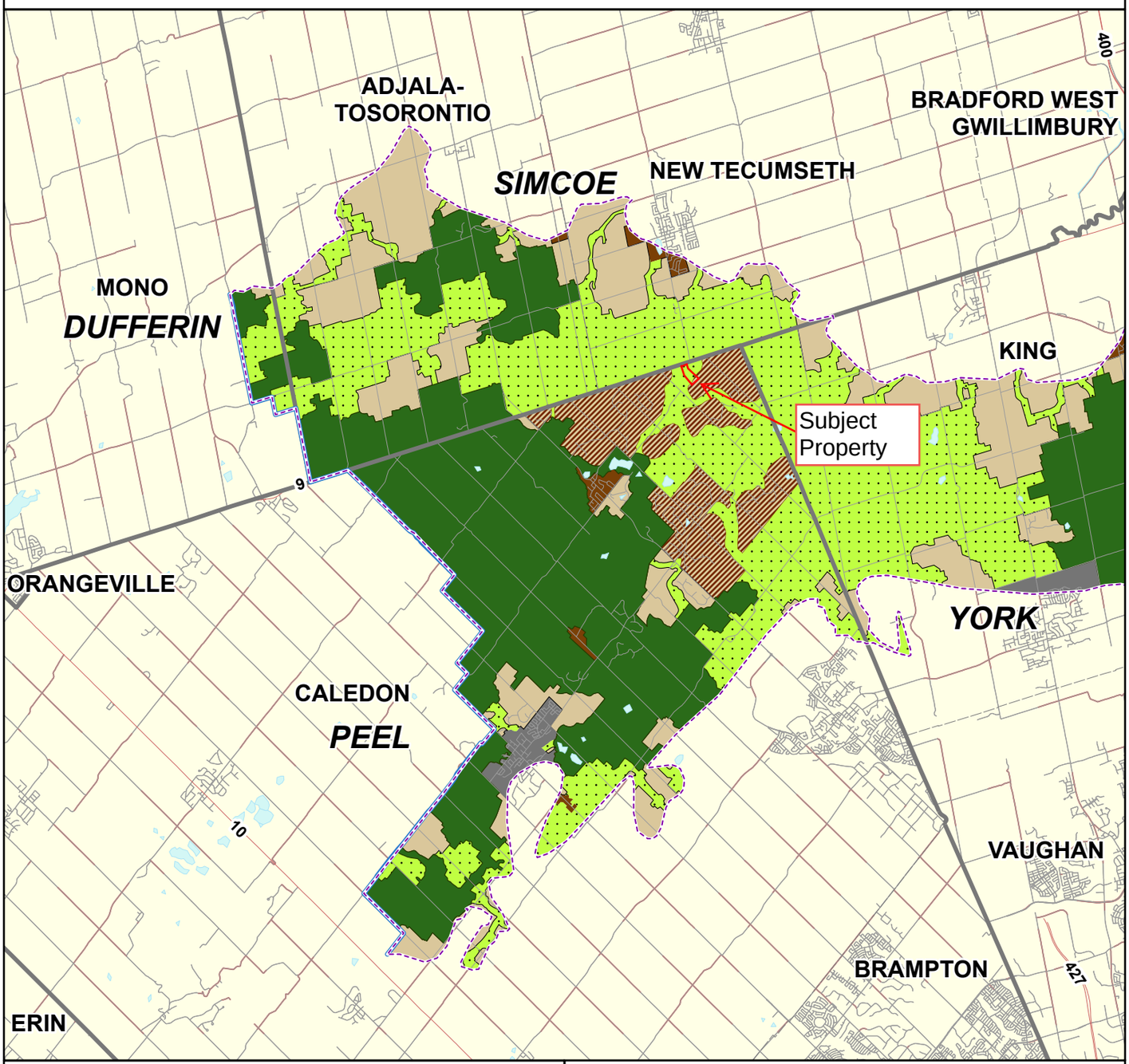
Oak Ridges Moraine Conservation Plan Land Use Designation Map



Map 1

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

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

Ontario

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.

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

1.5 0 1.5 3 4.5 6 Km

1 cm equals 2 Km

N

Map Rotation:
0 Degrees

Schedule G

PALGRAVE ESTATE RESIDENTIAL COMMUNITY

TOWN OF CALEDON

POLICY AREA 1

POLICY AREA 2

POLICY AREA 3

POLICY AREA 4

Palgrave

Albion

Subject Property

FINNERTY SIDE RD

PATTERSON SIDE RD

HUNSDEN SIDE RD

OLD CHURCH RD

HALLS LAKE SIDE RD

CASTLEDERG SIDE RD

HIGHWAY 9

HIGHWAY 50

MOUNT WOLFE RD

MOUNT PLEASANT RD

MOUNT HOPE RD

ALBION TRAIL

THE GORE RD

HUMBER STATION RD

DUFFYS LN

TOTTENHAM RD

CALEDON KING TOWN LINE S

YORK REGION

TOWNSHIP OF KING

TOWNSHIP OF ADJALA-TOSORONTIO

TOWN OF NEW TECUMSETH

SIMCOE COUNTY

CONCESSION RD 8

ADJALA-TECUMSETH TL

CONC. RD 7

3RD LINE

2ND LINE

19TH SIDEROAD

18TH SIDEROAD

17TH SIDEROAD

11TH CONCESSION

10TH CONCESSION

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

CON 10

CON 9

CON 8

CON 7

Humber R.

Gibson Lake

Centreville Cr.

C.P.RAIL

Provincial Road

Regional Road

Local Road

Railway

Base Data Source: Town of Caledon

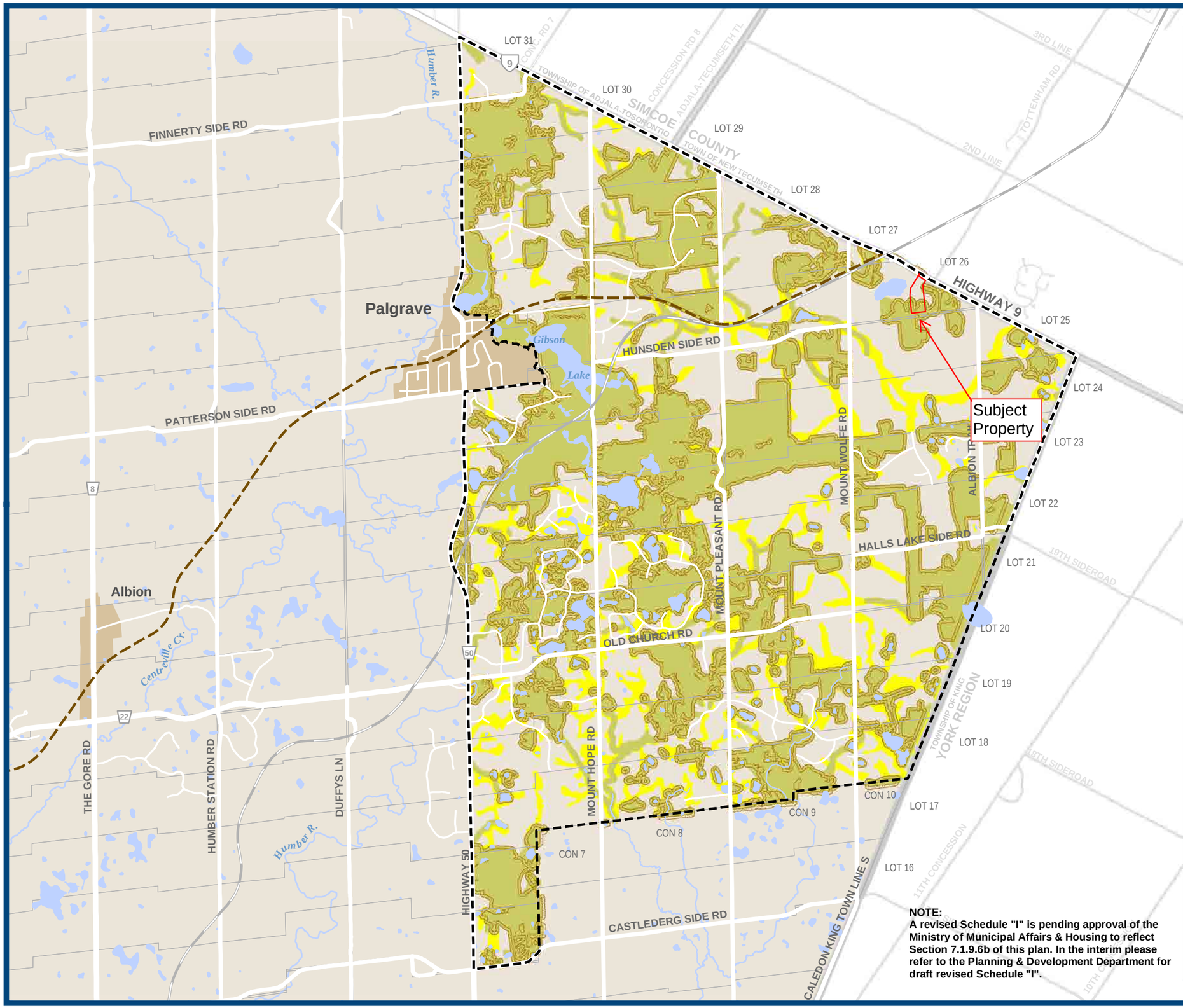
0 250 500 1,000 1,500 m

April 2018 Office Consolidation

SAVED: 2 April 2018

FILE: S:\POLICY SECTIONGIS\official_plan\mxd\9-april_2018

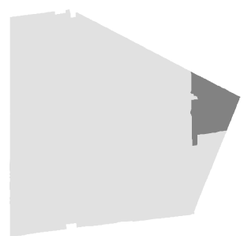
SAVED BY: bloverock



Schedule I

PALGRAVE ESTATE RESIDENTIAL COMMUNITY ENVIRONMENTAL ZONING

- Environmental Zone 1
- Environmental Zone 2
- Palgrave Estate Residential Community
- Minimum Vegetation Protection Zone
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway
- Caledon Trailway



Base Data Source: Town of Caledon

NOTE:
A revised Schedule "I" is pending approval of the Ministry of Municipal Affairs & Housing to reflect Section 7.1.9.6b of this plan. In the interim please refer to the Planning & Development Department for draft revised Schedule "I".

0 250 500 1,000 1,500 m

SAVED: 2 April 2018
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SAVED BY: bloverock

TOWN OF CALEDON

Schedule P

Oak Ridges Moraine Conservation Plan

LAND USE DESIGNATIONS

- Natural Linkage Area
- Natural Core Area
- Countryside Area
- Rural Settlement*
- Palgrave Estate Residential Community*
- Settlement Area
- Palgrave Estate Residential Community
- Oak Ridges Moraine Conservation Plan Area
- Settlement Area outside Oak Ridges Moraine

- Provincial Road
- Regional Road
- Local Road
- Railway

*A component of Countryside Area

Base Data Source: Town of Caledon, Greenbelt Plan 2005

0 0.5 1 2 3 km

Subject Property

Mono Mills
Caledon Village
Palgrave
Albion
CALEDON EAST
Mono Road
Sandhill
Campbells Cross
Victoria
BOLTON

BEECH GROVE SIDE RD
COOLIHANS SIDE RD
CHARLESTON SIDE RD
ESCARPMENT SIDE RD
PATTERSON SIDE RD
HUNSDEN SIDE RD
FINNERTY SIDE RD
OLD CHURCH RD
OLD BASE LINE RD
CASTLEDERG SIDE RD
BOSTON MILLS RD
KING ST
HIGHWAY 9
HIGHWAY 50
SIMCOE COUNTY
YORK REGION
TOWNSHIP OF KING
CALEDON KING TOWN LINE S
HORSESHOE HILL RD
ST ANDREW'S RD
MOUNTAINVIEW RD
AIRPORT RD
KENNEDY RD
HEART LAKE RD
MOUNT HOPE RD
MOUNT PLEASANT RD
MOUNT WOLFE RD
ALBION TRAIL
DUFFYS LN
HURONTARIO ST
DIXIE RD
BRAMALEA RD
TORBRAM RD
INNIS LAKE RD
CENTREVILLE CREEK RD
THE GORE RD
HUMBER STATION RD
COLERAINE DR
QUEEN ST S
Caledon Cr
East Credit R
Humber R

SAVED: 2 April 2018

FILE: S:\POLICY SECTIONGIS\official_plan\mxd\9-april_2018

SAVED BY: bloverock

April 2018 Office Consolidation

APPENDIX C
Site Photographs

ECOLOGICAL LAND CLASSIFICATION	
Photo 1 March 27, 2024 FOD: Deciduous Forest	
Photo 2 March 27, 2024 FOD: Deciduous Forest	

Photo 3 March 27, 2024 WOD: Deciduous Woodland	
Photo 4 March 27, 2024 WOD: Deciduous Woodland	

Photo 5 March 27, 2024 WOM Mixed Woodland	
Photo 6 March 27, 2024 WOM Mixed Woodland	

Photo 7 March 27, 2024 TAGM1: Coniferous Plantation	
Photo 8 March 27, 2024 TAGM1: Coniferous Plantation	

Photo 9 March 27, 2024 CVC-1: Business Sector	
Photo 10 March 27, 2024 CVC-1: Business Sector	

Photo 11 March 27, 2024 CVR-4: Rural Property	
Photo 12 March 27, 2024 CVR-4: Rural Property	

Photo 13 March 27, 2024 CVI-1 Transportation	

APPENDIX D
Botanical Inventory

Appendix D – Botanical inventory results within the Study Area

Scientific Name	Common Name	SARA[1]	ESA[2]	S-Rank[3]	CC[4]	CW[5]
Tilia americana	American Basswood	---	---	S5	4	3
Fagus grandifolia	American Beech	---	---	S4	6	3
Ulmus americana	American Elm	---	---	S5	3	-2
Bromus inermis	Awnless Brome	---	---	SNA	---	5
Galium spp.	Bedstraw species	---	---	---	---	---
Medicago lupulina	Black Medic	---	---	SNA	---	1
Solidago canadensis var. canadensis	Canada Goldenrod	---	---	S5	1	3
Cichorium intybus	Chicory	---	---	SNA	---	5
Tussilago farfara	Colt's-foot	---	---	SNA	---	3
Arctium minus	Common Burdock	---	---	SNA	---	5
Leonurus cardiaca	Common Motherwort	---	---	SNA	---	5
Verbascum thapsus	Common Mullein	---	---	SNA	---	5
Tanacetum vulgare	Common Tansy	---	---	SNA	---	5
Tsuga canadensis	Eastern Hemlock	---	---	S5	7	3
Ostrya virginiana	Eastern Hop-hornbeam	---	---	S5	4	4
Thuja occidentalis	Eastern White Cedar	---	---	S5	4	-3
Pinus strobus	Eastern White Pine	---	---	S5	4	3
Dipsacus fullonum	Fuller's Teasel	---	---	SE5	---	5
Geranium robertianum	Herb-Robert	---	---	S5	---	5
Acer negundo	Manitoba Maple	---	---	S5	0	-2
Acer platanoides	Norway Maple	---	---	SNA	---	5
Pinus resinosa	Red Pine	---	---	S5	8	3
Pinus sylvestris	Scotch Pine	---	---	SNA	---	5
Anemone acutiloba	Sharp-lobed Hepatica	---	---	S5	6	5
Acer saccharum	Sugar Maple	---	---	S5	4	3
Populus tremuloides	Trembling Aspen	---	---	S5	2	0
Fraxinus americana	White Ash	---	---	S4	4	3
Picea glauca	White Spruce	---	---	S5	6	3
Salix alba	White Willow	---	---	SNA	---	-3
Daucus carota	Wild Carrot	---	---	SNA	---	5

Scientific Name	Common Name	SARA[1]	ESA[2]	S-Rank[3]	CC[4]	CW[5]
Fragaria virginiana	Wild Strawberry	---	---	S5	2	1

[1]Federal Species at Risk Act, 2002. [2]Provincial Endangered Species Act, 2007. [3]Provincial Conservation ranking (S-Rank) where S3 = Rare, S4= Apparently Secure, S5= Secure and SNA = Unsuitable target for Conservation Activities. [4]Coefficients of Conservation (0 -10). [5]Coefficient of Wetness.