

TOWN OF CALEDON
PLANNING
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**Scoped Environmental Impact Study
Station Road**

Bolton, Caledon, Ontario

Submitted to:

King Station Limited Partnership
410-3120 Rutherford Road
Concord, Ontario
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1. Introduction

1.1 Project Overview

This Scoped Environmental Impact Study (EIS) provides an overview of the work completed on behalf of King Station Limited Partnership, for the property identified at 14 Station Road, in the Village of Bolton, Town of Caledon, Ontario (herein referred to as the Subject Lands), which is located in the Regional Municipality of Peel (**Figure 1, Appendix A**). The Subject Lands are located within a highly developed residential neighborhood, on an empty lot that is proposed for redevelopment into a parking lot.

1.2 Purpose of the Scoped Environmental Impact Study

A Scoped EIS is required to assess the potential impacts of the proposed development on the natural heritage features and associated functions, on and adjacent to the Subject Lands. This EIS considers applicable federal, provincial and municipal requirements and policies, including reference to the natural heritage policies of the *Provincial Planning Statement* (PPS; MMAH 2024), as well as the provincial implementation guidance contained in the Natural Heritage Reference Manual (NHRM; MNR 2010).

This Scoped EIS is a requirement of the municipal planning process and is intended to address the policies of the Town of Caledon and Toronto and Region Conservation Authority (TRCA). GEI Consultants Canada Ltd. (GEI) has determined that a Scoped EIS would be appropriate given the disturbed nature of these lands and the surrounding landscape.

The field investigations and Scoped EIS have been completed in accordance with the Terms of Reference (TOR) developed for this Project (**Appendix C**). These TOR were prepared and submitted to the Town of Caledon's planning department for review and input on April 12, 2023.



2. Natural Heritage Planning Considerations

The Subject Lands are subject to federal, provincial and municipal legislation, as well as land use planning policies. This Scoped EIS will include an assessment of the quality and extent of natural heritage features found on and adjacent to the Subject Lands, and the potential impacts to these features from the proposed development. The following subsections will provide an overview of the relevant legislation.

2.1 Federal Legislation

2.1.1 *Fisheries Act*

Fisheries and Oceans Canada (DFO) administers the *Fisheries Act* (Government of Canada, 1985) which provides protections for fish and fish habitat within all waters in Canada. The *Fisheries Act* defines fish habitat as “spawning grounds and other areas, including nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes” (Section 2.1). The *Fisheries Act* prohibits the death of fish by means other than fishing, and the harmful alteration, disruption or destruction of fish habitat (HADD). A HADD is further defined as “any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat’s capacity to support one or more life processes”.

No watercourses or surface water features, which could contain fish or fish habitat, are present within the Subject Lands. Tributaries of Jaffary’s Creek (a tributary to the Humber River) and Jaffary’s Creek Pond are present to the immediate southwest of the Subject Lands, across Station Road. An Erosion and Sediment Control (ESC) Plan has been prepared by GEI under separate cover to address any concerns related to protection of nearby fisheries (GEI, 2024b).

2.1.2 *Species at Risk Act*

The *Species at Risk Act* (SARA; Government of Canada, 2002), applies principally on federally owned lands, however, there are general prohibitions in the SARA against killing an individual of a protected aquatic or migratory bird species or destroying their residence, which apply to all lands, and with respect to critical habitat for aquatic species at risk (SAR) identified in Schedule 1 of SARA. SARA is administered by DFO for aquatic species.

Where SAR are listed on Schedule 1 of the SARA and are also listed on the Species at Risk in Ontario (SARO List; Government of Ontario, 2008) as Threatened or Endangered, they are offered provincial protection under the *Endangered Species Act* (ESA; Government of Ontario, 2007). Changes to SAR legislation within the province of Ontario is ongoing and has been described further in **Section 0** below.

2.1.3 *Migratory Birds Convention Act*

Environment and Climate Change Canada (ECCC) administers the *Migratory Birds Convention Act* (MBCA; Government of Canada, 1994), which alongside the *Migratory Birds Regulation*



(MBR; Government of Canada, 2022) protects the nests of migratory bird species from destruction, including incidental take (i.e., the unintentional destruction of a nest), as well as from disturbance. The MBCA/MBR does not provide a set date where activities, such as tree removal, can be completed without the risk of incidental harm to the nests of birds. The requirement to ensure that there are no bird nests present within the work area rests with the proponent of the activity.

2.2 Provincial Legislation

The Subject Lands are located outside of the boundaries of the Greenbelt Conservation Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan, and therefore these provincial plans and policies do not apply.

2.2.1 Planning Act

The *Planning Act* (Government of Ontario, 1990c) provides for a land use planning system that is led by provincial policy. It recognizes the decision-making authority of municipal councils in planning matters and integrates matters of provincial interest into municipal planning decisions. It has the goal of promoting sustainable economic development in a healthy natural environment. Section 2 of the Planning Act establishes matters of Provincial Interest, which include, but are not limited to:

- the protection of ecological systems, including natural areas, features and functions;
- the conservation of features of significant scientific interest;
- the protection of public health and safety;
- the orderly development of safe and healthy communities; and
- the appropriate location of growth and development.

2.2.1.1 Provincial Planning Statement

The PPS provides direction on matters of provincial interest related to land use planning and development. It “...*supports a comprehensive, integrated and long-term approach to planning...*” The PPS is to be read in its entirety, and land use planners and decision-makers need to consider all relevant policies and how they work together. All planning decisions are required to be consistent with the PPS.

This Scoped EIS addresses those policies that are specific to Natural Heritage (Section 4.1) with some reference to other policies with relevance to Natural Heritage and impact assessment considerations, Natural Hazards (Section 5), and areas of overlap. Please refer to the Planning Justification Letter prepared by Weston Consulting for a comprehensive review of the PPS 2024.

Natural Heritage Policies:

Eight types of significant natural heritage features are defined in the PPS:

- Significant wetlands
- Significant coastal wetlands and other coastal wetlands



- Significant woodlands
- Significant valleylands
- Significant wildlife habitat (SWH)
- Fish habitat
- Habitat of endangered and threatened species
- Significant Areas of Natural and Scientific Interest (ANSIs)

Development and site alteration shall not be permitted in Provincially Significant Wetlands (PSWs) in southern Ontario, or in significant coastal wetlands; it may be permitted on adjacent lands to these natural heritage features provided it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Further, development and site alteration shall not be permitted in significant woodlands, significant valleylands, SWH, or significant ANSIs, or on adjacent lands to these natural heritage features and areas, unless it is demonstrated that there will be no negative impact on the natural features or their ecological functions.

Additionally, development and site alteration shall not be permitted in the habitat of endangered and threatened species or in fish habitat, except in accordance with provincial and federal requirements. However, development and site alteration may be permitted on lands adjacent to fish habitat provided it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Natural Hazard Policies:

Policies for development within and adjacent to areas of natural or human-made hazards are found in Section 5 of the PPS. The PPS requires that *“Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards”* (Section 5.1.1).

This includes:

- hazardous lands, such as areas impacted by flooding hazards, erosion hazards, dynamic beach hazards (Section 5.2.2.a);
- hazardous sites (Section 5.2.c);
- hazardous forest types for wildland fire (Section 5.2.8);
- mine, oil, gas, or salt hazards (Section 5.3.1); and
- contaminated sites (Section 5.3.2).

And pursuant to Section 5.2.8:

... development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:



- a) *development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
- b) *vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- c) *new hazards are not created and existing hazards are not aggravated; and*
- d) *no adverse environmental impacts will result.*

2.2.2 Endangered Species Act

The Ministry of the Environment, Conservation and Parks (MECP) administers the ESA, which was developed to:

- Identify SAR, based upon best available scientific information, including information obtained from community knowledge and Indigenous traditional knowledge; and
- Provide for the protection and conservation of SAR while taking into account social and economic considerations including the need for sustainable economic growth in Ontario.

The ESA protects all Threatened, Endangered, and Extirpated species listed on the SARO List (Ontario Regulation (O. Reg.) 230/08). These species are legally protected from harm. Furthermore, the habitat of species listed as Threatened or Endangered are also legally protected from damage or destruction, as defined under the ESA.

On June 5, 2025, *Bill 5, the Protect Ontario by Unleashing our Economy Act, 2025* (Bill 5; Legislative Assembly of Ontario, 2025) received royal assent, which will eventually replace the ESA with the *Species Conservation Act* (SCA; Government of Ontario, 2025) on a date to be determined. The SCA provides similar legal protections to SAR and their habitat. Bill 5 also introduced immediate changes to the ESA, including an updated definition of “habitat”.

2.2.3 Fish and Wildlife Conservation Act

The Ministry of Natural Resources (MNR) administers the *Fish and Wildlife Conservation Act* (FWCA; Government of Ontario, 1997), which sets out regulations for hunting, trapping, fishing, and other activities related to the intentional capture or harm of wildlife in Ontario, including protection for the nests of many bird species not protected under the MBCA. Where the FWCA conflicts with the ESA, the Act that provides provisions offering the most protection prevails.

2.2.4 Conservation Authorities Act

The *Conservation Authorities Act* (CA Act; Government of Ontario, 1990a) provides for the organization and delivery of programs and services that further the conservation, restoration, development and management of natural resources in watersheds across Ontario. Part VI of the CA Act provides the framework for the jurisdiction of conservation authorities, the areas in which they regulate, and the process for issuing permits.



Section 28(1) of the CA Act states that: “No person shall carry on the following activities, or permit another person to carry on the following activities, in the area of jurisdiction of an authority:

1. *Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.*
2. *Development activities in areas that are within the authority’s area of jurisdiction and are,*
 - i. *hazardous lands,*
 - ii. *wetlands,*
 - iii. *river or stream valleys the limits of which shall be determined in accordance with the regulations,*
 - iv. *areas that are adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards, such areas to be further determined or specified in accordance with the regulations, or*
 - v. *other areas in which development should be prohibited or regulated, as may be determined by the regulations.”*

2.2.4.1 Ontario Regulation 41/24

The Subject Lands are located within the jurisdiction of the TRCA, whom administers *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits* (O. Reg. 41/24; Government of Ontario, 2024), pursuant to Section 28 of the CA Act.

To guide proponents, the TRCA has adopted a series of technical guidelines and checklists, including *The Living City Policies for Planning and Development in the Watersheds of Toronto and Region Conservation Authority* (Living City Policies; TRCA, 2014), as well as those that relate to field staking protocols, EIS preparation, erosion and sediment control, stormwater management, among others.

A portion of the Subject Lands are located within TRCA regulated limits, as illustrated in **Figure 2, Appendix A**. Pursuant to O. Reg. 41/24, any interference with, or development in or on areas regulated within the CA Act (i.e., hazardous lands, wetlands, river or stream valleys) requires permission from the Conservation Authority (i.e., the TRCA). The TRCA may issue permits under Section 28.1 and may attach conditions on the permits per Section 9(1) of the Regulation.

2.3 Municipal Legislation

The Subject Lands are located within the Town of Caledon (lower tier municipality) and the Region of Peel (upper tier municipality), and subject to both Official Plans. As of July 1st, 2024, the Region of Peel is no longer an upper tier municipality with planning responsibilities (per Section 1(1) of the *Planning Act*), and therefore the Town of Caledon is now responsible for the interpretation and implementation of both the Town and the Region’s Official Plan documents.

2.3.1 Region of Peel Official Plan

The *Region of Peel Official Plan* (RPOP; Region of Peel, 2022) provides policy direction intended to “*identify, protect, restore and enhance the long-term ecological function and biodiversity of the*



Greenland's system." Policies for the Water Resource System are found in Section 2.6 and policies for the Greenlands System in Section 2.14, Natural and Human-made Hazards in Section 2.16.

The RPOP has designated the Subject Lands and the areas within 120 m of them as part of their Urban System (Schedule E-1) with watercourses present (Schedule A-1), The Subject Lands and the areas within 120 m of them has been identified as being part of the Greenlands System Overlay (Schedule C-1); however, neither are identified as a Core Area of the Greenlands System (Schedule C-2).

Regional Greenlands System

The RPOP identifies, and is designed to protect and enhance, the Greenlands System and its functions. The Greenlands System consists of natural heritage features and areas and the linkages among them. Section 2.14 of the RPOP provides policies related to the protection of features that are components of the Greenlands System.

The Greenlands System (i.e., overlay per Schedule C-1 and C-2) consists of:

- Core Areas (Section 2.14.12-17);
 - Significant wetlands
 - Significant coastal wetlands
 - Some woodlands*
 - Environmentally sensitive or significant areas
 - Provincial life science ANSIs
 - Some valley and stream corridors*
- Natural Areas and Corridors (2.14.18);
 - Evaluated and non provincially significant wetlands and coastal wetlands
 - Some woodlands*
 - SWH
 - Fish habitat
 - Habitat of aquatic species at risk
 - Habitat of endangered and threatened species
 - Regionally significant life science ANSIs
 - Provincially significant earth science ANSIs
 - Natural lakes and their shorelines
 - All other valley and stream corridors
 - Sensitive headwater areas and sensitive ground water discharge areas
 - Other areas as designated
- Potential Natural Areas and Corridors (2.14.19-10);
 - Unevaluated wetlands and coastal wetlands
 - Cultural woodlands and cultural savannahs within the urban system*
 - All other woodlands > 0.5 ha
 - Regionally significant earth science ANSIs
 - Sensitive ground water recharge areas
 - Portions of historic shorelines



- Enhancement areas, buffers, and linkages
- Other areas as designated
- Wetlands (2.14.21-23);
- Valley and Stream Corridors (2.14.24-2.14.27);
- Woodlands (2.14.28-34);
- Fish Habitat (2.14.35);
- Habitat of Endangered and Threatened Species (2.14.36); and
- Landforms (2.14.37-38).

Where * designates a feature that meets certain criteria as outlined in the RPOP.

Water Resource System

The Water Resource System works alongside the Greenlands System to protect water quality and quantity through the protection of hydrologic features. The Water Resource System is comprised of ground water features and areas and surface water features and areas

Natural and Human-made Hazards

The RPOP identifies natural and human-made hazards as those features that pose threats to human life and/or risk to damage of property. This includes:

- Lake Ontario and its shoreline (Section 2.16.9);
- Ravine, valley, stream corridor, and erosion hazards (2.16.10);
- Riverine flood plains (2.16.11);
- Wildland fire hazards (2.16.12); and
- Other natural and human made-hazards (2.16.13).

2.3.2 Town of Caledon Official Plan

The Town of Caledon has recently undergone an official plan review, with the *Future Caledon Official Plan* (Future OP; Town of Caledon, 2025) receiving approval in late October 2025. The Bolton settlement area was originally excluded from this plan in accordance with Section 1.2.1.a.i. Since then, Official Plan Amendment (OPA) 3, which applies to the Bolton Secondary Plan Area, has been adopted by council in November 2025. It is GEI's understanding that OPA 3 has been appealed to the Ontario Land Tribunal (OLT) and is relevant to this application but not determinative. **As such, this EIS has been prepared based on policies within the *Town of Caledon Official Plan*** (OP; Town of Caledon, 1978). Although OPA 3 and the Future OP do not currently apply to the Subject Lands, this EIS has taken into consideration the policies and objectives within those plans.

2.3.2.1 1978 Town of Caledon Official Plan

The OP has designated the Subject Lands as an Environmental Policy Area (EPA; Schedule C). Nearby land uses include High Density Residential to the north and Low Density Residential to the south. The lands to the immediate west, across Station Road, are part of the West Bolton



Secondary Plan Area and have been designated as an EPA with an Open Space Link (Schedule C-3).

Environmental Policy Area

The OP prohibits all development within areas that are designated as an EPA, except for a very small list of permitted uses, which generally includes existing uses, infrastructure, and non-intensive recreational (Section 5.7.3.1.1-3). Minor refinements to the limits of EPA lands are permitted without an OPA, where supported through approved studies (Section 5.7.3.1.4). Major modifications will require an OPA (5.7.3.1.5).

Within certain portions of the Humber River Valley Corridor in the built-up area of Bolton, some lands are not designated as EPA and the Town of Caledon encourages their development (Section 5.7.3.1.10-16).

Furthermore, Section 5.7.3.1.15 states:

Through future municipal planning initiatives, the Town may determine, upon consideration of all relevant planning factors, that specific, developed portions of existing settlement areas, which are located within a valley and stream corridor, should be placed in a land use designation other than EPA. In such instances, appropriate land use designations and policies shall be developed for these lands in consultation with the relevant agencies. Such policies and designations shall address environmental and natural hazard issues to the satisfaction of the Town and other relevant agencies and shall be subject to an appropriate approvals process.

With the acknowledgement that adherence to the Town's ecosystem principles, goals, and objectives is strongly encouraged (Section 5.7.3.3.5).

Additionally, where there are concerns related to natural hazards (i.e., flooding, erosion, slope instability, etc.), additional studies are required to support any development (Section 5.7.3.3.7). Additional information on additional supporting studies for development adjacent to EPA designated lands is outlined in Section 5.7.3.7.

Ecosystem Framework

The OP uses an Ecosystem Framework approach, which is similar to and conforms to the RPOP. Per Table 3.1 of the OP, the Ecosystem Framework is comprised of:

- Natural Core Areas;
 - All woodland core areas
 - All wetland core areas
 - All life science ANSIs
 - All Environmentally sensitive areas
 - All significant habitats of threatened and endangered species
 - All SWH
- Natural Corridors;



- All core fishery resource areas
- All valley and stream corridors
- Supportive Natural Systems;
 - All other woodlands
 - All other wetlands
 - Adjacent lands to wetlands
 - All Earth Science ANSIs
 - Potential environmentally sensitive areas
 - All other habitats of threatened and endangered species
 - All other wildlife habitat
 - All other fishery resource areas
 - Bedrock aquifers
 - Surficial aquifers
 - Recharge areas
 - Discharge areas
 - Productive soils
- Natural Linkages;
 - All other woodlands
 - All other wetlands
 - Adjacent lands to wetlands
 - All Earth Science ANSIs
 - Potential environmentally sensitive areas
 - All other fishery resource areas
 - Recharge areas
 - Discharge areas
 - Erosion prone soils
 - Natural slopes greater than 15%

Pursuant to Section 3.2.3.1.1 and 3.2.4.4, **Natural Core Areas and Natural Corridors** (detailed above, and in Table 3.1 of the OP) **comprise the EPA designation**. The policies for these features are similar to those within the EPA subsections.

Section 3.2.5 outlines a series of performance measures, including additional policies for woodlands, wetlands, ANSIs, environmentally sensitive areas, habitat of threatened and endangered species, fisheries, wildlife habitat, valley and stream corridors (Section 3.2.5.12), groundwater, soils, and natural slopes (Section 3.2.5.15). A more detailed review of these policies is found in **Section 0** below.

2.3.2.2 Official Plan Amendment 3 and the Future Caledon Official Plan

OPA 3 has designated the Subject Lands as a Neighbourhood Area (H33a), with Parks and Open Space across Station Road. The Subject Lands are also located within a Valley and Stream Corridor (H33d) and a Natural Feature and Area (H33c). A Significant Woodland is located to the east of Rolling Hills Lane, and Jaffary's Creek Pond is identified as a Stormwater Management Pond (H33d).



The Future OP has moved to a feature-based approach for natural heritage protections and no longer uses the EPA designation. Policies related to natural heritage features are found in Section 13, and those related to natural hazards in Section 16.

The Future OP uses a Natural Environment System approach, which categorizes some features differently from the OP. The Natural Environment System is comprised of (Section 13.2.1):

- Natural Features and Areas (Section 13.3):
 - Provincially significant wetlands
 - Some woodlands*
 - Significant valleylands
 - Environmentally Sensitive or Significant Areas
 - Provincial Life Science ANSIs
 - Some valley and stream corridors*
- Supporting Features and Areas (Section 13.4):
 - Evaluated non-PSW
 - Unevaluated wetlands
 - Some woodlands*
 - Some cultural woodlands and cultural savannahs within the Urban System*
 - SWH
 - Fish Habitat
 - Habitat of aquatic SAR
 - Habitat of endangered and threatened species
 - Regionally significant Life Science ANSIs
 - Provincially and regionally significant Earth Science ANSIs
 - All other valley and stream corridors*
 - Sensitive head water areas and sensitive groundwater discharge areas
 - Sensitive groundwater recharge areas
 - Enhancement areas
 - Linkages
 - VPZs and buffers
 - Savannahs
 - Alvars
- The Water Resource System (Section 13.11):
 - Aquifers and unsaturated zones
 - Areas of high aquifer vulnerability
 - Groundwater recharge and discharge areas
 - Highly vulnerable aquifers
 - Lakes and kettle lakes
 - Permanent and intermittent streams
 - Seepage areas and springs
 - Significant groundwater recharge areas
 - Significant surface water contribution areas
 - Water tables
 - Wetlands



Where * designates a feature that meets certain criteria as outlined in the RPOP.



3. Background Review

GEI reviewed the following background material to determine existing natural heritage information for the Subject Lands:

- Natural Heritage Information Centre (NHIC) database (MNR, 2025);
- Geospatial Ontario database (GEO; 2025; formerly Land Information Ontario);
- Atlas of the Breeding Birds of Ontario (Bird Studies Canada et. al., 2008);
- Reptile and Amphibian Atlas (Ontario Nature, 2025);
- Ontario Butterfly and Moth Atlases (Toronto Entomologists' Association's, 2025a-b);
- Aquatic SAR Distribution Mapping (DFO, 2025); and
- Online citizen science databases (e.g., eBird and iNaturalist).

The results of these background reviews are discussed in the following subsections.

3.1 Natural Heritage Feature Results

Based on the GEO (2025) geographic database, no natural heritage features were identified within the Subject Lands.

The following natural heritage features were identified by GEO (2025) adjacent to the Subject Lands (i.e. within 120 m; **Figure 2, Appendix A**):

- Jaffary's Creek Pond;
- Tributary of Jaffary's Creek;
- Woodlands; and
- Mixed Wader Nesting Colony.

The following additional natural heritage features and areas were identified within the Subject Lands and adjacent to them, through the RPOP and OP:

- Watercourse, including permanent and intermittent streams (RPOP Schedule A-1);
- Greenlands System Overlay (RPOP Schedule C-1); and
- Environmental Policy Area (OP Schedule C and C-3).

The TRCA has noted the following additional natural heritage features and areas within the Subject Lands (personal communication, November 25, 2025):

- Valleyland, associated with Jaffary's Creek



3.2 Rare Species Records

A summary of rare species records identified through background review and preliminary habitat assessment is provided in **Table A** below. Suitable habitat for each of these species was considered during field investigations and has been reviewed further in **Section 5.6** below.

Table A: Rare Species Identified Through Background Review and Preliminary Habitat Assessment

Species Name	Scientific Name	ESA Status	S-Rank	Source
Birds				
Acadian Flycatcher	<i>Empidonax virescens</i>	Endangered	S1B	OBBA
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered	S3	NHIC, OBBA
Bank Swallow	<i>Riparia riparia</i>	Threatened	S4B	OBBA
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	S4B	NHIC, OBBA
Chimney Swift	<i>Chaetura pelagica</i>	Threatened	S3B	OBBA
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	S4B	NHIC, OBBA
Least Bittern	<i>Ixobrychus exilis</i>	Threatened	S4B	NHIC, OBBA
Barn Swallow	<i>Hirundo rustica</i>	Special Concern	S4B	OBBA
Black Tern	<i>Chlidonias niger</i>	Special Concern	S3B	NHIC, OBBA
Canada Warbler	<i>Cardellina canadensis</i>	Special Concern	S5B	OBBA
Common Nighthawk	<i>Chordeiles minor</i>	Special Concern	S4B	OBBA
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	S4B	OBBA
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	S4B	OBBA
American Coot	<i>Fulica americana</i>	-	S3B	OBBA
Blue-winged Teal	<i>Anas discors</i>	-	S3B	OBBA
Common Gallinule	<i>Gallinula galeata</i>	-	S3B	OBBA
Purple Martin	<i>Progne subis</i>	-	S3B	OBBA
Insects				
Monarch	<i>Danaus plexippus</i>	Special Concern	S4B	NHIC, OBA
Reptiles				
Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened	S3	NHIC, ORAA
Northern Map Turtle	<i>Graptemys geographica</i>	Special Concern	S3	ORAA
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	S4B	ORAA

3.3 Ontario Municipal Board Case Number PL090390

The Ontario Municipal Board (OMB; now the OLT) reviewed the Subject Lands and the adjacent properties (OMB lands; consisting of 232 and 240 King Street West) as part of case number PL090390 in 2010. At the time the owners appealed to the OMB in response to the Town of Caledon failing to enact a proposed combined OPA and zoning by-law amendment (ZBA) for the OMB lands. The proposal sought to re-zone the OMB lands from Open Space (OS) and Estate



Residential (RE) to Mixed Density Residential (RMS) and EPA to permit the development of residential condominium buildings and townhouses.

During this case hearing, the TRCA provided a letter (dated December 8, 2009) which noted that while an “old land feature referred to as Jaffary’s Creek, which appears to traverse a small section of the site at the northwest corner” was previously identified, it “does not contain a watercourse, does not provide significant wildlife habitat, and does not in any other way meet the criteria for EPA designation”. The Town agreed with this conclusion (OMB PL090390, January 15th, 2010).

The lands designated EPA within the 2009 decision reflect the development envelope approved by the OMB in the 1997 case. The board further notes that “the old river slope is barren, with no vegetation and no significant environmental features”. However, “it was designated EPA at the 1997 proposal and it will remain so” (OMB PL090390, January 15th, 2010).

The Subject Lands, as part of the OMB lands, were re-zoned during the 2010 case to EPA1-573, which permits environmental management and flood and erosion control uses, as shown in **Figure 1** below. Flood and Erosion Control Uses only include drainage swales, retaining walls, and their associated structural components. Furthermore, Environmental Management Restrictions means that no person shall alter the surface of the land, or alter, remove, cut, or trim any vegetation, except in accordance with a Grading Plan and a Tree Inventory and Preservation Plan that has been approved by both the Town of Caledon and the TRCA.

Figure 1. Land Use Changes within the OMB Lands (OMB PL090390, January 15th, 2010)



4. Field Investigations

An ecological field survey program was completed by GEI in late summer 2023 to verify the presence of natural heritage features and areas, and to collect additional data to support the assessment of significance of these features, where present. These investigations were completed within the Subject Lands and the adjacent lands, where access was provided, and included the following:

- Ecological Land Classification (ELC);
- Single-season botanical inventory (summer);
- Stem density assessment; and
- Tree inventory.

A summary of the dates and weather conditions associated with each survey is provided in **Table 1 (Appendix B)**.

4.1 Ecological Land Classification and Botanical Inventory

Vegetation surveys within the Subject Lands consisted of ELC and a summer botanical inventory, completed on July 21, 2023. Vegetation community types were assessed using the sampling protocol of the ELC Southern Ontario (Lee et al., 1998). ELC was completed to the finest level of resolution (i.e., Vegetation Type) where feasible. Data collected was used to note the presence of rare species, if any, as well as delineate vegetation communities present on the Subject Lands. Species names generally follow nomenclature from the Database of Vascular Plants of Canada (Brouillet et al., 2010+).

The provincial status of all plant species and vegetation communities is based on NHIC (2021). Identification of potentially sensitive native plant species is based on their assigned coefficient of conservatism (CC) value, as determined by Oldham et al. (1995). The CC value, ranging from 0 (low) to 10 (high), is based on a species tolerance of disturbance and fidelity to a specific natural habitat. Species with a CC value of 9 or 10 generally exhibit a high degree of fidelity to a narrow range of habitat parameters.

4.2 Stem Density Assessment

A stem density assessment was completed on September 15, 2023, for the treed area within the Subject Lands to determine whether it met the definition of woodland, as defined by the *Forestry Act* (Government of Ontario, 1990a) based on a calculation of stem density:

“woodland” means land that satisfies at least one of the following stem densities but does not include a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees.

(a) 1,000 trees, of any size, per hectare,



- (b) 750 trees, measuring over five cm in diameter, per hectare,
- (c) 500 trees, measuring over 12 cm in diameter, per hectare, or
- (d) 250 trees, measuring over 20 cm in diameter, per hectare.

Given its small size, the entire treed area (i.e., Mineral Cultural Savannah) was tallied to determine stem density, thus achieving a sampling intensity of 100% for this community. All live trees that were 1.37 m tall or greater were counted and categorized based on diameter at breast height (DBH; i.e., ≤5 cm, 6-12 cm, 13-20 cm, or >20 cm, following the *Forestry Act, 1990* categorization). The collective plot data was used to calculate stem density within the vegetation community per hectare (ha). Tall shrubs, such as Common Buckthorn (*Rhamnus cathartica*) and Hawthorn (*Crataegus* sp.) were excluded from this survey.

4.3 Tree Inventory

An inventory of all trees of over 10 cm DBH was completed within the Subject Lands on September 15 and 28, 2023. Trees smaller than 10 cm DBH were tallied as part of this exercise. The data collected include species, location, ownership, diameter at breast height, health category (biological, structural, and overall), crown radius, and tree condition.

The Arborist Report and Tree Preservation Plan (GEI, 2026) were prepared under a separate cover.



5. Biophysical Characterization

5.1 Physiography and Topography

The Subject Lands are located within the south slope physiographic region and located within drumlinized till plains (Chapman & Putnam, 1984; CVC (Ed.), 2011). The south slope physiographic region generally consists of low-lying, fine-grained, undulating ground moraine and knolls, and are comprised of soils that exhibit low permeability and limited groundwater infiltration capacity (CVC (Ed.), 2011).

The Subject Lands have been previously disturbed through earthworks. The periphery of the site has been lowered such that the central portion of the site appears on the landscape as a mound with exposed earth around the perimeters.

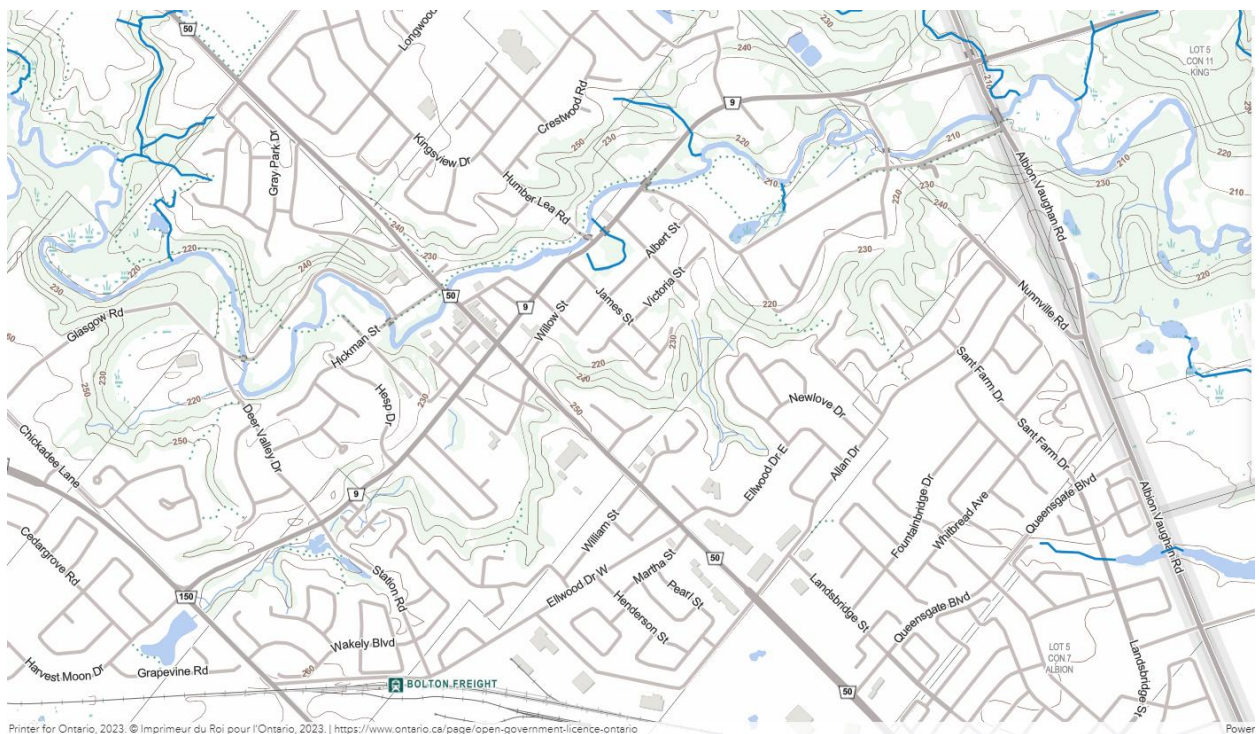


5.2 Historic and Recent Site Conditions

Historically, the Subject Lands were likely contiguous with the Jaffary's Creek valleyland (a tributary to the Humber River) prior to this area of Bolton's development. The historic Jaffary's Creek valleyland, is somewhat visible through contours and mapping available by the Ontario GeoHub shown in **Figure 2** below (2025; Aquatic Resource Area Line Segment). Based on available mapping, the confluence of Jaffary's Creek with the Humber River is located approximately 3.4 km downstream of the Study Area, near Albion Vaughan Road.

The TRCA (n.d.) notes that the historic valleylands associated with Jaffary's Creek likely experienced significant modifications and burying, as early as the 1800-1850's.

Figure 1. Valleylands associated with the historic Jaffary's Creek (Ontario GeoHub, 2025)



Publicly available air photos from the University of Toronto Air Photo collection (2024) show that King Street West has divided this portion of the valleyland since 1954, at least (**Figure 3**).

Figure 2. Aerial Photo dated 1954, showing the valleyland being divided by King Street West.

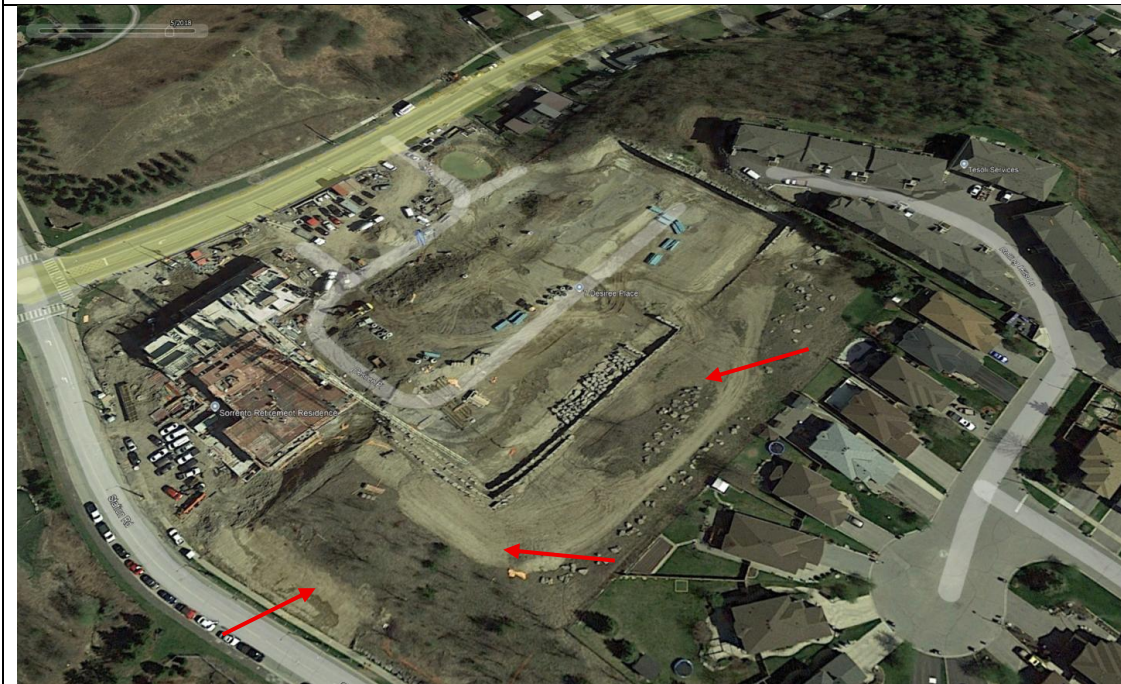


As approved by the 2016 OMB decision (PL090390), the area underwent development, including extensive earthworks within the designated EPA, where the Subject Lands are located (refer to **Figure 4**). These site alterations substantially modified the original valley feature to the extent that the natural landform is no longer discernible. In addition to the regrading activities, an engineered retaining wall system was constructed on site. Consequently, the current topography is a direct result of these development activities and does not reflect a natural landscape.

Figure 3. Google Earth aerial images, showing extensive earthworks in the area, including the Subject Lands.



Google Earth aerial image 2015. This image shows the nature of the site prior to the development proceeding in accordance with the 2016 OMB decision.



Google Earth aerial image 2018. This image shows the comprehensive earthworks that took place during the construction of the OMB-authorized development. Major grading and stockpiling extended into the area that had been zoned as an Environmental Protection Area.



Google Earth aerial image 2021. This image shows further earthworks occurring in the area zoned as Environmental Protection Area.



Google Earth aerial image 2022. This image shows the resulting configuration of the Subject Lands after earthworks. The periphery of the site has been lowered such that the central portion of the site appears on the landscape as a mound with exposed earth around the perimeters.

5.3 Landscape Ecology

The Subject Lands are in the Lake Simcoe to Rideau Ecoregion (6E) and Deciduous Forest Region. Per Rowe (1972), broadleaved species common in the region include Sugar Maple (*Acer saccharum*), Red Oak (*Quercus rubra*), Basswood (*Tilia americana*), and White Elm (*Ulmus americana*). Other wide-ranging species are the Eastern White Cedar (*Thuja occidentalis*) and Largetooth Aspen (*Populus grandidentata*), and to a lesser extent, American Beech (*Fagus grandifolia*), White Oak (*Quercus alba*), Butternut (*Juglans cinerea*) and White Ash (*Fraxinus americana*). Boreal species, such as White Spruce (*Picea glauca*), Black Spruce (*Picea mariana*), Balsam Fir (*Abies balsamea*), Jack Pine (*Pinus banksiana*), Trembling Aspen (*Populus tremuloides*), Balsam Poplar (*Populus balsamifera*) are intermixed throughout the region. Within the Subject lands, overall vegetation quality and quantity is limited. Jaffary's Creek is located approximately 31 m southwest of the Subject Lands, across Station Road.

5.4 Vegetation

5.4.1 Ecological Land Classification

The Subject Lands consist, in part, of a remnant patch of Mineral Cultural Savannah (CUS1). ELC definitions consider a savannah to be any area with a tree canopy cover of between 25% and 35%. The CUS1 on the Subject Lands consists of a sparsely treed area made up primarily of young trees with a canopy cover that meets these definitions. Canopy and sub-canopy species within this community include White Elm (*Ulmus americana*), Sugar Maple (*Acer saccharum* ssp. *Saccharum*), and Eastern Red Cedar (*Juniperus virginiana*). This community has a well-developed shrub layer including Tatarian Honeysuckle (*Lonicera tatarica*), Common Buckthorn, and Hawthorn. Ground cover species include White Sweet Clover (*Melilotus albus*), Cow Vetch (*Vicia cracca*), Smooth Brome (*Bromus inermis*), and Tall Goldenrod (*Solidago altissima*).

Over half of the Subject Lands surrounding the remnant CUS1 were graded between 2016 and 2017, as assessed through a review of historical aerial imagery. Grading lowered these portions of the Subject Lands, such that the CUS1 appears on the landscape as a mound with exposed earth around the perimeters. These graded portions have since become established as Mineral Cultural Meadow (CUM1). Abundant species in this community include White Sweet Clover, Tall Goldenrod, Cow Vetch, Queen Anne's Lace (*Daucus carota*), Bird's-foot Trefoil (*Lotus corniculatus*), and Canada Thistle (*Cirsium arvense*). The less disturbed areas to the north consist of Old-Field Mineral Cultural Meadow (CUW1-1), heavily dominated by Tall Goldenrod.

In addition to anthropogenic disturbance from the grading, most of the Subject Lands exhibited evidence of the dumping of construction materials (e.g., wire fencing, buckets, piping, and a hose). Drainage within the Subject Lands appears to be directed to two metal grates along two swales lined with riprap along the southern and northern boundaries of the Subject Lands. Due to the high degree of anthropogenic disturbance of the site and the high proportion of introduced species (discussed in **Section 5.3.2** of this report), the vegetation communities of the Subject Lands likely provide limited wildlife habitat function, with suitability primarily for urban-adapted wildlife species.



ELC mapping of the Subject Lands is shown on **Figure 3 (Appendix A)**. No provincially rare vegetation communities or wetland communities were identified within the Subject Lands (NHIC, 2023).

5.4.2 Vascular Plants

The botanical inventory completed on the Subject Lands recorded a total of 57 species (i.e., taxa, inclusive of subspecies, varieties, and hybrids). Of these, 42% are native to Ontario and 58% are exotic, reflecting the anthropogenic disturbance of the Subject Lands. A complete list of species documented from the Subject Lands is provided in **Table 2 (Appendix B)**.

Most of the native plants (88%) are ranked S5 (secure in Ontario), while two species (8%) are ranked S4 (apparently secure in Ontario). The rest of the native species could not be identified beyond genus due to a lack of diagnostic characteristics present at the time of the botanical survey. As a result, none of the observed species are considered rare in Ontario.

Individuals of Eastern Red Cedar were observed, which is a species considered locally rare, per the Peel Region rarity rankings (Varga et al., 2004). In reviewing historical aerial imagery, it appears that this species was formerly planted on the historical residential property (now redeveloped), and may consist of a horticultural variety. As such, no preservation or relocation of this species is recommended at this time.

None of the observed species had a co-efficient of conservatism value of 9 or 10. No SAR plants were observed on the Subject Lands during the botanical survey.

5.4.3 Invasive Species

Invasive plants are those that can become (or presently are) a serious problem within a defined location. These plants reproduce and spread aggressively, reducing the local biodiversity and threatening ecological function. Depending on existing conditions, some invasive species can outcompete all other species.

Urban Forest Associates (2002) provides a categorical ranking system for plants known to be invasive in southern Ontario. Of the 33 exotic species observed on the Subject Lands, five are ranked Category 1 by Urban Forest Associates.

Category 1 plants are deemed to be the most invasive and can dominate a site indefinitely. These are a threat to natural areas wherever they occur because they have very effective reproduction and dispersal mechanisms. The five Category 1 plants observed on the Subject Lands are:

- Canada Thistle;
- Dame's Rocket (*Hesperis matronalis*);
- Tatarian Honeysuckle;
- European Buckthorn; and
- Manitoba Maple (*Acer negundo*).



5.5 Stem Density Assessment

The treed area within the Subject Lands (CUS1) is approximately 0.5 ha in size. The results of the stem density survey for this area, converted to number of trees per hectare, are summarized in **Table B**, below.

Table B: Stem Density Survey Results Converted to Number of Trees per Hectare

Trees/ha	Criteria Met	Woodland Criteria
190	No	(a) 1,000 trees of any size, per ha
150	No	(b) 750 trees measuring over five cm in diameter, per ha
40	No	(c) 500 trees measuring over 12 cm in diameter, per ha
12	No	(d) 250 trees measuring over 20 cm in diameter, per ha

As demonstrated through the stem density survey, the CUS1 does not have sufficient stem density to qualify as a woodland per the *Forestry Act, 1990* definition.



5.6 Habitat for Rare Species

Using ortho-aerial imagery, supported by the ELC data collected during field investigations and other general observations on site, GEI determined that no suitable habitat for any rare species was present, as shown in **Table C** below.

Habitat for these species may exist within naturalized features located within 120 m of the Subject Lands, including the woodlands to the northeast, and/or Jaffary's Creek Pond and its associated tributaries (to the Humber River) to the southwest; however, these naturalized areas are functionally separated from the Subject Lands by residential development (to the north and east) and Station Road (to the south and west). As such, no further investigations are warranted.

Table C: Preliminary Habitat Assessment for Rare Species Records

Species Name	Scientific Name	ESA Status	S-Rank	Suitable Habitat Present within the Subject Lands
Birds				
Acadian Flycatcher	<i>Empidonax vireescens</i>	Endangered	S1B	No
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered	S3	No
Bank Swallow	<i>Riparia riparia</i>	Threatened	S4B	No
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	S4B	No
Chimney Swift	<i>Chaetura pelagica</i>	Threatened	S3B	No
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	S4B	No
Least Bittern	<i>Ixobrychus exilis</i>	Threatened	S4B	No
Barn Swallow	<i>Hirundo rustica</i>	Special Concern	S4B	No
Black Tern	<i>Chlidonias niger</i>	Special Concern	S3B	No
Canada Warbler	<i>Cardellina canadensis</i>	Special Concern	S5B	No
Common Nighthawk	<i>Chordeiles minor</i>	Special Concern	S4B	No
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	S4B	No
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	S4B	No
American Coot	<i>Fulica americana</i>	-	S3B	No
Blue-winged Teal	<i>Anas discors</i>	-	S3B	No
Common Gallinule	<i>Gallinula galeata</i>	-	S3B	No
Purple Martin	<i>Progne subis</i>	-	S3B	No
Insects				
Monarch	<i>Danaus plexippus</i>	Special Concern	S4B	No
Reptiles				
Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened	S3	No
Northern Map Turtle	<i>Graptemys geographica</i>	Special Concern	S3	No
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	S4B	No



5.7 Incidental Wildlife

No incidental wildlife observations were made during the field investigations conducted within the Subject Lands.

5.8 Tree Inventory

As identified in the Arborist Report and Tree Preservation Plan (GEI, 2026), which is provided under a separate cover, a total of 35 trees greater than 10 cm DBH were inventoried within the Subject Lands. Of these, four are recommended for preservation and 31 are recommended for removal due to anticipated construction impacts. As detailed within the *Terms of Reference: Tree Preservation* (Town of Caledon, 2024), a condition for the tree removal permit process is to provide replacement trees following the Town's compensation table. As such, the proposed removal of 31 trees will require the compensation planting of 30 trees, as several are dead and do not require compensation. It has been acknowledged that replanting opportunities within the Subject Lands is limited, and as such, a cash-in-lieu allowance will be negotiated with the Town of Caledon.

The tree preservation and mitigation measures prescribed within the Arborist Report and Tree Preservation Plan (GEI, 2025) should be closely adhered to, in order to reduce impacts to trees.



6. Analysis of Significance

Eight types of significant natural heritage features are identified and afforded protections within the PPS:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat;
- Fish habitat;
- Habitat of endangered and threatened species; and
- ANSIs.

The RPOP identifies and provides protections for additional features, including:

- Wetlands*;
- Woodlands*;
- Environmentally sensitive or significant areas*;
- Valley and stream corridors*;
- Natural lakes and their shorelines;
- Enhancement areas, buffers, and linkages;
- Landforms;
- Natural hazards; and
- Other areas as designated.

The OP further identifies and provides protections for:

- Core fishery resource areas and all other fishery resource areas;
- Adjacent lands to wetlands;
- Potential environmentally sensitive areas;
- All other wildlife habitat; and
- Natural slopes greater than 15%.

And the Future OP further identifies and provides protections for:

- Cultural woodlands and cultural savannahs within the urban system*; and
- Savannahs and alvars.

Where * designates a feature that meets certain criteria as outlined in the RPOP and/or OP.

The presence/absence of these features and areas on or adjacent to the Subject Lands is discussed in detail in **Table D**. The NHRM (MNR, 2010) was referenced to assess the potential significance of natural areas and associated functions.



Table D: Policy Analysis of Natural Heritage Features within the Subject Lands

Feature Type	Present within the Subject Lands	Present within 120 m of the Subject Lands
Provincial Planning Statement		
Significant Wetlands	None present	None present
Coastal Wetlands	None present	None present
Significant Woodlands	None present	May be present in the GEO mapped woodlands located southwest of the Subject Lands across Station Road; may be present on woodlands located to the east of the Subject Lands beyond Rolling Hills Lane.
Significant Valleylands	As identified by the TRCA, a portion of Significant Valleyland, associated with the historic Jaffary’s Creek (a tributary to the Humber River) is located within the Subject Lands.	As identified by the TRCA, a portion of Significant Valleyland, associated with the historic Jaffary’s Creek (a tributary to the Humber River) is located within the lands to the west (across Station Road), and to the east (beyond the existing residential uses on Rolling Hills Lane). The Humber River is presently located approximately 480 m to the north, and 3.6 km to the east.
Significant Wildlife Habitat	None present (Refer to Table 3, Appendix B)	May be present in the GEO mapped woodlands located southwest of the Subject Lands across Station Road; may be present on woodlands located to the east of the Subject Lands beyond Rolling Hills Lane.
Fish Habitat	None present	Jaffary’s Creek Pond is located to the west of the Subject Lands across Station Road and may provide Fish Habitat
Habitat of Endangered and Threatened Species	None present (Refer to Section 5.5)	May be present in the GEO mapped woodlands located southwest of the Subject Lands across Station Road; may be present on woodlands located to the west of the Subject Lands beyond Rolling Hills Lane.
Significant Areas of Natural and Scientific Interest (ANSI)	None present	None present
Region of Peel Official Plan		
Core Areas	A Core Area Valleyland is present but exempt from policies (Refer to Section 6.2.1). No other Core Areas present.	A Core Area Valleyland is present but exempt from policies (Refer to Section 6.2.1). No other Core Areas present.
Natural Areas and Corridors, as well as	Reviewed at the local level	Reviewed at the local level



Feature Type	Present within the Subject Lands	Present within 120 m of the Subject Lands
Potential Natural Areas and Corridors		
Hazardous Lands and Erosion Hazards	Reviewed at the local level	Reviewed at the local level
Town of Caledon Official Plan (1978)		
Natural Features and Areas	Significant Valleyland is present	Significant Valleyland is present.
Supporting Features and Areas	None present	Candidate features may be present within the naturalized areas to the northwest across Station Road and east beyond Rolling Hills Lane.
Water Resource System	None present	Candidate features may be present within the naturalized areas to the northwest across Station Road and east beyond Rolling Hills Lane.



6.1 Valleyland Feature

As mentioned in **Section 3.1** above, the TRCA has identified the presence of a Significant Valleyland associated with Jaffary's Creek (a tributary to the Humber River) within the Subject Lands. Valleylands are considered an important ecological feature, for their function as a corridor and linkage, as well as a natural hazard feature, for their erosion potential.

The valleylands present within the Subject Lands are associated with the historic Jaffary's Creek, which has long since been buried. One small remnant surface water feature, associated with the historic Jaffary's Creek, Jaffary's Creek Pond is located to the east of the Subject Lands and receives surface water primarily from an upstream stormwater management facility (west of Coleraine Drive). There is no natural flow present within the historic Jaffray's Creek.

6.1.1 Valleyland Definitions

The PPS provides protections for significant valleylands, where they are defined as:

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year (MMAH, 2024)

And where:

Significant: means ... c) 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...

Criteria for determining significance for the resources identified in section c) - d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

The RPOP and OP have opted to use the term valley and stream corridor instead of valleylands.

The RPOP provides the following definition:

Valley and stream corridors: valley and stream corridors are the natural resources associated with the river systems characterized by their landform, features and functions, and include associated ravines. Valley corridors and ravines are distinguished from stream corridors by the presence of a distinct landform.

And the OP provides the following definition:

Valley and Stream Corridor shall mean continuous water-based ecosystems which are centred on watercourses, their associated floodplains, valley systems, vegetative communities and



functionally-related tableland features. For technical definitions reference should be made to the following Conservation Authority documents: Watercourse and Valleyland Protection Policies (CVC), and Valley and Stream Corridor Management Program (TRCA).

The Living City Policies have replaced the Valley and Stream Corridor Management Program.

The OP also includes the term natural slopes. This is not a defined term; however, Table 3.1 of the OP identifies it as any slope greater than 15%.

As it relates to a natural hazard feature, additional definitions from the PPS, CA Act, O. Reg. 41/24, and the Living City Policies are used.

The PPS provides the following definitions:

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes... Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

and

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

O. Reg. 41/24 provides the following additional details/definitions to support the CA Act:

2.(1) For the purposes of subparagraph 2 iii of subsection 28 (1) of the Act, river or stream valleys include river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined as follows:

- 1. Where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of the bank, plus 15 metres, to a similar point on the opposite side.*
- 2. Where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, if the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus 15 metres, to a similar point on the opposite side.*
- 3. Where the river or stream valley is not apparent, the valley extends,*
 - i. to the furthest of the following distances:*



- A. *the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard to a similar point on the opposite side, and*
- B. *the distance from the predicted meander belt of a watercourse, expanded as required to convey the flood flows under the applicable flood event standard to a similar point on the opposite side, and*
- ii. *an additional 15-metre allowance on each side, except in areas within the jurisdiction of the Niagara Peninsula Conservation Authority.*

And from the Living City Policies:

Valleyland – land that has depressional features associated with a river or stream whether or not it contains a watercourse (Ontario Regulation 166/06 as amended) or a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year (Provincial Policy Statement, 2014).

6.1.2 Significance Criteria and Evaluation

Provincially, valleylands are evaluated for significance based on the criteria found in Section 8 of the NHRM (MNR, 2010). Where a municipal approach meets (or exceeds) the provincial objectives, their approach may also be used. As such, GEI has evaluated the valleylands associated with the Subject Lands based on both provincial and municipal criteria.

6.1.2.1 Provincial Criteria

Valleylands are evaluated for provincial significance based on Table 8-1 of the NHRM. This table provides detailed evaluation criteria that considers their landform-related functions and attributes, ecological features, and restored ecological functions. Detailed assessment criteria are presented in **Table E** below.

The valleylands within the Subject Lands, which are associated with Jaffary’s Creek (a tributary to the Humber River) received a score of: 5 out of 10 for landform-related functions and attributes, 0 out of 13 for ecological features, and 2 out of 5 for restored ecological functions.

Table E: Significant Valleylands Evaluation Criteria and Standards.

Criteria	Standards	Assessment
Landform-Related Functions and Attributes		
Surface Water Functions	<ul style="list-style-type: none"> • areas of water conveyance from catchment areas of 50 ha or greater, as defined by a stream channel conveying or holding water for at least two months of the year, or as defined by floodlines or by the meander belt width 	<p><u>Criterion met.</u></p> <p>The valleylands present within the Subject Lands are part of the historic Jaffary’s Creek (a tributary to the Humber River) and have a catchment area larger than 50 ha.</p>
	<ul style="list-style-type: none"> • areas of active or historic erosion as characterized by exposed soils on 	<p><u>Criterion met.</u></p>



Criteria	Standards	Assessment
	shorelines, river banks, valley walls and instream islands	The valleylands within the Subject Lands have experienced historic erosion resulting in their current landforms.
	<ul style="list-style-type: none"> • areas of active or historic deposition characterized by alluvial soils forming bottomlands, terraces, levees and instream or river-mouth deltas or islands 	<p><u>Not discernible (assume criterion met).</u></p> <p>The Subject Lands has experienced significant cut and fill, which hinders the ability to determine which soil types were historically present.</p>
	<ul style="list-style-type: none"> • associated wetlands important to water attenuation, storage and release 	<p><u>Criterion not met.</u></p> <p>No wetlands are present within the Subject Lands or adjacent lands.</p>
Groundwater Functions	<ul style="list-style-type: none"> • areas contributing to groundwater infiltration; areas that make an important contribution to infiltration in the region 	<p><u>Criterion not met.</u></p> <p>The Subject Lands have been disturbed by historic development activity, including approved retaining wall construction. The Subject Lands are sloped for runoff to existing stormwater collectors and are underlain by stiff to hard glacial till soils that have low hydraulic conductivity and low infiltration potential. As such they are not a significant contributor to groundwater recharge nor groundwater functions in the area.</p>
	<ul style="list-style-type: none"> • areas of groundwater release (i.e., springs, seepage slopes, wetlands) 	<p><u>Criterion not met.</u></p> <p>There are no springs or seeps in the slope, and boreholes advanced for the geotechnical investigations were dry on completion. Groundwater has not been observed in onsite monitoring wells according to WSP's Report (2024) and the cited background studies. Additionally, there are no wetlands on site.</p>
Landform Prominence	<ul style="list-style-type: none"> • areas with well-defined valley morphology (e.g., floodplains, meander belts, valley slopes) having an average width of 25 m or more 	<p><u>Criterion met.</u></p> <p>The Subject Lands contain an area of a well-defined valley morphology with an average width of >25 m; however, this landscape has been heavily influenced through anthropogenic activities such as cutting and filling.</p>
	<ul style="list-style-type: none"> • valleylands with boundaries defined on the basis of standard procedures such as those in the Adaptive Management of Stream Corridors in Ontario including Natural Hazards 	<p><u>Criterion met.</u></p> <p>Further details relating to the delineation of top of bank and extent of the valleylands are described in WSP Report (2026).</p>



Criteria	Standards	Assessment
	Technical Guides, and Understanding Natural Hazards	
Distinctive Geomorphic Landforms	<ul style="list-style-type: none"> distinctive landforms based on their representation of geomorphological processes and features, quality and rarity 	<p><u>Criterion met.</u></p> <p>Landforms within the Subject Lands are distinct and have historical geomorphic value due to their association with Jaffary's Creek and the Humber River.</p>
	<ul style="list-style-type: none"> features such as oxbows, bottomlands, terraces, deltas, exposed soil strata or eroding slopes along riverbanks or valley walls 	<p><u>Criterion not met.</u></p> <p>No oxbows, bottomlands, terraces, deltas, exposed soil strata, or eroding slopes along riverbanks or valley walls exist within or adjacent to the Subject Lands.</p>
Ecological Features		
Degree of Naturalness	<ul style="list-style-type: none"> areas of contiguous woodland, wetland and/or meadow considered cumulatively 	<p><u>Criterion not met.</u></p> <p>The vegetation communities present within the Subject Lands are Cultural Savannah and Cultural Meadow, comprised of urban-tolerant species and resultant of previous anthropogenic disturbances. Naturalized woodlands are present to the west and east of the Subject Lands, however are separated by pre-existing development (station road, and residential dwellings)</p>
	<ul style="list-style-type: none"> the proportion of valleyland that has natural vegetation cover vs. a cultural use (e.g., golf course, landscaped parkland, agricultural field, urban area) – greater than 25% natural vegetation cover should be considered significant 	<p><u>Criterion not met.</u></p> <p>All vegetation communities within the Subject Lands are considered "Cultural" and are resultant of past anthropogenic disturbances. Some natural vegetation cover exists within 120 m, however, does not meet the >25% threshold.</p>
	<ul style="list-style-type: none"> proportion of valleyland that has natural riparian vegetation 	<p><u>Criterion not met.</u></p> <p>No riparian vegetation is present within the Subject Lands. Some natural riparian vegetation is present within 120 m of the Subject Lands as well as within the overall Jaffary's Creek/Humber River Valley.</p>
	<ul style="list-style-type: none"> riparian vegetation greater than 30 m in width on each side of surface water features should be considered significant 	<p><u>Criterion not met.</u></p> <p>No riparian vegetation is present within the Subject Lands. The riparian vegetation present within 120 m of the Subject Lands is less than 30 m in width. Some portions of the Humber River Valley have riparian vegetation greater than 30 m in width.</p>



Criteria	Standards	Assessment
	<ul style="list-style-type: none"> assessment of Floristic Quality Index (FQI) score (Oldham et al., 1995) —high FQI in the context of the local watershed should be considered significant 	<p><u>Criterion not met.</u></p> <p>The FQI for the Subject Lands is 12. FQI values below 20 are typically associated with low ecological quality.</p>
Community and Species Diversity	<ul style="list-style-type: none"> areas of high community and/or species diversity 	<p><u>Criterion not met.</u></p> <p>The total number of species within and adjacent to the Subject Lands is 58, of which 57% are exotic. The Subject Lands has a low species diversity both quantitatively and qualitatively.</p>
Unique Communities and Species	<ul style="list-style-type: none"> seasonally important habitats such as deer yards, migration stopovers, etc. 	<p><u>Criterion not met.</u></p> <p>No Significant Wildlife Habitat has been identified within the Subject Lands. Significant wildlife habitat may be present within 120 m of the Subject Lands.</p>
	<ul style="list-style-type: none"> high proportion of regionally and locally significant species 	<p><u>Criterion not met.</u></p> <p>No S1-S3 species were recorded within or adjacent to the Subject Lands.</p>
	<ul style="list-style-type: none"> rare communities or the habitat of rare species, based on federal or provincial guidelines 	<p><u>Criterion not met.</u></p> <p>The vegetation communities and species present within and adjacent to the Subject Lands are considered common.</p>
Habitat Value	<ul style="list-style-type: none"> areas determined to provide important habitat required to sustain native aquatic and terrestrial species diversity within the region 	<p><u>Criterion not met.</u></p> <p>The site provides minimal terrestrial habitat for urban-tolerant wildlife, and no aquatic habitat.</p>
Linkage Function	<ul style="list-style-type: none"> the portion of the valleyland with continuous natural vegetation corridors with a minimum width of 100 m 	<p><u>Criterion not met.</u></p> <p>There are no natural vegetation corridors within the Subject Lands. Pre-existing development surrounding the Subject Lands inhibits a corridor of 100 m. Natural corridors >100 m wide are rare within the overall Humber River Valley.</p>
	<ul style="list-style-type: none"> areas with functional ecological connections to other natural areas within the watershed both inside and outside the valleylands 	<p><u>Criterion not met.</u></p> <p>The Subject Lands are not functionally connected to nearby natural areas, due to the presence of Station Road and retaining walls and fences.</p>



Criteria	Standards	Assessment
	<ul style="list-style-type: none"> • areas that are determined to provide important wildlife corridors 	<p><u>Criterion not met.</u></p> <p>There are no natural vegetation corridors within the Subject Lands. The Town of Caledon has identified an Open Space Link that travels east-west from Jaffary's Creek Pond across Station Road. However, this linkage terminates at the residential properties located on Rolling Hills Lane, as a significant retaining wall and fence are blocking any continued wildlife movement eastward (i.e., to the nearby woodlands/other natural features).</p>
Restored Ecological Functions		
Restoration Potential and Value	<ul style="list-style-type: none"> • restoration will provide important ecological benefits such as linkage function, improvement of habitat for rare species, reduced fragmentation effects, and/or increased core natural areas 	<p><u>Criterion met.</u></p> <p>Ecological restoration within the southernmost portion of the Subject Lands will provide a wildlife corridor and linkage, supporting movement east-west. While this corridor/linkage is not of significant or important ecological value in terms of size or composition; it is consistent with the urbanized landscape.</p>
	<ul style="list-style-type: none"> • areas where restoration will provide a minimum 30 m corridor of riparian vegetation on each side of surface water features 	<p><u>Criterion not met.</u></p> <p>There are no surface water features or riparian vegetation on site, and restoration to these habitat types is not feasible, nor recommended.</p>
	<ul style="list-style-type: none"> • areas where the public is interested in assisting in the implementation of ecological restoration 	<p><u>Criterion met.</u></p> <p>The Subject Lands are surrounded by private properties. Both the Town and the nearby landowners have interest in maintaining some resemblance of a natural area.</p>
	<ul style="list-style-type: none"> • areas that are in public ownership and that would benefit from restoration 	<p><u>Criterion not met.</u></p> <p>The Subject Lands are currently privately-owned, and there are no future plans for public ownership.</p>
	<ul style="list-style-type: none"> • areas where restoration would buffer existing natural areas from the effects of adjacent development 	<p><u>Criterion not met.</u></p> <p>The Subject Lands are not immediately adjacent to any natural areas. The proposed restoration area, at the southernmost portion of the site, will be situated beside existing residential development.</p>



6.1.2.2 Municipal Criteria

The Region of Peel evaluates Valley and Stream Corridors (i.e., valleylands) as part of their identification of Core Areas, with the specific criteria shown in Table 2 of the RPOP. Detailed assessment criteria are presented in **Table F** below. The Town of Caledon does not provide additional evaluation or identification criteria within the OP or the Future OP.

The Valley and Stream Corridor within the Subject Lands, which are associated with Jaffary's Creek (a tributary to the Humber River) met the criteria for 1 out of 3 of the components to be considered a Core Area Valley and Stream Corridor within the RPOP.

Table F: Core Area Valley and Stream Corridors (RPOP, Table 2).

Core Valley and Stream Corridor Component	Mapping Criteria	Present Within Subject Lands
<ul style="list-style-type: none"> • Main branches, <i>major tributaries</i>, other <i>tributaries</i> and identified watercourses draining directly to Lake Ontario • <i>Valley and stream corridors</i> are the natural resources associated with the river systems characterized by their landform, features and functions, and include associated ravines. 	<ul style="list-style-type: none"> • Main branches, major tributaries and watercourses having direct drainage to Lake Ontario are to be mapped from their outlet to the furthest upstream extent of their defined valley landform (i.e., mapped to limit of crest of slope) • Other tributaries are to be included and mapped to the limit of their defined valley portion if they meet the following criteria: <ul style="list-style-type: none"> ○ contains habitat of aquatic endangered or threatened species; or ○ watercourse crosses municipal boundaries and provides linkage to other Core Areas of the Greenlands System. • Excludes ill-defined headwater drainage features including created headwater valley/stream corridors, discontinuous defined valley features and other non-valley landforms. 	<p><u>Criterion met.</u></p> <p>Based on the definitions provided within the RPOP, the Humber River is considered a main branch, and the historic Jaffary's Creek is considered a major tributary to the Humber River.</p> <p>The Subject Lands are not considered a headwater drainage feature, and therefore the exemptions in this section do not apply.</p>
<ul style="list-style-type: none"> • Ill-defined sections of major valleys 	<ul style="list-style-type: none"> • Ill-defined sections are to be illustrated using regulatory flood plain and meander belt hazards whichever is greater unless site specific assessment has determined valley width in accordance with the text of this Plan • Shown schematically and subject to site specific evaluation to confirm width of Core valley and stream corridor 	<p><u>Criterion not met.</u></p> <p>The historic Jaffary's Creek is considered an ill-defined major valley. The TRCA has not mapped any regulatory floodplain or meander belt hazards within the area as there are no surface water features present.</p>



Core Valley and Stream Corridor Component	Mapping Criteria	Present Within Subject Lands
<ul style="list-style-type: none"> • Associated Ravines 	<ul style="list-style-type: none"> • Associated ravines within the Urban System are to be included if meeting one of the following criteria: <ul style="list-style-type: none"> ○ important ecological functions related to the valley landform; ○ habitat for endangered/threatened species; ○ linkage to other natural features of the Greenlands System; ○ flood and erosion hazards; or ○ restoration potential. • Associated ravines within the Rural System are not considered Regional Core valley and stream corridors. Significance is determined in accordance with the Town of Caledon Official Plan policies. 	<p><u>Criterion not met.</u></p> <p>The Subject Lands is not considered to have important ecological functions, does not have any SAR of their habitat present, does not link to other natural features, and does not have high restoration potential.</p> <p>The Subject Lands potential for assessment as a flood and/or erosion hazard has been evaluated by WSP (2017, 2026)</p>

6.1.3 Policy Review

The following subsections provide an evaluation of the valleylands present within the Subject Lands as it relates to natural heritage and natural hazard features. The natural hazard feature evaluation is supported by the WSP report (2026).

6.1.3.1 Provincial

Valleylands as a Natural Heritage Feature:

Although the valleylands present within the Subject Lands do not necessarily meet enough of the criteria from the NHRM, as shown in **Table D**, GEI has taken the conservative approach of treating them as Significant Valleylands, in agreement with the Town of Caledon and the TRCA.

Where development is proposed within a significant valleyland, it must demonstrate that there will be no negative impacts on the natural feature or its ecological function (Section 4.1.5.c of the PPS). With no negative impacts being further defined as “*degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities*”.

It is evident through our assessment of the biophysical characteristics (**Section 5**) that the portion of Significant Valleylands within the Subject Lands does not play an important ecological, biophysical, or integral role in the overall landscape of the Humber River Valley landscape. The Subject Lands received a score of 0 out of 13 in the category of ecological features and 2 out of 5 for restored ecological functions (**Table D**), demonstrating its limited ecological purpose within the overall landscape in its current conditions, as well as in ‘ideal restored conditions’.



Most of the criteria for significance were obtained within the landform-related functions category, where the entire landscape including the Subject Lands, the Jaffary's Creek valleylands, and the Humber River valleylands, were considered. Ultimately, while the Subject Lands demonstrate some prominent physical landform characteristics, these are consistent with the larger landscape present in the entire settlement area of Bolton. Lastly, the Subject Lands and the adjacent properties have undergone substantial re-development and site alteration, including cut and fill, both historically dating back to the early 1800s and more recently. This development and site alteration has modified the Subject Lands and the overall valleyland landscape significantly from its historic and natural condition.

Therefore, it is GEI's opinion that the proposed development is minor in nature, and will not degrade or threaten the Significant Valleylands present within the Subject Lands further than their current state. Therefore, the requirement for the proposed development to demonstrate that no negative impacts to the natural feature will occur has been met and is demonstrated through this EIS.

Valleylands as a Natural Hazard Feature:

The valleylands present within the Subject Lands also meet the definition of hazardous lands and erosion hazards, which warranted further investigation as part of the WSP Report (2026).

As per the PPS (Section 5.2.8):

"... development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- c) new hazards are not created and existing hazards are not aggravated; and*
- d) no adverse environmental impacts will result.*

Through the WSP Report (2026), it is demonstrated that the above noted criteria are met. The Subject Lands pose little risk to public health and safety, of which can be mitigated through engineering and geotechnical standards during construction. The Subject Lands have safe access, and there is no aggravation of the existing hazards or creation of new hazards. Lastly, as demonstrated above, there are no anticipated adverse environmental impacts.

It is therefore GEI's opinion that the proposed development is consistent with the PPS, as it poses little to no risk to public safety, and that any risk can easily be mitigated through the construction process, in accordance with the WSP Report (2024, 2026).



6.1.3.2 Regional

The valleylands present within the Subject Lands meet the definition of a valley and stream corridor (i.e., valleyland) within the RPOP. A distinct landform is present within the Subject Lands, and the RPOP definition does not require the presence of surface water, nor does it distinguish between landforms created through natural or anthropogenic measures.

Based on the evaluation by GEI, as shown in **Table E** above, the valleylands meet one of the three criteria for consideration as a Core Area Valley and Stream Corridor in Table 2 of the RPOP. **However, based on policy 2.14.12 of the RPOP, an exemption is provided for lands located within a Delineated Built-up Area** (i.e., Bolton, Mayfield West, Caledon East, and other Rural Settlement Areas). The Subject Lands are located within a Delineated Built-up Area, per Schedule E-3 of the RPOP. Therefore, they are not considered a Core Area Valley and Stream Corridor, and are not afforded the same level of protections.

The RPOP defers the identification of, and policies related to, Natural Areas and Corridors (Section 2.14.5.b), Potential Natural Areas and Corridors (Section 2.14.5.c), hazardous lands, and erosion hazards (Section 2.16.5.a) to the local municipality.

6.1.3.3 Local

Valleylands as a Natural Heritage Feature:

While the Jaffary's Creek valleylands are not associated with a surface water feature, and therefore do not meet the definition within the OP to be considered a valley and stream corridor; the greater Humber River valleylands system does.

The OP does not provide any criteria for evaluating valleylands or valley and stream corridors. Therefore, it is necessary to look outside of local policy, using both regional and provincial criteria. Using a conservative approach, GEI assumed that the Subject Lands met the definition of a Significant Valleyland based on the PPS, and also a valley and stream corridor (i.e., core natural area) within the ROP. **Carrying this logic forward, GEI recognizes that the Subject Lands could also be considered a Significant Valleyland per the OP.**

Pursuant to Section 3.2.5.12.1:

New development is prohibited within Valley and Stream Corridors, in accordance with Section 5.7, with the exception of the permitted uses as specified in policy 5.7.3.1.2 and areas within the Humber River Valley Corridor within the existing settlement of Bolton as exempted through policies 5.7.3.1.10 to 5.7.3.1.15.

Policy 5.7.3.1.10 specifically notes that portions of the Humber River Valley Corridor have not been designated as EPA, and that these areas are open to development. This exemption was intended to include “highly urbanized lands which are located between the floodplain and the valley wall” (Section 5.7.3.1.12). It goes another step forward to explicitly state that “*new development/redevelopment within these lands shall be encouraged*”.



The Subject Lands are located within the Bolton settlement area and are surrounded by highly urbanized land uses including several residential subdivisions. While the Subject Lands are located within the historic valley wall, they are also located far outside of the floodplain for the Humber River. **It is GEI's opinion that the exemptions provided in policies 5.7.3.1.10 and 5.7.3.1.12 were intended for properties like the Subject Lands, and therefore the Subject Lands should be considered exempt from policy 3.2.5.12.1, which prohibits development within Valley and Stream Corridors. It is also GEI's opinion that the Subject Lands should not be considered EPA, in accordance with the same policies.** Lastly, as the Subject Lands are not directly associated with any surface or groundwater features, the remaining policies for Valley and Stream Corridors within the OP do not apply.

Valleylands as a Natural Heritage Linkage:

GEI also acknowledges that the Subject Lands, in their naturalized state, may currently pose as a linkage for urban-tolerant wildlife and other species. The OP recognizes that these linkages come in a variety of types, sizes, and conditions, and may have varying functions. As such, a naturalized corridor is proposed for the southern-most edge of the Subject Lands, described further in **Section 7** below.

The proposed enhancement of the linkage will help the Town meet their first natural environment system objective, which is to *“maintain, restore, or where possible, enhance the diversity and connectivity of natural features and areas in the Town, and the long-term ecological function and biodiversity of the Natural Environment System recognizing linkages between and among natural features and areas and supporting features and areas”* (Future OP, 2025).

Valleylands as a Natural Hazard Feature:

The OP considers Valley and Stream Corridors to also potentially be a type of natural hazard which warrants further investigations. The OP defers the specifics for development within and adjacent to natural hazards to the TRCA and provincial plans. The WSP (2026) report reviewed the valleylands within the Subject Lands and concluded that they pose little risk to public health and safety.

6.1.3.4 Toronto and Region Conservation Authority

The valleylands present within the Subject Lands meet the definition of a river or stream valley within O. Reg. 41/24 and the Living City Policies. The Subject Lands contain depressional features that were once associated with a river (the historic Jaffary's Creek). Neither definition requires that a watercourse or surface water feature be currently present, just that the valley be apparent, or where it is not apparent, associated with a floodplain or meanderbelt. Based on current and historical topographical information, the valley can be considered apparent.

As it relates to the CA Act and O. Reg. 41/24, the valleyland within the Subject Lands meets the definition of a river or stream valley. Where a river or stream valley is apparent and has stable slopes, as is the case with the Subject Lands, the regulated area measures 15 m from the stable top of bank. Therefore, most of the Subject Lands are considered within either the regulated river



or stream valley and its allowance. Pursuant to Section 28.1(1) of the CA Act, the TRCA can issue a permit for development within regulated areas where certain criteria are met:

- (a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;*
- (b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and*
- (c) any other requirements that may be prescribed by the regulations are met. 2017, c. 23, Sched. 4, s. 25; 2022, c. 21, Sched. 2, s. 9 (1).*

Based on the report by WSP (2026), these criteria are met.

Similarly, the Living City Policies also permit development within regulated areas, where appropriate technical reports/assessments/documents are provided to the satisfaction of the TRCA and the following criteria are met (Section 8.4.5):

- a) the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected;*
- b) the risk to public safety is not increased;*
- c) susceptibility to natural hazards is not increased and no new hazards are created;*
- d) there are no adverse hydraulic or fluvial impacts on rivers, creeks, streams, or watercourses;*
- e) there are no adverse impacts on the natural coastal processes of the Lake Ontario shoreline;*
- f) negative or adverse hydrological or ecological impacts on natural features and functions, including wetlands, are avoided or mitigated;*
- g) intrusions on natural features, areas and systems contributing to the conservation of land, including areas providing ecological functions and hydrologic functions, are avoided or mitigated;*
- h) groundwater discharge which supports natural features and areas or hydrologic or ecological functions on-site and other sites hydrologically connected to the site are maintained;*
- i) groundwater recharge which supports natural features and areas or hydrologic or ecological functions on-site and other sites hydrologically connected to the site will be maintained;*
- j) access for emergency works and maintenance of flood or erosion control works is available;*
- k) TRCA's stormwater management criteria (water quantity, water quality, erosion control and water balance for groundwater and natural features) have been met, where applicable, based on the scale and scope of the project;*
- l) pollution, sedimentation and erosion during construction and post construction is minimized using best management practices including site, landscape, infrastructure and/or facility design (whichever is applicable based on the scale and scope of the project), construction controls, and appropriate remedial measures;*



- m) appropriate restoration works of sufficient scale and scope in accordance with TRCA standards will be implemented; and*
- n) works are constructed, repaired and/ or maintained according to accepted engineering principles and approved engineering standards or to the satisfaction of TRCA, whichever is applicable based on the scale and scope of the project in accordance with TRCA standards.*

Additionally, safe access, as outlined in Section 8.4.13 for development (including parking facilities) is required. Based on the findings within the report by WSP (2026), all of the above noted criteria are met. The policies within Section 8.5, which supplements the policies in 8.4, do not apply, based on the proposed development type.

6.1.4 Approach and Path Forward

The portion of the valleylands within the Subject Lands:

- Are considered a part of the Humber River Valley System, as remnant landform from Jaffary's Creek;
- Meet landform prominence criteria for significance, according to the NHRM evaluation
- Are considered a Significant Valleyland, per the PPS;
- Are considered a Significant Valleyland and valley and stream corridor within the RPOP;
- Are not considered a Core Area (i.e., Core Area Valley and Stream Corridor) within the RPOP as they are exempt due to their location within a Delineated Built-up Area;
- Are considered a Significant Valleyland within the OP, based on provincial and regional criteria and assumptions;
- Are considered exempt from most policies that prohibit development within Significant Valleylands and valley and stream corridors within the OP, based on their location within a highly urbanized environment, association with the Humber River/Bolton, and location outside of the floodplain; and
- Are considered a valleyland and therefore regulated feature by the TRCA based on the Conservation Authorities Act, O. Reg. 41/24, and the Living City Policies.

Therefore, the Subject Lands are considered a Significant Valleyland and natural hazard feature. Development is subject to the policies noted above, with the overall intention of demonstrating that there will be no negative impacts to the feature, its form, or its function.

6.2 Natural Heritage Systems

6.2.1 Core Areas (Region of Peel)

As described above, the RPOP identifies and defines Core Areas as part of their Greenlands System. These Core Areas are provided additional protections through policies in the RPOP, meanwhile other components of the Greenlands System (as described above) are protected and described within local plans.



The Subject Lands do not contain any features that meet the definition of a Core Area within the RPOP. While the Subject Lands do contain a valley and stream corridor that meets the Core Area criteria, they are located within the urban settlement of Bolton and therefore exempt. No other Core Areas are present within the Subject Lands; however, candidate areas may be present on adjacent properties. No further consideration is required at the regional level, as the appropriate overlays are already shown on Schedule C-1 and C-2 of the RPOP.

6.2.2 Environmental Policy Area (Town of Caledon)

The Town's Ecosystem Framework organizes ecosystem components into four categories: Natural Core Areas, Natural Corridors, Supportive Natural Systems, and Natural Linkages. Within this framework, Natural Core Areas and Natural Corridors comprise the EPA land designation, as discussed in **Section 2.3.2** above.

The Subject Lands contain Significant Valleylands associated with the historic Jaffary's Creek and Humber River systems. As described in **Section 6.1.3.3** above, policy 3.2.5.12.1 and 5.7.3.1.10 of the OP were intended to exempt areas within the Humber River Valley Corridor from the development restrictions associated with the presence of Significant Valleylands and related EPA designations. As such, it is GEI's opinion that no portion of the Subject Lands warrant designation as an EPA. No other Natural Core Areas or Natural Corridors are present within the Subject Lands; however, candidate features may be present on adjacent properties.

GEI acknowledges that the Subject Lands, in their naturalized state, may currently pose as a linkage for urban tolerant wildlife and other species. The RPOP, OP, and Future OP each recognize that linkages and corridors come in a variety of types, sizes, and conditions, and may have varying functions. To meet the larger ecological intent of the Town, including the intent of the Supporting Features and Areas designation and the previous OMB/OLT hearings for the Subject Lands, GEI has recommended a linkage/wildlife corridor within the southernmost portion of the Subject Lands.



7. Description of the Proposed Development

The proposed development of the Subject Lands would consist of the creation of a new parking lot with associated drainage and landscape plantings.

The site plan is illustrated in **Figure 4 (Appendix A)**.

As described above, GEI has recommended that a linkage/wildlife corridor be incorporated into the proposed design. The wildlife corridor is proposed to be 5.5 m in width and traverses the Subject Lands east to west. The northern portion of the corridor, which is approximately 3 m in width, will be planted with a mix of vegetation with varying heights, including shrubs and deciduous trees. The southern portion of the corridor, which is approximately 2.5 m in width, will be planted with low to mid height grasses and herbaceous plants. The proposed planting and restoration plan will incorporate both natural and self-sustaining vegetation and native urban-tolerant species, which will permit the movement of urban-tolerant species.



8. Impact Assessment and Mitigation

A detailed review of potential impacts and where mitigation measures and compensation measures are proposed, is provided in **Table 4 (Appendix B)**. These mitigation measures will eliminate or reduce potential impacts to other significant natural features adjacent to the Subject Lands. A summary of the impact assessment and mitigation is also provided below.

8.1 Impacts to Vegetation Communities

While a total of 0.11 ha of Cultural Savannah and 0.36 ha of Mineral Cultural Meadow is proposed to be removed to accommodate the development of the parking lot, the overall quality and function of the vegetation communities are considered low, given that the site has been previously disturbed through earthworks. Nevertheless, planting of native trees and shrubs is being proposed on site, which will mitigate the proposed removals and enhance the quantity and quality of flora present in the area.

There are two woodlands that may be considered significant, which are located within 120 m of the Subject Lands:

- The feature located approximately 33 m southwest of the Subject Lands boundary, across Station Road; and,
- The feature located approximately 65 m east of the Subject Lands boundary, across Rolling Hills Lane.

Given the distance from and the isolation of the Subject Lands by roads from both features, there are no anticipated impacts to these potentially significant woodlands.

8.2 Impacts to Wildlife

There is no Fish Habitat, SWH, or SAR habitat located within the Subject Lands. As such, the redevelopment of the Subject Lands is not anticipated to result in direct impacts on these feature types.

Nearby features, which are located within 120 m of the Subject Lands may provide fish and/or wildlife habitat:

- Jaffary's Creek Pond (a stormwater management pond) to the immediate east of Station Road is considered fish habitat; and
- Woodlands (noted in **Section 8.1** above) may be considered SWH or SAR habitat.

Again, given the distance and spatial separation (via existing roads and residential development) of these features from the Subject Lands, the proposed development is not anticipated to cause any direct or indirect impacts on these features.

Although there is no SWH or SAR habitat present within the Subject Lands, other urban-tolerant wildlife may utilize the space. As shown in **Figure 4 (Appendix A)**, a 5.5 m linkage/corridor



between the townhouses on Rolling Hills Lane and the Subject Lands offers a connection for local wildlife movement between the Jaffary's Creek corridor to the west and the forested area to the east, which is separated by Station Road and an on-site retaining wall. The engineered retaining wall creates a grade separation from the Jaffery's Creek valley south of Station Road, further limiting the area's ecological function. As no wildlife crossings are proposed for Station Road, the Town should consider implementing traffic calming measures like signage or speed bumps to help reduce wildlife-vehicle collisions.

It remains a possibility that migratory birds, their nests, and/or their eggs could occur within the Subject Lands, which are all protected under the MBCA/MBR. To avoid impacts to migratory birds, all vegetation removal, including grubbing, should occur outside of the breeding bird window (approximately April 1 to August 31).

8.3 Impacts to Natural Heritage Features and Areas

The Subject Lands contain Significant Valleylands. No other natural heritage features and areas are located within the Subject Lands.

Candidate natural heritage features and areas, such as significant woodlands, wetlands, watercourses, fish habitat, SWH, and/or SAR habitat may be present within 120 m of the Subject Lands. Given the distance and spatial separation of these features on adjacent lands, there are no anticipated direct or indirect impacts of the proposed development.

As described in **Section 6.1.3.1** and **Section 6.1.3.2** above, the significant valleylands present within the Subject Lands play a limited ecological, biophysical, and landscape role. Existing development within and adjacent to the Subject Lands has modified the landscape significantly from its historic and natural condition, such that natural characteristics of valleylands are no longer present on site.

As it relates to the PPS, the proposed development will not degrade or threaten the Significant Valleylands present within the Subject Lands further than their current state. As such, there will be no direct or indirect negative impacts from the proposed development to the Significant Valleyland.

As it relates to the RPOP and OP, there are specific policies in place, as described in **Section 6.1.3.2** and **6.1.3.3** above, which exempt areas within the settlement area of Bolton from policies that restrict development within Significant Valleylands and their associated EPA designations. While these policies do not require that the proposed development demonstrates no negative impacts, as stated above, the proposed development meets the stricter standards of the PPS.

8.4 Impacts to Natural Hazard Features

The Subject Lands contain valleylands, which could be considered a type of hazardous lands and erosion hazard. As discussed in **Section 6.1.3.4** above, as well as in the WSP (2026) report, the Subject Lands are not considered hazardous lands nor an erosion hazard, and the proposed development poses little risk to public health and safety, of which can be mitigated through engineering and geotechnical standards during construction. In addition, the Subject Lands have



safe access, and there is no aggravation of the existing hazards or creation of new hazards. Therefore, there are no anticipated direct or indirect impacts to the natural hazard features. No other natural hazard features are present within the Subject Lands or within 120 m.



9. Conclusions and Recommendations

This Scoped EIS has been prepared to support the proposed development of a parking lot at Station Road in the Village of Bolton, Town of Caledon, Ontario. It describes the biophysical conditions present within the Subject Lands and adjacent properties, provides an evaluation of significance for the natural heritage features and areas that are present, assesses the potential direct and indirect impacts of the proposed development plan, and recommends suitable mitigation measures.

The Subject Lands contain Significant Valleylands, associated with the historic Jaffary's Creek and Humber River systems. Although deemed significant for their landform-related functions, the valleylands present within the Subject Lands have limited important ecological, biophysical, or overall landscape functions, and do not demonstrate natural landform characteristics. Ultimately, through this Scoped EIS, it has been demonstrated that the proposed development of a parking lot will not negatively impact the Significant Valleylands, their form, or function, in accordance with the PPS. It has also been demonstrated that the policies which provide exemptions for development within the settlement area of Bolton and the Humber River valley within both the RPOP and OP, are relevant to this project and should apply. Similarly, through this Scoped EIS and the supporting WSP Report (2026), it has been demonstrated that the proposed development will pose little risk to public health and safety, which can be mitigated through engineering and geotechnical standards.

Based upon current and available technical information and analyses, potential impacts on the natural heritage and natural hazard features and areas and their associated functions will be avoided or minimized through the application of the protection, mitigation and enhancement measures recommended and discussed in this report.

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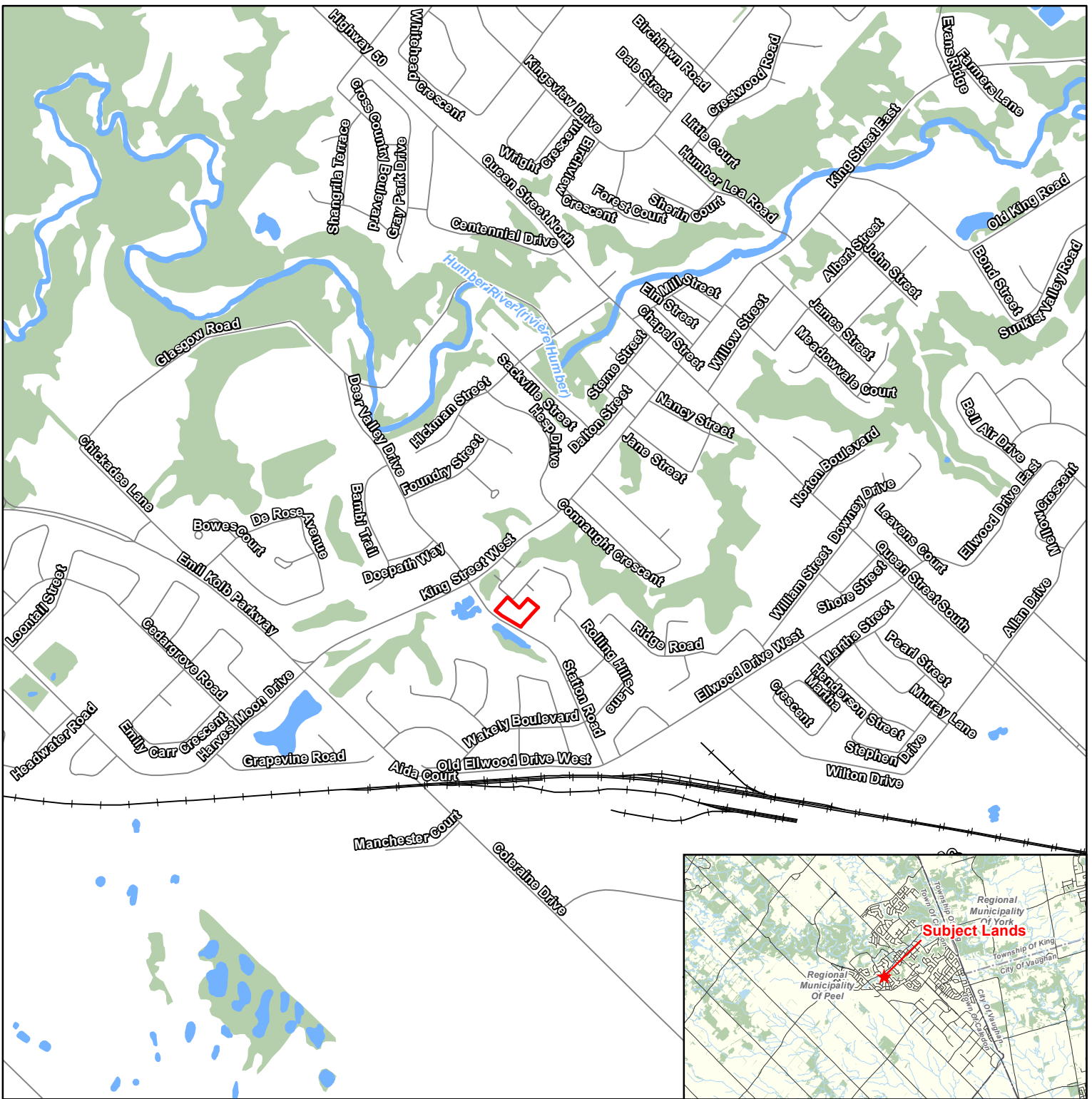
WSP. 2026. Proposed Parking Lot Memo dated February 10, 2026, addressed to King Station Facility Inc.



Appendix A

Figures





Project 2300763

NOTES:
 1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.

- Legend**
- Subject Lands
 - Railway
 - Waterbody
 - Wooded Area

Station Road, Bolton ON
 King Station Limited Partnership

Figure 1
 Location of Subject Lands

0 300 m
 1:15,000





Project 2300763

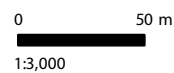
- NOTES:**
1. Coordinate System: NAD 1983 UTM Zone 17N.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2025.
 3. Orthoimagery © First Base Solutions, 2025. Imagery taken in 2024.
 4. Regional Greenlands System is approximate, extracted from Regional Greenlands System (Schedule C-1) from the Peel Region Official Plan.

Legend

- Subject Lands
- Watercourse (LIO)
- Waterbody (LIO)
- Wooded Area (LIO)
- LIO-mapped features not present on the landscape
- Regional Greenlands System (Schedule C-1)
- TRCA Regulation Limits
- Trail Segment (OTN)

Station Road, Bolton ON
King Station Limited Partnership

Figure 2
Designated Natural Features





Project 2300763

NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2026.
3. Regional Greenland System is approximate, extracted from Regional Greenlands System (Schedule C-1) from the Peel Region Official Plan.
4. Orthoimagery © First Base Solutions, 2026. Imagery taken in 2022.

Legend

- Subject Lands
- Waterbody
- Contours (Schaeffer Dzaldov Purcell Ltd. 2023)
- Ecological Land Classification

ELC Legend

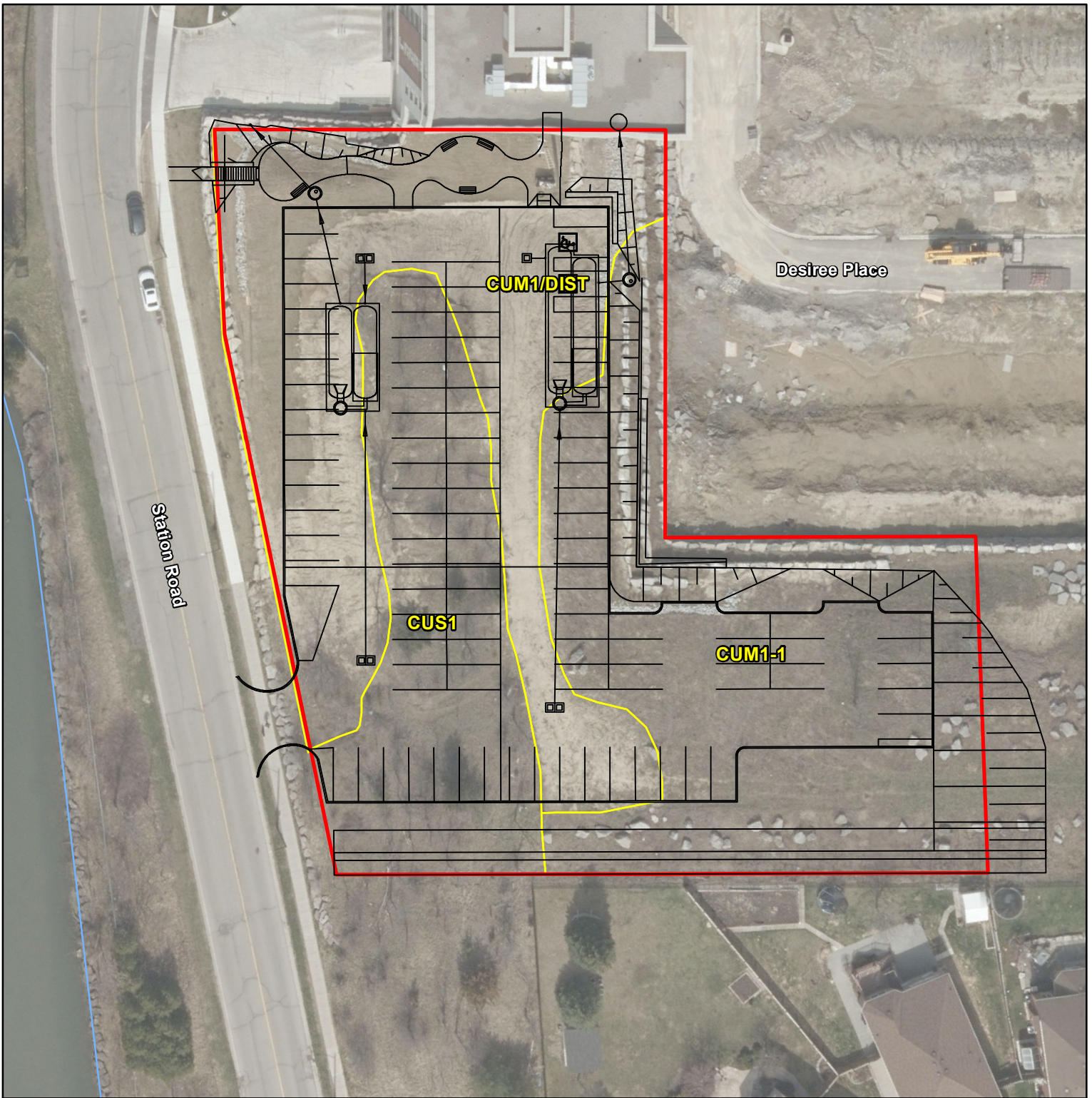
- CUM1, Mineral Cultural Meadow
- CUM1-1, Dry-Moist Old Field Meadow
- CUS1, Mineral Cultural Savanna
- DIST, Disturbed

Station Road, Bolton ON
King Station Limited Partnership

Figure 3 Existing Conditions

0 5 m
1:600





Project 2300763

- NOTES:**
1. Coordinate System: NAD 1983 UTM Zone 17N.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2026.
 3. Regional Greenland System is approximate, extracted from Regional Greenlands System (Schedule C-1) from the Peel Region Official Plan.
 4. Site Plan: 3685-BASE.dwg (Alexander Budrevics and Associates Limited).
 5. Orthoimagery © First Base Solutions, 2026. Imagery taken in 2022.

Legend

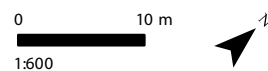
- █ Subject Lands
- █ Waterbody
- █ Ecological Land Classification
- Site Plan (Feb 04, 2026)

ELC Legend

- CUM1, Mineral Cultural Meadow
- CUM1-1, Dry-Moist Old Field Meadow
- CUS1, Mineral Cultural Savanna
- DIST, Disturbed

Station Road, Bolton ON
King Station Limited Partnership

Figure 4
Site Plan



Appendix B

Tables



Table 1: Field Studies and Natural Inventories (2023)

SURVEYORS (SURNAME, INTL)	SURVEY TYPE	DATE (2022)	AIR TEMP (c°)	HUMIDITY (%)	CLOUD COVER (%)	BEAUFORT WIND SPEED	PRECIPITATION COMMENTS
Szabo, A.	Ecological Land Classification, Botanical Inventory	21-JL	25	54	0	4	None
Szabo, A.	Stem Density Assessment, Tree Inventory	15- SE	20	54	-	3	None
Szabo, A.	Tree Inventory	28 - SE	19	58	-	3	None

LEGEND:

BEAUFORT WIND SPEED SCALE		MONTH (CODE)	
0	Calm (<1 km/hr)	JA	January
1	Light Air (1-5 km/hr)	FB	February
2	Light Breeze (6-11 km/hr)	MR	March
3	Gentle Breeze (12-19 km/hr)	AP	April
4	Moderate Breeze (20-28 km/hr)	MA	May
		JN	June
		JL	July
		AU	August
		SE	September
		OC	October
		NO	November
		DE	December

FAMILY	LATIN NAME	COMMON NAME	COEFFICIENT OF CONSERVATISM	WETNESS INDEX	OWES WETLAND SPECIES	WEEDINESS INDEX	INVASIVE EXOTIC RANK <small>(Urban Forest Associates, 2002)</small>	PROVINCIAL STATUS (S-RANK)	GLOBAL STATUS (G-RANK)	COSSARO (MNR)	COSEWIC STATUS	PEEL <small>(Varga 2005)</small>	AUTHORITY
Adoxaceae	Viburnum opulus ssp. opulus	Cranberry Viburnum		-3		-1	4	SNA	GSTNR			X	L.
Anacardiaceae	Rhus typhina	Staghorn Sumac	1	3				S5	G5			X	L.
Anacardiaceae	Toxicodendron radicans var. rydbergii	Western Poison Ivy	2	0				S5	G5			X	(Small ex Rydberg) Erskine
Apiaceae	Daucus carota	Wild Carrot		5		-2		SNA	GNR			X	L.
Apocynaceae	Asclepias syriaca	Common Milkweed	0	5				S5	G5			X	L.
Asteraceae	Arctium lappa	Great Burdock		3				SNA	GNR			X	L.
Asteraceae	Arctium minus	Common Burdock		3				SNA	GNR			X	(Hill) Bernh.
Asteraceae	Carduus acanthoides ssp. acanthoides	Spiny Plumeless Thistle		5		-1		SNA	GNRTNR			X	L.
Asteraceae	Carduus nutans	Nodding Thistle		3			3	SNA	GNR			X	L.
Asteraceae	Cichorium intybus	Wild Chicory		5		-1		SNA	GNR			X	L.
Asteraceae	Cirsium arvense	Canada Thistle		3			1	SNA	G5			X	(L) Scop.
Asteraceae	Cirsium vulgare	Bull Thistle		3		-1		SNA	GNR			X	(Sav) Tenore
Asteraceae	Erigeron annuus	Annual Fleabane	0	3				S5	G5			X	(L) Pers.
Asteraceae	Lactuca serriola	Prickly Lettuce		3		-1		SNA	GNR			X	L.
Asteraceae	Leucanthemum vulgare	Oxeye Daisy		5		-1		SNA	GNR			X	Lam.
Asteraceae	Solidago altissima var. altissima	Tall Goldenrod	1	3				S5	G5			X	L.
Asteraceae	Solidago flexicaulis	Zizag Goldenrod	6	3				S5	G5			X	L.
Asteraceae	Sonchus arvensis ssp. arvensis	Field Sow-Thistle		3				SNA	GNRTNR			X	L.
Asteraceae	Symphyotrichum cordifolium	Heart-Leaved Aster	5	5				S5	G5			X	(L) G.L. Nesom
Asteraceae	Symphyotrichum novae-angliae	New England Aster	2	-3				S5	G5			X	(L) G.L. Nesom
Asteraceae	Taraxacum officinale	Common Dandelion		3		-2		SNA	G5			X	F.H. Wiggers
Brassicaceae	Hesperis matronalis	Dame's Rocket		3		-3	1	SNA	G4G5			X	L.
Caprifoliaceae	Dipsacus fullonum	Common Teasel		3		-1	3	SNA	G?T?			X	L.
Caprifoliaceae	Lonicera tatarica	Tartarian Honeysuckle		3		-3	1	SNA	GNR			X	L.
Cornaceae	Cornus sericea	Red-Osier Dogwood	2	-3	I*			S5	G5			X	L.
Cupressaceae	Juniperus virginiana var. virginiana	Eastern Red Cedar	4	3				S5	G5T5			RS	L.
Cupressaceae	Thuja occidentalis	Eastern White Cedar	4	-3	T			S5	G5			X	L.
Elaeagnaceae	Elaeagnus angustifolia	Russian Olive		3			3	SNA	GNR			X	L.
Fabaceae	Lotus corniculatus	Garden Bird's-Foot Trefoil		3		-2	2	SNA	GNR			X	L.
Fabaceae	Medicago lupulina	Black Medick		3		-1	4	SNA	GNR			X	L.
Fabaceae	Mellilotus albus	White Sweet-Clover		3		-3	2	SNA	G5			X	Medik.
Fabaceae	Trifolium repens	White Clover		3		-1	4	SNA	GNR			X	L.
Fabaceae	Vicia cracca	Tufted Vetch		5		-1	2	SNA	GNR			X	L.
Hypericaceae	Hypericum perforatum ssp. perforatum	Common St. John's-Wort		5		-3	4	SNA	GNR			X	L.
Juglandaceae	Juglans nigra	Black Walnut	5	3				S4?	G5			X	L.
Oleaceae	Fraxinus americana	White Ash	4	3				S4	G4			X	L.
Poaceae	Bromus inermis	Smooth Brome		5		-3	4	SNA	G5T5			X	Leysser
Poaceae	Dactylis glomerata	Orchard Grass		3		-1	3	SNA	GNR			X	L.
Poaceae	Elymus repens	Quackgrass		3		-3	3	SNA	GNR			X	(L) Gould
Poaceae	Poa pratensis	Kentucky Bluegrass	0	3			2	S5	G5			X	L.
Polygonaceae	Rumex crispus	Curled Dock		0	T	-2		SNA	GNR			X	L.
Rhamnaceae	Rhamnus cathartica	European Buckthorn		0	T	-3	1	SNA	GNR			X	L.
Rosaceae	Crataegus sp.	Hawthorn											
Rosaceae	Fragaria virginiana	Wild Strawberry	2	3				S5	G5			X	Miller
Rosaceae	Geum aleppicum	Yellow Avens	2	0	T			S5	G5			X	Jacquin
Rosaceae	Malus sp.	Crabapple											
Rosaceae	Potentilla recta	Sulphur Cinquefoil		5		-2		SNA	GNR			X	L.
Rosaceae	Prunus virginiana var. virginiana	Chokecherry	2	3				S5	G5T5			X	L.
Rosaceae	Pyrus communis	Common Pear		5		-1		SNA	G5			X	L.
Rosaceae	Rubus occidentalis	Black Raspberry	2	5				S5	G5			X	L.
Sapindaceae	Acer negundo	Manitoba Maple	0	0	T		1	S5	G5			X	L.
Sapindaceae	Acer saccharum	Sugar Maple	4	3				S5	G5			X	Marshall
Scrophulariaceae	Verbascum thapsus ssp. thapsus	Common Mullein		5		-2		SNA	GNRTNR			X	L.
Ulmaceae	Ulmus americana	White Elm	3	-3	T			S5	G4			X	L.
Vitaceae	Parthenocissus vitacea	Thicket Creeper	4	3				S5	G5			X	(Knerr) Hitchcock
Vitaceae	Vitis riparia	Riverbank Grape	0	0				S5	G5			X	Michaux
Xanthorrhoeaceae	Hemerocallis fulva	Orange Daylily		5		-3	4	SNA	GNR			X	(L) L.

STATISTICS		
Species Diversity		
Total Number of Species:	57	
Native Species:	24	42%
Exotic Species:	33	58%
S1-S3 Species:	0	0%
S4 Species:	2	8%
S5 Species:	21	88%
Floristic Quality Assessment (FOA)		
Mean Co-efficient of Conservatism (CC)	2.4	
CC 0 - 3 = lowest sensitivity	15	63%
CC 4 - 6 = moderate sensitivity	8	33%
CC 7 - 8 = high sensitivity	0	0%
CC 9 - 10 = highest sensitivity	0	0%
Floristic Quality Index (FQI)	11	
Weedy & Invasive Species		
Mean Weediness Index (Osham et al):	-1.8	
-1 = low potential invasiveness	14	42%
-2 = moderate potential invasiveness	7	21%
-3 = high potential invasiveness	8	24%
Mean Exotic Rank (Urban Forest Associates):	3	
Category 1	5	15%
Category 2	4	12%

FAMILY	LATIN NAME	COMMON NAME	COEFFICIENT OF CONSERVATISM	WETNESS INDEX	OWES WETLAND SPECIES	WEEDINESS INDEX	INVASIVE EXOTIC RANK <small>(Urban Forest Associates, 2002)</small>	PROVINCIAL STATUS (S-RANK)	GLOBAL STATUS (G-RANK)	COSSARO (MNR)	COSEWIC STATUS	PEEL (Varga 2005)	AUTHORITY
Category 3			5										
Category 4			6										
Potentially Invasive (P)			0										
Wetland Species													
Mean Wetness Index			2.6										
Upland			14										
Facultative upland			30										
Facultative			6										
Facultative wetland			5										
Obligate wetland			0										

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
1. SEASONAL CONCENTRATION AREAS					
Waterfowl Stopover and Staging Areas (terrestrial)	Yes – CUM1 and CUM1-1 vegetation communities are present on the Subject Lands.	No – No large aggregations of birds were recorded within eBird. The site is too small to support large aggregation of birds.	No	N/A	Not Present
Waterfowl Stopover and Staging Areas (aquatic)	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Shorebird Migratory Stopover Areas	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Raptor Wintering Areas	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Bat Hibernacula	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Bat Maternity Colonies	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
Turtle Wintering Areas	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Colonial Bird Nesting Sites (bank/cliff)	Yes - CUM1 and CUM-1 vegetation communities are present on the Subject Lands.	No– No eroding slopes present	No	N/A	Not Present
Colonial Bird Nesting Sites (tree/shrubs)	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Colonial Bird Nesting Sites (ground)	No – No rocky islands or peninsulas are present on the Subject Lands.	No	No	N/A	Not Present
Reptile Hibernacula	Yes – Ecosites are present on the Subject Lands.	No–No features within the Subject Lands provide subsurface access below the frost line.	No	N/A	Not Present
Migratory Butterfly Stopover Areas	Yes – CUM vegetation communities are present within the Subject Lands.	No - Subject Lands are over 5km from Lake Erie and Lake Ontario.	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
Migratory Landbird Stopover Areas	No – No suitable ecosites are present on the Subject Lands.	No – Subject Lands are greater than 5 km from Lake Erie and Lake Ontario.	No	N/A	Not Present
Deer Winter Congregation Areas	No – MNRF has not identified Deer Winter Congregation Areas within the Subject Lands	As identified by MNRF	No	N/A	Not Present
2. RARE VEGETATION COMMUNITIES OR SPECIALIZED HABITAT FOR WILDLIFE					
2a. Rare Vegetation Communities					
Rare Vegetation Types (cliffs, talus slopes, sand barrens, alvars, old-growth forests, savannahs, and tallgrass prairies)	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Other Rare Vegetation Types (S1 to S3 communities)	No – All vegetation communities identified on the Subject Lands are culturally influenced and/or	N/A	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
	S4/S5 vegetation communities.				
2b. Specialized Wildlife Habitat					
Waterfowl Nesting Area	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Bald Eagle and Osprey Habitats	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Woodland Raptor Nesting Habitat	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Turtle Nesting Areas	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Seeps and Springs	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Woodland Amphibian Breeding Habitats (within or < 120m from woodland)	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
Wetland Amphibian Breeding Habitats (wetland >120m from woodland)	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Woodland Area-Sensitive Bird Breeding Habitat	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
3. SPECIES OF CONSERVATION CONCERN					
Marsh Bird Breeding Habitat	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
Open Country Bird Breeding Habitat	Yes – CUM1 and CUM1-1 vegetation communities are present on the Subject Lands.	No – Minimum size criteria (>30 ha) are not met.	No	N/A	Not Present
Shrub/Early Successional Bird Breeding Habitat	Yes – a CUS1 vegetation community is present on the Subject Lands.	No – Minimum size criteria (>10 ha) are not met.	No	N/A	Not Present
Terrestrial Crayfish	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
Special Concern and Rare Wildlife Species					
(i) American Coot	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(ii) Black Tern	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(iii) Blue-winged Teal	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(iv) Common Gallinule	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(v) Common Nighthawk	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(vi) Eastern Wood-pewee	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
(vii) Purple Martin	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(viii) Wood Thrush	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(ix) Bald Eagle	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(x) Canada Warbler	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
(xi) Monarch (<i>Danaus plexippus</i>)	N/A	Yes – Cultural meadows with abundances of Common Milkweed (<i>Asclepias syriaca</i> ; host plant) were not identified during fall botanical surveys.	No	N/A	Not Present
(xii) Northern Map Turtle	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present

Table 3: Significant Wildlife Habitat Assessment

SIGNIFICANT WILDLIFE HABITAT (SWH) TYPE	ELC ECOSITE(S) PRESENT	HABITAT CRITERIA MET	TARGETED FIELD STUDIES REQUIRED	DEFINING CRITERIA MET <small>(MINIMUM ABUNDANCES AND/OR DIVERSITY REQUIRED TO CONFIRM SWH)</small>	SWH TYPE PRESENT
(xiii) Snapping Turtle	No – No suitable ecosites are present on the Subject Lands.	No	No	N/A	Not Present
4. ANIMAL MOVEMENT CORRIDORS					
Amphibian Movement Corridors	N/A	No amphibian breeding SWH types are present within the Subject Lands, therefore no SWH present.	N/A	N/A	Not Present

Appendix C

Terms of Reference



April 12, 2023

Cynthia Owusu-Gyimah, MCIP, RPP
Manager, Development and Design, Planning Department
The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Cynthia. Owusu-Gyimah

Dear: Ms. Owusu-Gyimah

RE: Environmental Impact Study Terms of Reference: 14 King Station Road, Bolton, ON

This Terms of Reference (TOR) for a Scoped Environmental Impact Study (EIS) provides an overview of the work to be completed on behalf of King Station Limited Partnership for the property as 14 King Station Road, in the Town of Caledon, Regional Municipality of Peel (herein referred to as the Subject Lands) (**Figure 1, Appendix A**). The Subject Lands are located within a highly developed residential neighbourhood on an empty lot that is proposed for redevelopment into a parking lot.

1.0 PURPOSE OF THE SCOPED ENVIRONMENTAL IMPACT STUDY (EIS)

A scoped EIS is required to assess the potential impacts of the proposed development on the natural heritage features and associated functions on and adjacent to the Subject Lands. This work considers applicable provincial and municipal requirements and policies including reference to the natural heritage policies of the Province of Ontario's Provincial Policy Statement (PPS; MMAH 2020) and associated provincial implementation guidance contained in the Natural Heritage Reference Manual (NHRM; MNR 2010).

This scoped EIS is a requirement of the municipal planning process and is intended to address the policies of the Town of Caledon, Region of Peel and TRCA. We have determined that a scoped EIS would be appropriate given the disturbed nature of these lands and the surrounding landscape.

2.0 NATURAL HERITAGE PLANNING CONSIDERATIONS

The Subject Lands are subject to federal, provincial, and municipal legislation as well as land use policies established by the Town of Caledon, Regional Municipality of Peel, and TRCA.

The Scoped EIS will include an assessment of the quality and extent of natural heritage features found on, and adjacent to, the Subject Lands and the potential impacts to these features from the proposed development. The following legislation and policies will be reviewed in context of the features on the Subject Lands:

- Provincial Policy Statement (2020);
- Endangered Species Act, (2007);
- Fisheries Act, (2019);
- Migratory Birds Convention Act, (1994);
- Greenbelt Plan (2017);
- Region of Peel Official Plan (2022);
- Town of Caledon Official Plan (2018);
- Toronto and Region Conservation Authority

Provincial Policy Statement

The PPS (MMAH 2020) provides direction on matters of provincial interest related to land use planning and development. It “supports a comprehensive, integrated and long-term approach to planning...” The PPS is to be read in its entirety and land use planners and decision-makers need to consider all relevant policies and how they work together. This report addresses those policies that are specific to Natural Heritage (Section 2.1) with some reference to other policies with relevance to Natural Heritage and impact assessment consideration.

Eight types of significant natural heritage features are defined in the PPS, as follows:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat (SWH);
- Fish habitat;
- Habitat of endangered and threatened species; and
- Significant areas of natural and scientific interest (ANSIs).

Development and site alteration shall not be permitted in significant wetlands, or in significant coastal wetlands. Development and site alteration shall not be permitted in significant woodlands, significant valleylands, SWH or significant ANSIs, unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted in the habitat of endangered and threatened species or in fish habitat, except in accordance with provincial and federal requirements. Development and site alteration may be permitted on lands adjacent to fish habitat provided it has been demonstrated that there will be no negative impacts on the natural feature or its ecological functions.

Ontario Endangered Species Act

The provincial *Endangered Species Act, 2007* (ESA) was developed to:

- Identify species at risk (SAR), based upon best available science;
- Protect SAR and their habitats and to promote the recovery of SAR; and
- Promote stewardship activities that would support those protection and recovery efforts.

The ESA protects all Threatened, Endangered, and Extirpated species listed on the Species at Risk in Ontario List (SARO; Ontario Regulation 230/08). These species are legally protected from harm or harassment and their associated habitats are legally protected from damage or destruction, as defined under the ESA.

Federal Fisheries Act

The Department of Fisheries and Oceans Canada (DFO) administers the federal Fisheries Act, which defines fish habitat as “spawning grounds and other areas, including nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes” [subsection (2)1]. The Fisheries Act prohibits the death of fish by means other than fishing [subsection 34.3. (1)] and the harmful alteration, disruption or destruction of fish habitat [HADD; subsection 35 (1)]. A HADD is defined as “any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat’s capacity to support one or more life processes” (DFO 2019a).

No watercourses are present upon the Subject Lands; as such, this legislation will not be considered further for this Project.

Migratory Birds Convention Act (1994)

Environment and Climate Change Canada (ECCC) administers the Migratory Birds Convention Act, 1994 (amended 2022), which protects the nests of migratory bird species from destruction, including incidental take (i.e., the unintentional destruction of a nest), as well as from disturbance. The Migratory Birds Convention Act does not provide a set date where activities, such as tree removal, can be completed without the risk of incidental harm to the nests of birds. The requirement to ensure that there are no bird nests present within the work area rests with the proponent of the activity.

Region of Peel Official Plan

The Region of Peel Official Plan (RPOP) provides policy direction intended to “identify, protect, restore and enhance the long-term ecological function and biodiversity of the Greenland’s system.

Key RPOP policy directions relevant to the Station Road Area include:

- Natural Heritage Systems
- Greenland’s Systems
- Core Areas
- Rural Systems

Regional Greenlands System

The RPOP identifies, and is designed to protect and enhance, the Greenlands System and its functions. The Greenlands System consists of Core Areas, Natural Areas and Corridors, and include important natural heritage features such as ANSIs, ESAs, fish and wildlife habitat, wetlands, etc. The Subject Lands are located within the greenbelt area and natural heritage system on schedule B-5.

Section 2.14 of the RPOP also provides policies with respect to the protection of features that are components of the Greenlands System.

The key natural heritage features include;

- Wetlands;
- Habitat of endangered species and threatened species;
- Fish habitat
- Areas of natural and scientific interest
- Significant woodlands;
- Significant valleylands,
- Significant wildlife habitat; and
- Sand barrens, savannahs and tallgrass prairies.

The Subject Lands are also designated as a Core Area of the Greenlands System on Schedule C-2. The Subject Lands, however, are disturbed nature and will be assessed for the presence of Key Natural Heritage features through the Scoped EIS.

Core areas are defined as;

- Significant wetlands;
- Significant coastal wetlands;
- Woodlands meeting one or more core area criteria;
- Environmentally sensitive or significant areas;
- Provincial life science areas of natural and scientific interest;
- Escarpment natural areas of the Niagara escarpment plan; and
- Valley and stream corridors meeting one or more of the core area criteria.

The Subject Lands are also designated Rural Land on Schedule E-1 of the RPOP and part of the Rural Service Centre of the Rural System as illustrated on Schedule E-1 (Regional Structure).

Town of Caledon Official Plan

The Subject Lands are encompassed by compared by several Land Use designation in accordance with Schedule C of the Town of Caledon Official Plan (TCOP). These include is Environmental Policy Area, High Density Residential and Low Density Residential¹.

The TCOP indicates that the Environmental Policy Areas consists of Natural Core Areas and Natural Corridors which are defined as:

- Woodland Core Areas;
- Niagara Escarpment Natural Areas;
- Life Science Areas of Natural and Scientific Interest (ANSI);
- Significant Habitats of Threatened and Endangered Species;
- Significant Wildlife Habitat
- Core Fisheries Resources Areas
- Valley and Stream Corridors
- Oak Ridges Moraine Key Natural Features, Hydraulically Sensitive Features
- Greenbelt Key Natural Features and Key Hydrological Features

Section 5.7.3.1.1. indicates that new developments are prohibited within is Environmental Policy Area. However, given their disturbed nature, the Subject Lands will be assessed for the presence of the above-mentioned Natural Core Areas and Natural Corridors, through the Scoped EIS.

It is noted that the Subject Lands do not overlap with areas designated in the Greenbelt Conservation Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Protection Plan.

Toronto and Region Conservation Authority (TRCA)

Effective January 1, 2023, in association with Bill 23 updates, the role Conservation Authorities play in development applications changed. Up until this time, TRCA reviewed planning application submissions associated with future development of properties within its jurisdictional boundaries. In addition, TRCA provided planning and technical advice to planning authorities to assist them in fulfilling their responsibilities

¹ The scale of the Land Use Designation shown on Schedule C1 is approximately 1 : 50,000; when applied to the scale necessary to illustrate the Subject Lands (i.e., 1 : 10,000), the data from Schedule C1 becomes too pixelated for use.

regarding natural hazards, natural heritage and other relevant policy areas pursuant to the Planning Act, as both a watershed-based resource management agency and through planning advisory services, in addition to their regulatory responsibilities.

With the changes associated with Bill 23, the commenting role Conservation Authorities will play in Planning Act applications may vary from municipality to municipality. Due to the engagement of TRCA with this file, it is anticipated TRCA will continue to be a commenting agency going forward.

TRCA administers the Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Permit process, under Ontario Regulation 166/06. TRCA also administers the Generic Regulation (Ontario Regulation 97/04), adopted in May 2004 and amended March 2011, which defines the areas of interest that allow conservation authorities to:

- Prohibit, regulate, or provide permission for straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, watercourse or changing or interfering with a wetland; and
- Prohibit, regulate, or provide permission for development if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

A review of the Regulation Limit Mapping from the TRCA was completed to understand whether hazardous lands, wetlands, shorelines and areas susceptible to flooding, and associated allowances were found within, or adjacent to, the boundaries of the Study Area. The Subject Lands are overlapped by the TRCA's regulated limits (Refer to **Figure 2, Appendix A**).

Ecological Field Investigations

An ecological field survey program will be completed in the spring and summer of 2023 to provide the data required to complete a significance assessment for the natural features present on and adjacent to the Subject Lands. The ecological survey efforts to be completed in 2023 included the following:

- Ecological Land Classification (ELC) and botanical inventory update (one season-summer);
- Significant Wildlife Habitat and Species at Risk (SAR) Habitat Assessment; and a,
- Tree Inventory.

Vegetation and Ecological Land Classification

The vegetation assessment will consist of one botanical survey and ELC assessment which will be completed in summer 2023. Vegetation community types will be sampled and revised, if necessary, using the sampling protocol of the ELC Southern Ontario (Lee et al., 1998). ELC will be completed to the finest level of resolution (i.e., Vegetation Type) where feasible. Data collected will be used to note the presence of rare species, if any, as well as delineate vegetation communities present on the Subject Lands. Species names generally follow nomenclature from the Database of Vascular Plants of Canada (Brouillet et al., 2010+).

The provincial status of all plant species and vegetation communities will be based on NHIC (2021). Identification of potentially sensitive native plant species is based on their assigned coefficient of conservatism (CC) value, as determined by Oldham et al. (1995). The CC value, ranging from 0 (low) to 10 (high), is based on a species tolerance of disturbance and fidelity to a specific natural habitat. Species with a CC value of 9 or 10 generally exhibit a high degree of fidelity to a narrow range of habitat parameters.

SWH and SAR Habitat Assessment

With regards to the preliminary Species at Risk (SAR) Habitat and Significant Wildlife Habitat (SWH) Assessment, any observations of rare, threatened or endangered species will be documented and mapped during the field investigations. Similarly, any habitat features indicative of SAR and/or SWH will be documented. This would include searching for habitat features that could trigger additional wildlife surveys (e.g., barn swallow nests, rock piles, large stick nests etc.). Should any features that would trigger the necessity of additional surveys be identified an additional scope of work can be prepared. Though it should be noted that this is deemed unlikely to occur due the small size of the Subject Lands and the developed setting in which the Subject Lands occur.

Tree Inventory

An inventory of trees of all sizes will be completed within the Subject Lands, data collected will generally include species, location, ownership, diameter at breast height, health, canopy size and tree condition.

3.0 ENVIRONMENTAL IMPACT STUDY REPORTING

Background Information Review

GEI has relied, in part, upon supporting background information to provide additional insight into the overall character of the Subject Lands. These resources included:

- MNRF Land Information Ontario (LIO) Natural Features Mapping;
- Natural Heritage Information Centre (NHIC) database;
- Provincial wildlife atlases
 - Ontario Breeding Bird Atlas (OBBA)
 - Ontario Reptile and Amphibian Atlas (ORAA)
 - Ontario Butterfly and Moth Alases (OBA, OMA.);
- Citizen Science Databases (i.e., iNaturalist and eBird); and,
- DFO Aquatic Species at Risk Distribution Mapping

These resources provide records for a broad area that overlaps the Subject Lands. For example, the NHIC database provides occurrence data via 1 km² area squares, with one square overlapping at least a portion of the Subject Lands (17PJ0058). As such, these results are representative of the generally landscape surrounding the Subject Lands, but not the Subject Lands directly.

The results of these background reviews are discussed in the following sections. Any additional background materials made available to GEI by reviewing agencies will be reviewed and incorporated into the Scoped EIS, as appropriate.

Natural Heritage Features

Based on the Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) geographic database, the following features were identified adjacent to the Subject Lands:

- Humber River;
- Mixed Wader Nesting Colony;

It should be noted that none of the aforementioned features are located within the Subject Lands. These features are associated with natural features found elsewhere within the 17PJ0058 square. There are no wetlands, woodland or Natural Heritage features present within the Subject Lands.

3.1.1 Rare Species Records

Through the background information review a total of 8 species listed as Threatened or Endangered on the Species at Risk in Ontario (SARO) list and 14 Species of Conservation Concern (i.e., listed as Special Concern on the SARO list, or identified as an S1-S3 species) were identified within the broader landscape surrounding the Subject Lands. Given the developed and highly disturbed nature of the Subject Lands, habitat for these species are not expected to be present, however, this will be assessed through the Scoped EIS. Refer to **Table 1** below for additional details.

Table 1: Rare Species Identified Through Background Review

Taxa	Species Name	Scientific Name	ESA Status	S-Rank	Source
Birds	Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered	S3	NHIC, OBBA
	Acadian Flycatcher	<i>Empidonax virescens</i>	Endangered	S1B	OBBA
	Bank Swallow	<i>Riparia riparia</i>	Threatened	S4B	OBBA
	Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	S4B	NHIC, OBBA
	Chimney Swift	<i>Chaetura pelagica</i>	Threatened	S3B	OBBA
	Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	S4B	NHIC, OBBA
	Least Bittern	<i>Ixobrychus exilis</i>	Threatened	S4B	NHIC, OBBA
	Barn Swallow	<i>Hirundo rustica</i>	Special Concern	S4B	OBBA
	Black Tern	<i>Chlidonias niger</i>	Special Concern	S3B	NHIC, OBBA
	Common Nighthawk	<i>Chordeiles minor</i>	Special Concern	S4B	OBBA
	Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	S4B	OBBA
	Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	S4B	OBBA
	Bald Eagle	<i>Haliaeetus leucocephalus</i>	Special Concern	S4	OBBA
	Canada Warbler	<i>Cardellina canadensis</i>	Special Concern	S5B	OBBA
	American Coot	<i>Fulica americana</i>	-	S3B	OBBA
	Blue-winged Teal	<i>Anas discors</i>	-	S3B	OBBA
	Common Gallinule	<i>Gallinula galeata</i>	-	S3B	OBBA
Purple Martin	<i>Progne subis</i>	-	S3B	OBBA	
Insect	Monarch	<i>Danaus plexippus</i>	Special Concern	S4B	NHIC, OBA
Reptile	Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened	S3	NHIC, ORAA
	Northern Map Turtle	<i>Graptemys geographica</i>	Special Concern	S3	ORAA
	Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	S4B	ORAA



Biophysical Characterization

The Scoped EIS will characterize the biophysical environment of the Subject Lands by outlining the results of the background information review and ecological field data collection efforts. The following aspects of the natural environment will be described:

- Topography, physiography, soils and geology;
- Surface water and groundwater;
- Flora;
- Fauna; and
- Natural hazards.

Analysis of Ecological and Natural Heritage Significance

The scoped EIS will present and discuss the natural heritage features and associated functions that occur on, and adjacent to, the Subject Lands. Where available, results presented in engineering reports will be incorporated into the impact assessment to assess potential impacts to the Subject Lands.

Impact Assessment and Mitigation

GEI will provide a description of the development application and assess whether potential impacts are being appropriately mitigated by the proposed development plan. Appropriate mitigation will be recommended, including setback requirements from natural features and appropriate timing windows for vegetation removal. In accordance with the Town's policy, the Scoped EIS will outline how the proposed development was designed using a mitigation hierarchy, where impacts on the NHS were avoided, mitigated, and compensated (where deemed required). The ultimate goal is to cause no negative impact, achieve no net loss of NHS and, where possible, provide an overall net gain in ecosystem function.

The results of the assessment will be presented in a detailed Impact Assessment table, with additional discussion, as necessary, to address key points. The Scoped EIS will provide mapping to depict the limits of the natural heritage features and associated setbacks as well as potential enhancement areas, as required.

Yours truly,
GEI Consultants

A handwritten signature in black ink that reads 'Julie Snow'.

Julie Snow
Ecologist, Project Manager
249-877-8486
jsnow@geiconsultants.com

A handwritten signature in black ink that reads 'Shelley Lohnes'.

Shelley Lohnes
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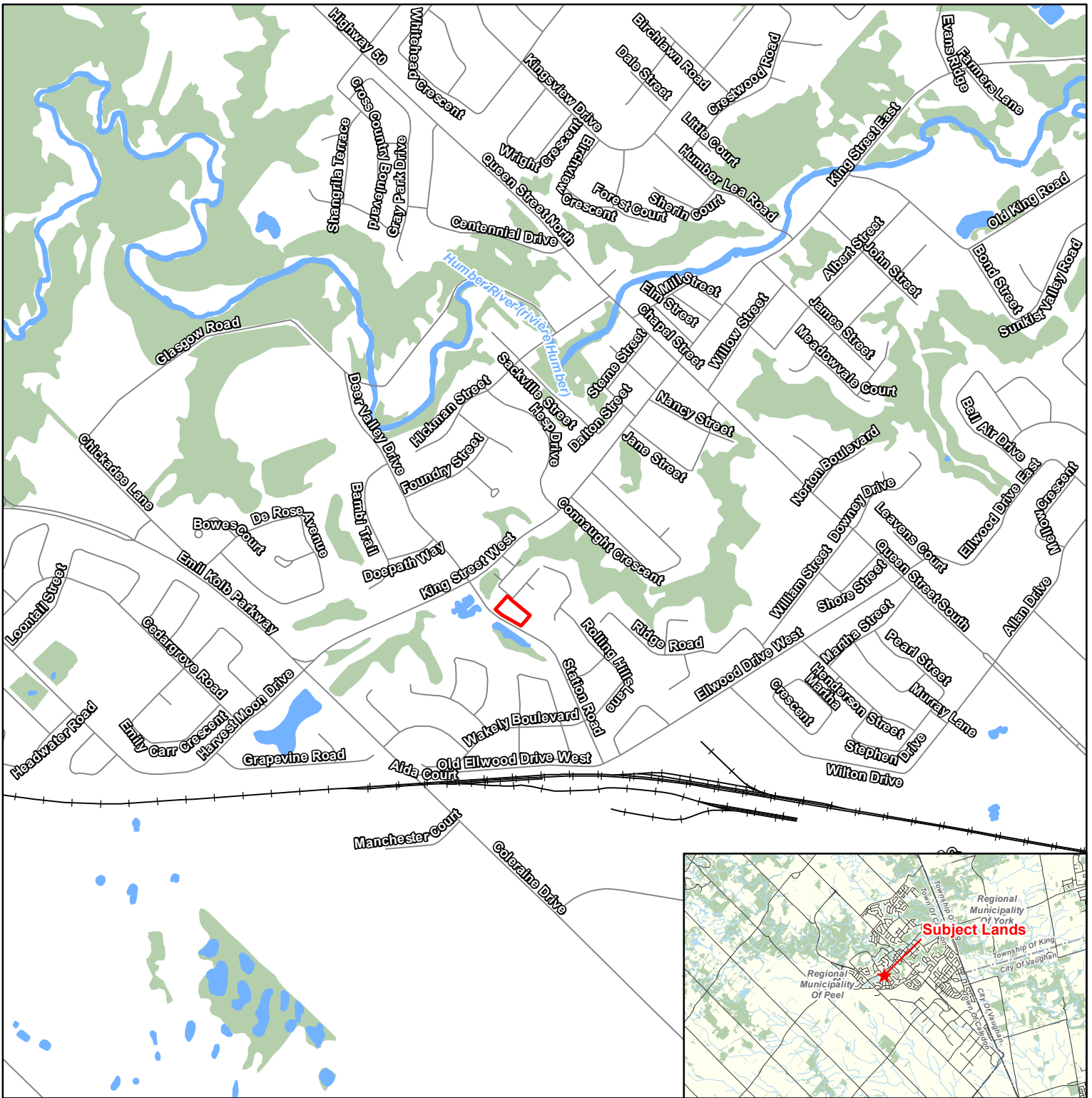
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APPENDICES

Appendix A – Figures

Figure 1 – Location of Subject Lands

Figure 2 – Designated Natural Features



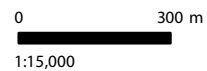
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NOTES:
 1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.

- Legend**
- Subject Lands
 - Railway
 - Waterbody
 - Wooded Area

Station Road, Bolton ON
 King Station Limited Partnership

Figure 1
 Location of Subject Lands





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NOTES:
 1. Coordinate System: NAD 1983 UTM Zone 17N.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.
 3. Regional Greenland System is approximate, extracted from Regional Greenlands System (Schedule C-1) from the Peel Region Official Plan

Legend

- Subject Lands
- Wooded Area
- Waterbody
- Watercourse
- Regional Greenlands System (Schedule C-1)
- TRCA Regulation Limits
- Trail Segment (OTN)

Station Road, Bolton ON
 King Station Limited Partnership

Figure 2
 Designated Natural Features

