



GUIDING SOLUTIONS IN THE
NATURAL ENVIRONMENT

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

Prepared For:

Argo Macville I Corporation, Argo Macville II Corporation, Argo Macville V Corporation, Robert Speirs and Argo Humberking Corporation

Prepared By:

Beacon Environmental Limited

Date:

May 2023

Project:

221164

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1. Introduction

Beacon Environmental Limited (Beacon) has been retained by Argo Macville I Corporation, Argo Macville II Corporation, Robert Speirs, Argo Macville V Corporation and Argo Humberking Corporation (herein referred to as the 'Owners') to continue to advance the applications for Draft Plan of Subdivision (21T-22001) and for Amendment to the Zoning By-Law (RZ 2022-0002) which were originally submitted in March 2022. These applications seek planning approvals to implement redevelopment of the lands legally described as Part of Lots 11, 12 and 13, Concession 4 (Albion), Town of Caledon (the 'Subject Lands') and are generally located in between The Gore Road and Humber Station Road, north of King Street (**Figure 1**). The Subject Lands are located within the jurisdiction of the Toronto and Region Conservation Authority (TRCA).

It is important to note that the original applications submitted in March 2022 related to the ROPA 30 lands only and consisted of approximately 30.37 ha (75.05 ac) and were generally in the eastern portion of the future Caledon Station Secondary Plan lands. Since the applications were submitted in March 2022, the Region of Peel 2051 Official Plan was approved by the Province (Nov. 2022) and surrounding lands have been added to the 2051 Urban Area, including additional lands owned by the Owners noted above. Accordingly, the overall Subject Lands now consist of 107.19 ha (264.87 ac). and are now part of the subject Draft Plan of Subdivision and Rezoning applications.

The Subject Lands are entirely within the Region of Peel's Urban Area (ROP, Nov. 2022) with the eastern portion of the Subject Lands being within the Region's Major Transit Station Area (MTSA). As well, the Subject Lands are currently part of the Caledon Station Secondary Plan process (POPA-2021-0002). The effect of the Secondary Plan will be to apply land use designations to the Subject Lands, including Low Density Residential, Medium Density Residential, Mixed Use, Institutional, Open Space Policy Area. The subject Draft Plan of Subdivision and Zoning By-Law Amendment for the Subject Lands will ensure the creation of a compact, pedestrian and transit-oriented development through implementation of the Secondary Plan policies.

It is also important to note that on March 5, 2021, the Province of Ontario issued a Ministerial Zoning Order ('MZO') under Ontario Regulation 171 / 21 ('O. Reg. 171 / 21') for the eastern portion of the Subject Lands. This MZO established zoning for the eastern portion of the Subject Lands as a 'Mixed Use Residential Zone'. This Zone permits a range of detached, semi-detached and townhouse dwellings as well as a range of mid-rise residential and commercial uses.

This Comprehensive Environmental Impact Study and Management Plan (CEISMP) Compliance Letter has been prepared on behalf of the Owner in support of a Draft Plan of Subdivision ('DPS') and Zoning By-law Amendment ('ZBA' or 'Amendment') resubmission to facilitate the development of the Draft Plan of Subdivision consisting of a mixture of land uses, various built forms and densities.

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

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

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

Draft Plan Stage:

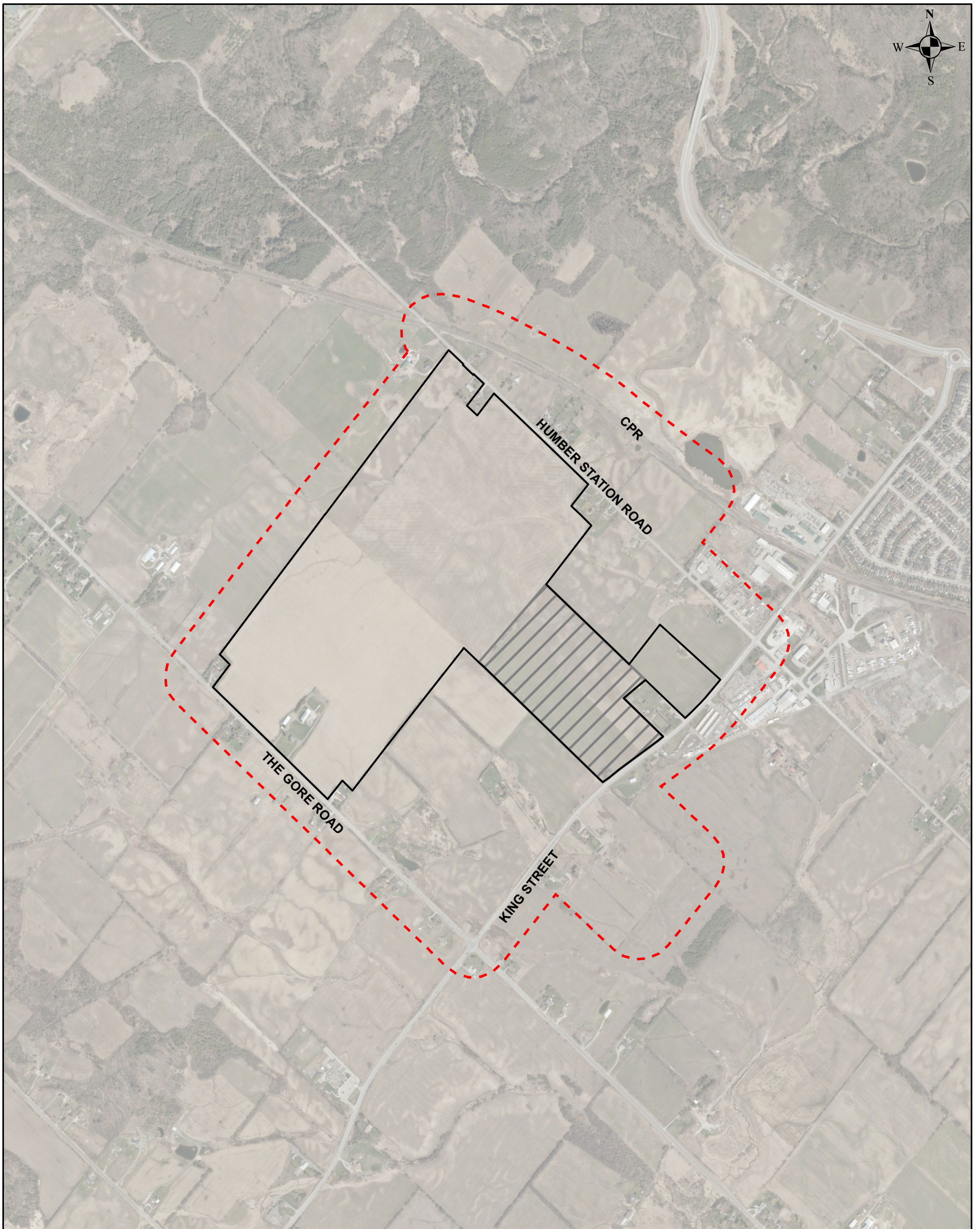
- Snake hibernacula surveys;
- Monarch habitat surveys;
- Erosion and sediment control (ESC) plans; and
- Tree inventories and preservation plans.

Detailed Design Stage:




- Ongoing groundwater monitoring;
- Infiltration testing;
- Ongoing geotechnical and hydrogeological assessment;
- ESC plans; and
- Bat maternity colony surveys.

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

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



LEGEND

-  SUBJECT LANDS
-  LANDS OWNED BY SPEIRS
-  STUDY AREA (CEISMP)



**CEISMP COMPLIANCE LETTER
MACVILLE DRAFT PLAN OF SUBDIVISION**

PROJECT No. 221164-221165

FIGURE 1

SITE LOCATION

2. Town of Caledon’s Environmental Performance Measures

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

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

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

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

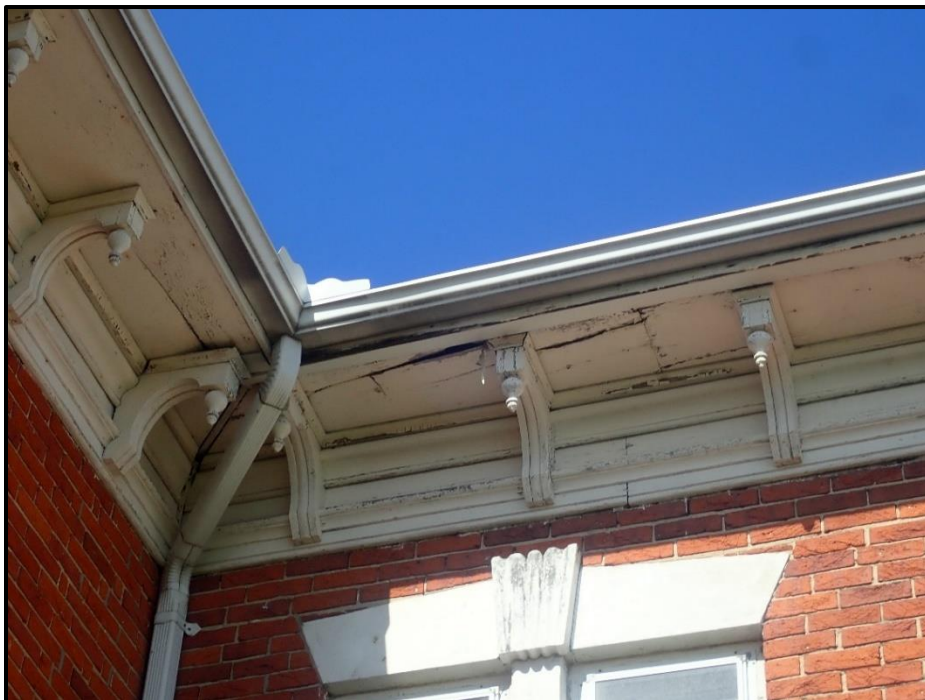
2.1 Wetlands

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

2.2 Habitat of Threatened and Endangered Species

In April of 2021, visual surveys were undertaken on the Subject Lands to determine if buildings proposed for relocation or demolition provided potential maternity roosting habitat for SAR bats. Based on a review of each individual building, it was determined that three buildings on the Subject Lands could potentially provide habitat for bats. Specifically, there were three areas on the existing farmhouse where bats could access the attic for roosting or hibernation. Similarly, the large barn (northeast of the residential house) and the small shed (northwest of the house) also had entry points which could accommodate roosting bats. Refer to **Photograph 1** below for an example of potential bat maternity roosting habitat within the residential home on the Subject Lands.

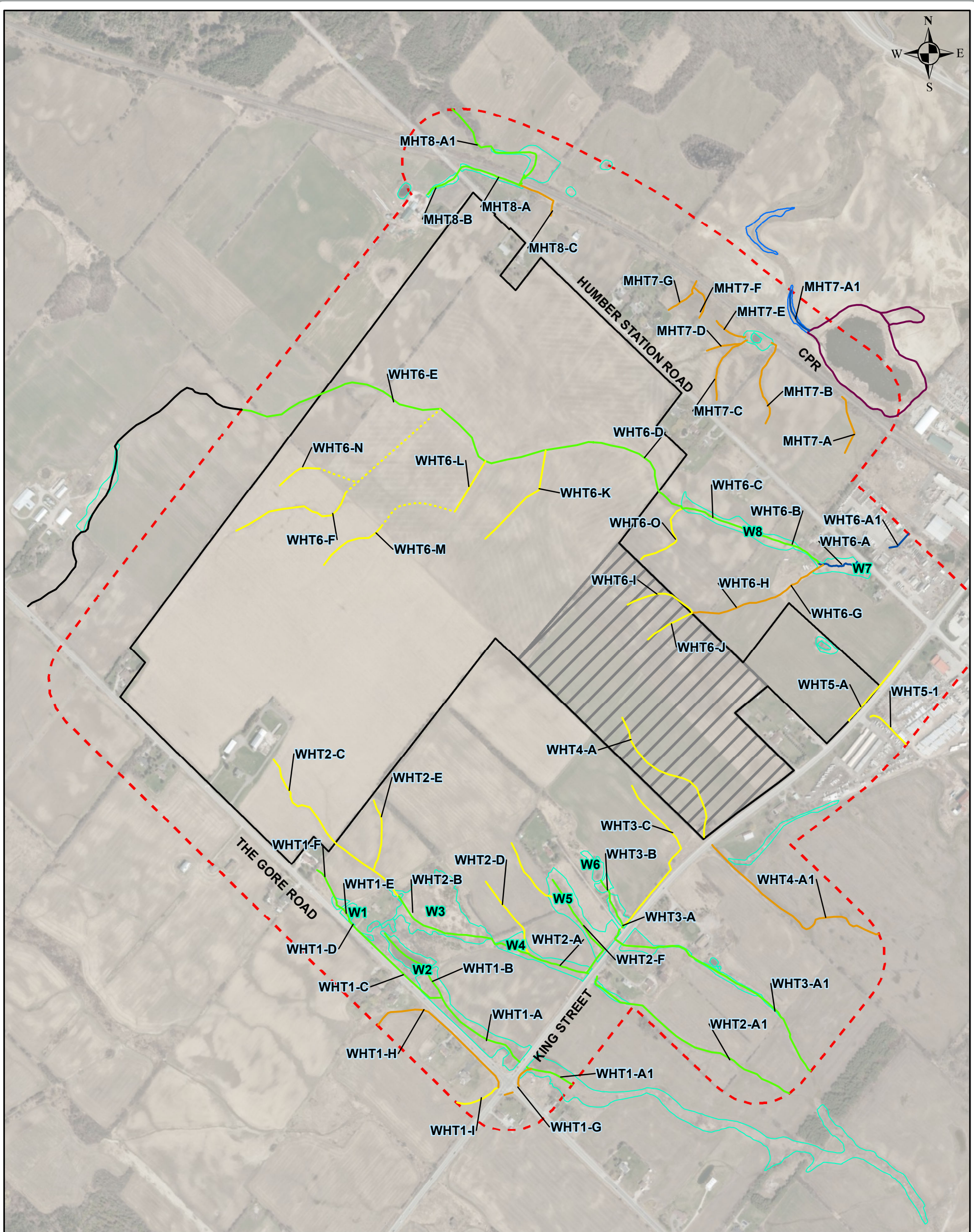
As conditions within the Subject Lands are subject to change over time, habitat suitability assessments for SAR bats remain ongoing. At the detailed design stage, prior to relocation or demolition, bat maternity colony exit surveys will be undertaken for all buildings and structures present on the Subject Lands. These surveys will need to be completed using the methodology provided within the MNRF (2014) Guelph District's *Use of Buildings and Isolated Trees by Species at Risk Bats: Survey Methodology*. These surveys are to be completed during the breeding season (June / July).



Photograph 1. Potential Bat Maternity Roosting Habitat: Cracks in the Soffit of the Residential Home (April 7, 2021)

2.2.1 Species of Special Concern

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



LEGEND

- SUBJECT LANDS
- LANDS OWNED BY SPEIRS
- STUDY AREA (CEISMP)
- PROVINCIALY SIGNIFICANT WETLAND (MNRF 2023)
- EVALUATED WETLANDS - NOT PROVINCIALY SIGNIFICANT (MNRF 2023; BEACON 2023)
- UNEVALUATED WETLAND (MNRF 2023)
- W1** WETLAND NUMBER

- HEADWATER FEATURE MANAGEMENT RECOMMENDATIONS**
- PROTECTION
 - CONSERVATION
 - MITIGATION
 - NO MANAGEMENT REQUIRED
 - NO MANAGEMENT REQUIRED - ENCLOSED
 - UNASSESSED

WHT1/MHT1 TRIBUTARY NAME AND NUMBER (i.e. WEST HUMBER TRIBUTARY; MAIN HUMBER TRIBUTARY)



**CEISMP COMPLIANCE LETTER
MACVILLE DRAFT PLAN OF SUBDIVISION**

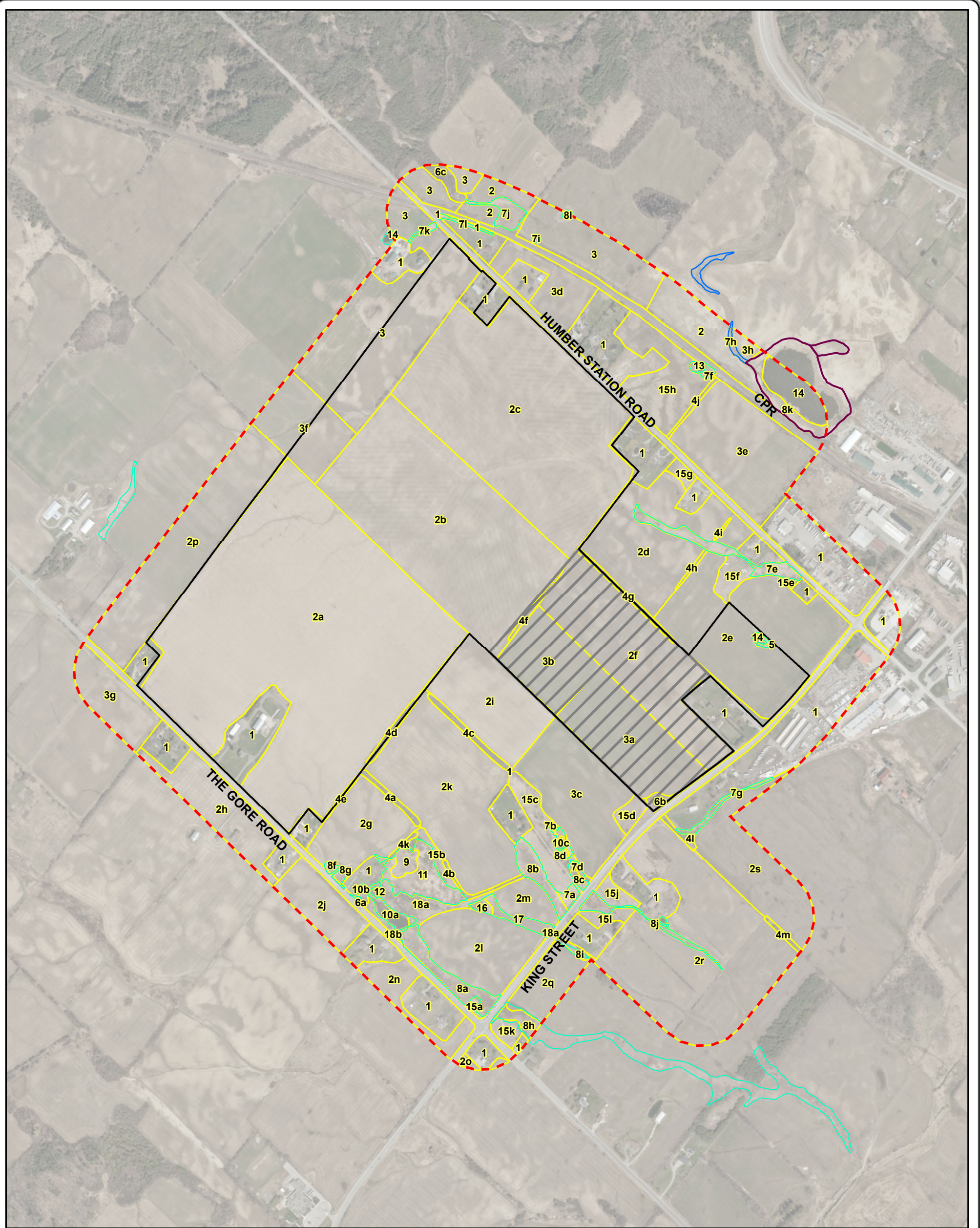
PROJECT No. 221164-221165

FIGURE 2

**HEADWATER FEATURE
MANAGEMENT RECOMMENDATIONS**

May 2023

Scale 1:8,000



Legend

- SUBJECT LANDS**
- LANDS OWNED BY SPEIRS**
- STUDY AREA (CEISMP)**
- PROVINCIALY SIGNIFICANT WETLAND (MNR 2023)**
- EVALUATED WETLANDS - NOT PROVINCIALY SIGNIFICANT (MNR 2023; BEACON 2023)**
- UNEVALUATED WETLAND (MNR 2023)**
- ECOLOGICAL COMMUNITIES**

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



**CEISMP COMPLIANCE LETTER
MACVILLE DRAFT PLAN OF SUBDIVISION**

PROJECT No. 221164-221165

FIGURE 3

ECOLOGICAL COMMUNITIES

May 2023

Scale 1:9,000

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

2.3 Wildlife Habitat

As noted in Section 9 of the CEISMP (Beacon *et al.* 2023), the Subject Lands have the potential to support snake hibernacula, a type of Significant Wildlife Habitat (SWH). This is due to the presence of structures such as building foundations, barns and rodent holes / dens. The Significant Wildlife Habitat Technical Guide (MNR 2000) considers overwintering habitats for snake to be significant if the hibernacula are used by at least five individuals of the same species or if used by two or more species.

To determine whether this wildlife habitat could be present, the *Survey Protocol for Ontario’s Species at Risk Snakes* (MNR 2016) was utilized within the Subject Lands to assess the presence of snakes during emergence periods (early spring) and to locate potential snake hibernacula. Due to the nature of snakes as ectothermic species, snakes hibernate through winter seasons and will become active typically in April or May. During the active seasons, snakes regulate their body temperatures to be between 25-34 °C which is why snakes are most likely to bask on sunny days when ambient temperature is lower than preferred body temperatures (MNR 2016). Assessing microhabitats for heat conductive features such as rock piles, open grassy fields, hedgerows, concrete pads and leaf piles will assist in the determining the presence of snake species.

Beacon assessed all potential basking locations within the Argo Macville I, II, and V lands, including rock piles, existing foundations, culverts, ditches, anthropogenic items, and gardens in search of any snakes in April 2021. Three surveys were completed to detect the presence of snakes and details of this survey are summarized in **Table 2** below. The Argo Macville I and II lands support a variety of habitats that could be used by snakes such as broken concrete piles, rock piles, concrete well covers lids, and brush piles (ref. **Photograph 2** below for an example of snake habitat within the residential yard). The Argo Humberking Corporation and Robert Spiers lands were assessed in May 2023 for potential basking locations in search of snakes, including rock piles, former foundations, and one wetland/pond. In addition, the site supports a number of rodent burrows (voles, rabbit) that could be used by snakes as overwintering habitat. No snakes were observed during any of these surveys which suggests that hibernacula are not present.

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

	Survey 1	Survey 2	Survey 3	Survey 4
Date	April 7, 2021	April 8, 2021	April 19, 2021	May 16, 2023
Start time	13:45	10:05	10:10	10:30
End time	15:30	11:45	11:45	13:30
Temperature	18-19 °C	16-19 °C	15-18 °C	16-20 °C
Wind	0-11 km/h	0-11 km/h	0-11 km/h	20-30 km/h
Cloud cover	0%	0%	0%	100%
Precipitation	None	None	None	None

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



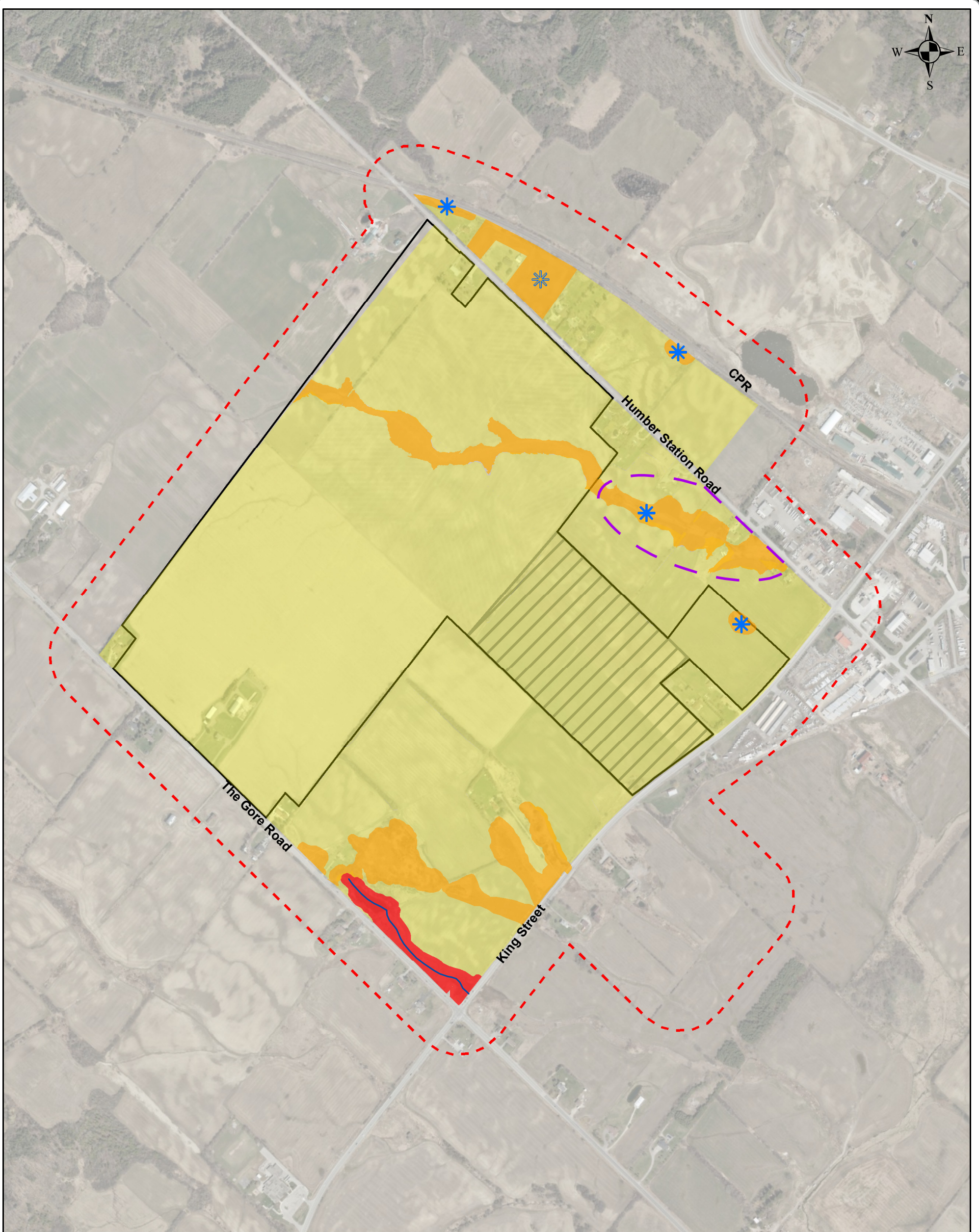
**Photograph 2. Potential Snake Basking Area on the Subject Lands
(April 7, 2021)**

2.4 Stream and Valley Corridors








While the Subject Lands support headwater drainage features (HDFs; **Figure 2**), these features are not associated with any distinctive valley landforms. Referencing definitions listed in Section 3.3.9.3 of the CEISMP (Beacon *et al.* 2023), Stream Corridors on the Subject Lands consist of HDF WHT6 Reaches WHT6-D and WHT6-E which have an associated floodplain (**Figure 4**).




As discussed in the CEISMP (Beacon *et al.* 2023), additional evaluation of headwater drainage feature segments was undertaken in response to comments received from the Town, Region of Peel and TRCA regarding the 2021 LOPA submission. As acknowledged by the TRCA in their comments (dated June 9, 2021), WHT6 on and adjacent to the Subject Lands has been impacted by past agricultural tile drainage, resulting in an ill-defined presence on the landscape. However, north of the Subject Lands, upstream of the CEISMP Study Area, TRCA's available mapping indicated the presence of wetland vegetation along the drainage feature.

In support of the CEISMP (Beacon *et al.* 2023), Beacon completed a desktop review of available aerial imagery and conducted roadside surveys to evaluate the portion of WHT6 upstream of the Subject Lands. The findings of this review confirmed that WHT6 does extend approximately 750 m upstream, terminating west of The Gore Road. The feature type consists predominantly of a farm swale, however an approximately 150 m segment of this feature is situated within a reed canary grass marsh



LEGEND

-  SUBJECT LANDS
 -  LANDS OWNED BY SPEIRS
 -  STUDY AREA (CEISMP)
 -  OPPORTUNITY FOR ENHANCED CORRIDOR
 -  FISH HABITAT
- CONSTRAINT ANALYSIS**
-  **HIGH CONSTRAINT:**
RESIDE DACE HABITAT AND 10 m WETLAND BUFFER
FISH HABITAT
HEADWATER DRAINAGE FEATURE IDENTIFIED FOR PROTECTION
 -  **MODERATE CONSTRAINT:**
EXISTING FLOODPLAIN
NON-PSW WETLANDS PLUS 10 m BUFFER
HEADWATER DRAINAGE FEATURE IDENTIFIED FOR CONSERVATION AND MITIGATION

-  **LOW CONSTRAINT:**
HEADWATER DRAINAGE FEATURE IDENTIFIED FOR NO MANAGEMENT AGRICULTURAL LANDS AND CULTURAL VEGETATION COMMUNITIES (SUBJECT TO ENDANGERED BAT HABITAT ASSESSMENT IN EXISTING BUILDINGS)
-  OPPORTUNITY TO COMBINE SMALL, ISOLATED WETLAND COMMUNITIES INTO A CORRIDOR
-  EASTERN MEADOWLARK HABITAT



**CEISMP COMPLIANCE LETTER
MACVILLE DRAFT PLAN OF SUBDIVISION**

PROJECT No. 221164-221165

FIGURE 4

**COMPREHENSIVE CONSTRAINTS
AND OPPORTUNITIES MAP**

community. Based on our understanding of this area, the marsh does not support habitat for fish or amphibians and has been subjected to various modifications over the years.

In order to ensure a conservative approach, a management recommendation of 'Conservation', which reflects the presence of this upstream wetland vegetation community, is identified in the revised CEISMP for HDF Reaches WHT6-D and WHT6-E. That stated, it should be noted that, due to the tile drain nature of the WHT6 within the Subject Lands, this upstream wetland unit lacks ecological/biological connectivity with downstream receiving reaches and the function of WHT6-D and WHT6-E is limited to flow conveyance. Replication and enhancement of the function of these two reaches has been proposed within the enhanced corridor/greenway identified within the Caledon Station Land Use Plan (CEISMP Figure 5.1a) on lands to the south. This proposed enhanced corridor will provide a single, contiguous natural heritage system that will significantly enhance ecosystem functions and overall productivity relative to existing conditions.

2.5 Groundwater

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

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

2.6 Soils

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

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

3. Proposed Development Plan

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

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

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

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

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

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

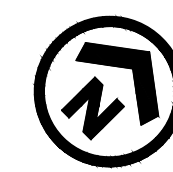
4. Impact Assessment and Mitigation

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

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

4.1 Wetlands

Compensation for the removal of a small, non-significant wetland within the south-east portion of the Subject Lands has been proposed within the enhanced corridor/greenway identified within the Caledon



DRAFT PLAN OF SUBDIVISION ARGO MACVILLE I CORPORATION, ARGO MACVILLE II CORPORATION, ARGO MACVILLE V CORPORATION, & ROBERT SPEIRS FILE# 21T-22001

PART OF LOTS 11,12 AND 13,
CONCESSION 4
(TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

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

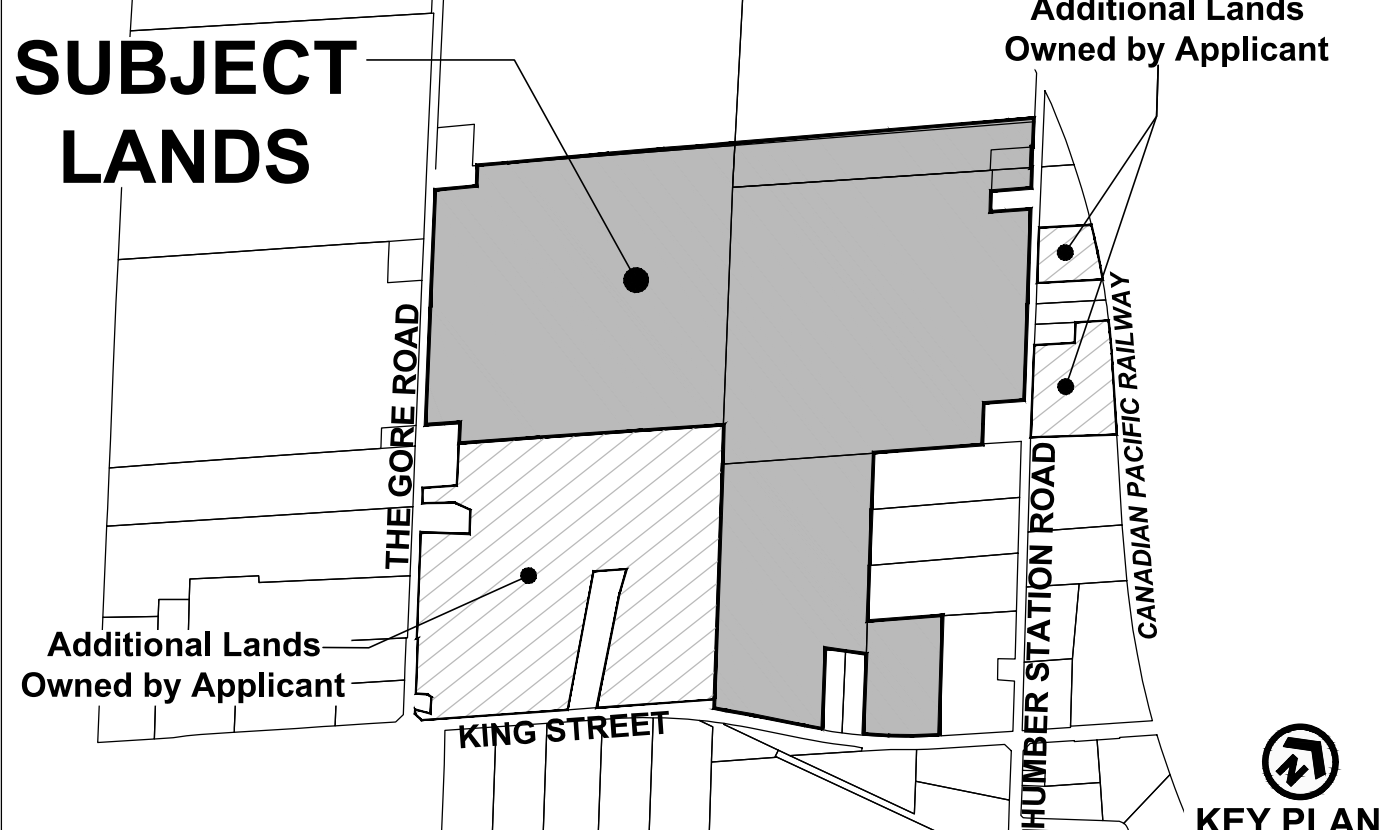
SIGNED Brednik DATE: MAY 15, 2023
MONIKA BUDZIAK, OLS
J. D. BARNES LIMITED
EMAIL: mbudziak@jdbarnes.com

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	
SINGLE DETACHED - 15.24m (50') (17m DEPTH)	1-580	2.05	5.07	76	
SINGLE DETACHED - 12.8m (42')		3.47	8.57	91	
SINGLE DETACHED - 12.8m (42') (17m DEPTH)		3.34	8.25	146	
SINGLE DETACHED - 11.6m (38')		5.02	12.40	158	
SINGLE DETACHED - 11.0m (36')		1.78	4.40	60	
SINGLE DETACHED - 10.4m (34')		1.66	4.10	49	
BACK-TO-BACK TOWNHOUSES - 6.4m (21')		581-618	3.89	9.61	410
BACK-TO-BACK TOWNHOUSES - 5.6m (18')		619-652	3.21	7.93	388
STREET TOWNHOUSES - 7.6m (25')		653-668	1.25	3.09	52
REAR LANE TOWNHOUSES - 6.05m (20')		669-824	10.68	26.39	815
DUAL FRONTAGE TOWNHOUSES - 6.1m (20')	825-829	0.42	1.04	30	
MEDIUM DENSITY RESIDENTIAL	830-845	16.32	40.33		
MIXED USE	846-850	2.17	5.36		
RESIDENTIAL RESERVE	851-886	1.09	2.69		
ELEMENTARY SCHOOL	887-889	5.47	13.52		
PARK	890-904	5.37	13.27		
WALKWAYS	905-907	0.05	0.12		
SWM POND	908	2.09	5.16		
ROAD WIDENING	909-911	0.57	1.41		
0.3m RESERVE		0.06	0.15		
22.0m R.O.W. - (Length - 4.700m)		10.45	25.82		
18.0m R.O.W. - (Length - 12.901m)		23.33	57.65		
16.0m R.O.W. - (Length - 74m)		0.12	0.30		
14.0m R.O.W. - (Length - 500m)		0.70	1.73		
8.0m Laneway - (Length - 3,167m)		2.63	6.50		
TOTAL	952	107.19	264.87	2,275	

NOTES
-STREET 'C' / THE GORE ROAD DAYLIGHT TRIANGLE: 15m x 15m
-STREET 'G' / THE GORE ROAD DAYLIGHT TRIANGLE: 15m x 15m
-COLLECTOR / COLLECTOR DAYLIGHT TRIANGLE: 7.5m x 7.5m
-PUBLIC LANE / TO COLLECTOR/LOCAL DAYLIGHT TRIANGLE: 3m x 3m
-LOCAL / COLLECTOR DAYLIGHT ROUNDINGS: 5m
-ALL INTERSECTIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED



Station Land Use Plan (CEISMP Figure 5.1a) on lands to the south. This proposed enhanced corridor will provide a single, contiguous natural heritage system that will significantly enhance ecosystem functions and overall productivity relative to existing conditions.

4.2 Reptiles

While no snakes were observed during the 2021 and 2023 Beacon surveys, potential habitat does exist and it is therefore recommended that if any snakes are encountered during site preparation or construction activities, that potentially harmful activities stop to allow the snake to safely exit the work area. If necessary, a wildlife biologist should be retained to assist with safe relocation. It is anticipated that the proposed ESC measures will deter snakes from entering the work areas.

4.3 Fish Habitat

There is no fish habitat present on the Subject Lands, however, HDF WHT6 Reaches WHT6-D and WHT6-E have an associated floodplain and provide valued fish habitat functions. Replication and enhancement of the function of these two reaches has been proposed within the enhanced corridor/greenway identified within the Caledon Station Land Use Plan (CEISMP Figure 5.1a) on lands to the south. This proposed enhanced corridor will provide a single, contiguous natural heritage system that will significantly enhance ecosystem functions and overall productivity relative to existing conditions. It is anticipated that this will result in extending fish habitat further upstream in the future.

4.4 SAR Bats

Surveys completed by Beacon confirmed that there are structures on the Subject Lands that have the potential to support roosting and overwintering habitat for bats. These surveys can only be completed during the breeding season (June / July), so it is recommended that they be completed at least one year in advance of any structure proposed relocation or demolition activity. Should habitat for endangered bats be confirmed, a permit will need to be obtained from MECP under the *Endangered Species Act* and regulations pertaining to this species.

5. Conclusion

Beacon Environmental Limited (Beacon) was retained by Argo Macville I Corporation, Argo Macville II Corporation, Robert Speirs, Argo Macville V Corporation and Argo Humberking Corporation (herein referred to as the 'Owners') to continue to advance the applications for Draft Plan of Subdivision (21T-22001) and for Amendment to the Zoning By-Law (RZ 2022-0002) which were originally submitted in March 2022. These applications seek planning approvals to implement redevelopment of the lands legally described as Part of Lots 11, 12 and 13, Concession 4 (Albion), Town of Caledon (the 'Subject Lands') and are generally located in between The Gore Road and Humber Station Road, north of King Street.

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

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