



BURNSIDE

Attrell Lot Severances
20836 Kennedy Road

John Attrell



BURNSIDE

**Attrell Lot Severances
20836 Kennedy Road**

John Attrell

**R.J. Burnside & Associates Limited
15 Townline
Orangeville ON L9W 3R4 CANADA**

**September 2023 (Updated April 2025)
300054526.0000**

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2	March 4, 2024	Re-submission to the Town of Caledon for Review
3	October 31, 2024	Re-submission to the Town of Caledon for Review
4	February 3, 2025	Re-submission to the Town of Caledon for Review
5	April 7, 2025	Re-submission to the Town of Caledon for Review

R.J. Burnside & Associates Limited

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1.0 Introduction

1.1 Background and Purpose

R.J. Burnside & Associates Limited (Burnside) has been retained by John Attrell ('Client') to complete an Environmental Impact Study (EIS) for the property at 20836 Kennedy Road ("subject lands"), in the Town of Caledon ("Town"), within the Region of Peel ("Region") (see Figure 1). This work has been conducted in support of the client's lot severance application and future development of three detached homes.

The subject lands have been purchased with the intent to sever into three lots. For a severance to proceed, it will need to be demonstrated that there is an appropriate location available to build on each parcel a detached home and possibly accessory buildings or required services. The purpose of this EIS is to determine where development and appropriate access routes can proceed without impacting the natural heritage system, its species, or functions.

1.2 Scope of Work

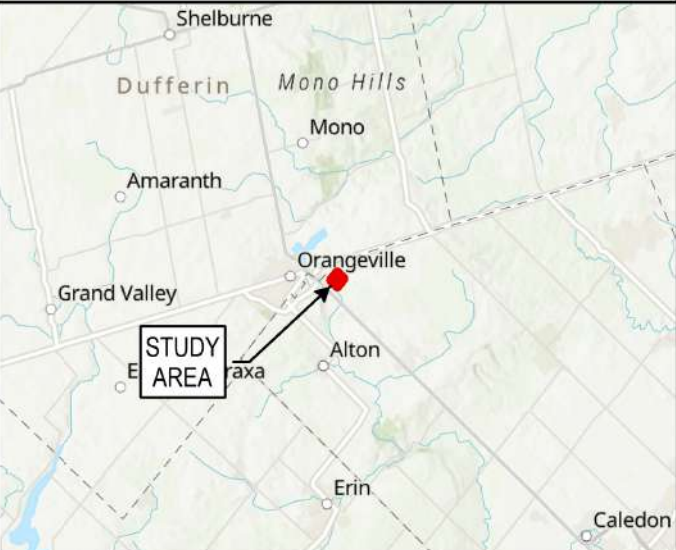
This document was prepared in accordance with the approved TOR (Appendix A), Section 4.1 (Natural Heritage) of the Provincial Planning Statement (PPS; MMAH, 2024), the Natural Heritage Reference Manual (NHRM) for Natural Heritage Policies of the PPS, 2005 (MNR, 2010), the Significant Wildlife Habitat Technical Guide (SWHTG; MNR, 2000), the Greenbelt Plan (2017), the Region of Peel Official Plan (2021), and the Town of Caledon Official Plan (2024). As such, the EIS includes:

- A review of applicable environmental policies and regulations affecting the subject lands
- A review of existing secondary source data to identify any known natural features
- Pre-submission consultation with various agencies to identify additional features and to confirm field study methodologies
- A summary of detailed field assessments that were conducted
- A description of the proposed development, including conceptual servicing and stormwater management measures
- An assessment of potential impacts resulting from the proposed development
- Recommended mitigating measures that will allow development to proceed in a manner that is consistent with local, regional, provincial, and federal policies and regulations

This report was originally submitted September 21, 2023. Based on Agency review, updates have been made to the report. A summary of the Agency correspondence and revised sections of the report can be found in Section 3.2. Land use policies have also been updated throughout the report to reflect any relevant changes since the first submission.



 Subject Property



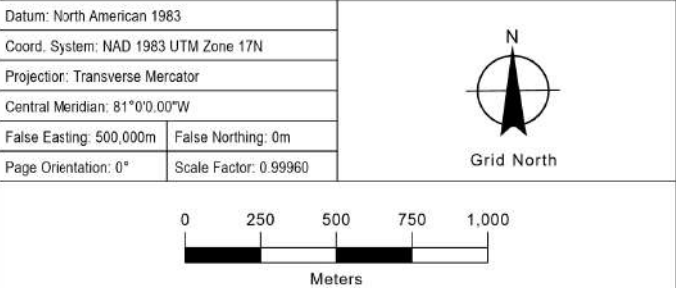
Sources:

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Client

MR. JOHN ATTRELL

Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY**

STUDY AREA

Drawn	Checked	Date	Figure No.
HN	AB	2025/01/24	1
Scale		Project No.	
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1.3 Proposed Development

The subject lands were purchased with the intent to sever into three lots. Two lots of 10 acres (4 ha) and one of 80 acres (32 ha) were originally proposed. However, communication with Credit Valley Conservation (CVC) indicated that they would not support the proposed lotting arrangement. As a result, the proposed lot severance boundaries were redrawn with regard to their feedback (see Figure 2). The updated severance proposal includes the Lands to be Retained (38.6 ha), Severance A (1.37 ha) and Severance B (1.32 ha).

An existing stone heritage farmhouse, lawn, garage, and gravel driveway are located on the lot proposed for Severance B. As shown in Image 1, the gravel driveway runs along the edge of the top of the slope leading down to the SWT2-5: Red Osier Dogwood Mineral Thicket Swamp Ecosite. Between the existing driveway and ticket swamp, there is a narrow band of FOD4-C: Dry-Fresh Black Locust Deciduous Forest which grows on the slope. There is a large lawn that fronts onto Kennedy Road, shown in Image 2.

Image 1: View of Severance B, Taken from Kennedy Road



Image 2: View of Severance B Proposed Development Location, Facing Kennedy Road



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Following Kennedy Road. northwards, there is a cultural meadow (CUM1-B: Exotic Cool-Season Grass Graminoid Meadow) with a farm access road that leads from a gate at Kennedy Road, across the meadow and a stream to the back agricultural fields. This open meadow, shown in Image 3, is where the house on the retained parcel is proposed to be located.

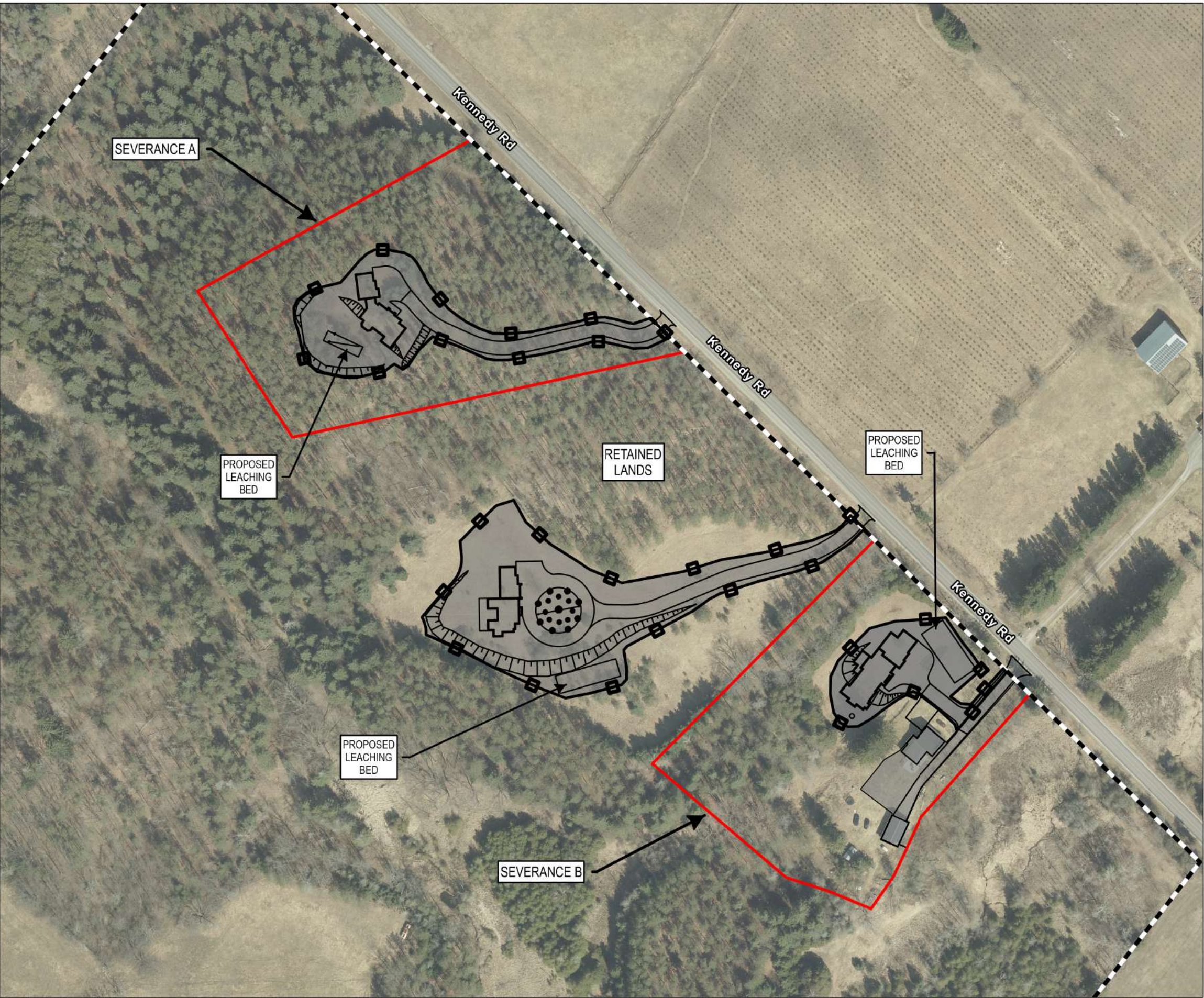
Image 3: Proposed Development Location of Lands to be Retained, From Kennedy Road



Severance A is proposed within the CUP3-1: Red Pine Coniferous Plantation at the north end of the subject lands. There is a clearing within the plantation at the top of a rise. In this location, the plantation has a long history of being actively managed for timber. The canopy is very open with sun-requisite shrubs and non-native grasses growing in the understory, shown in Image 4.

Image 4: View of Severance A Proposed Development Location





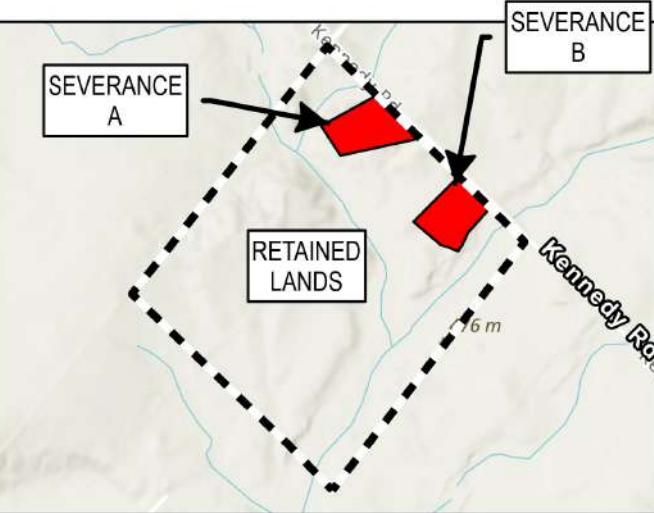
Proposed Lot Severance Boundary

Proposed Grading and Design

ESC Fencing

Structure Envelope

Subject Property



Sources:

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Datum: North American 1983

Coord. System: NAD 1983 UTM Zone 17N

Projection: Transverse Mercator

Central Meridian: 81°0'0.00"W

False Easting: 500,000m

False Northing: 0m

Page Orientation: 0°

Scale Factor: 0.99960

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Grid North

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25


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75

100

125

Meters



Client

MR. JOHN ATTRELL

Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
PROPOSED LOT SEVERANCES**

Drawn	Checked	Date	Figure No. 2
HN	AB	2025/04/06	
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2.0 Policies and Regulations

2.1 Federal Migratory Birds Convention Act, 1994 and Migratory Birds Regulations, 2022

The *Migratory Birds Convention Act, 1994* (MBCA) and Migratory Birds Regulations (MBR) are federal legislative requirements that are binding on members of the public and all levels of government, including federal and provincial governments. The legislation protects certain species¹, controls the harvest of others and prohibits the commercial sale of all species.

The MBCA has recently updated and modernized the MBR. The new MBR came into force on July 30, 2022. Further regulatory amendments are planned.

The previous regulations protected the nests of all migratory birds, at all times, for as long as they existed, which meant that many nests were protected when they no longer benefited migratory birds. The new MBR provides protection to migratory bird nests when they are considered to have a high conservation value for migratory birds.

The nests of all migratory bird species are protected when they contain a live bird or a viable egg. The nests of 18 species (listed in Schedule 1 of the regulations), whose nests are reused by migratory birds, continue to have year-round nest protection, unless they have been shown to be abandoned. To be considered abandoned:

- Minister must be notified, via an online registration system ([Notice: Abandoned Nest Registry - Canada.ca](#)) that the nest does not contain a live bird or viable egg.
- Nest is to remain unused by migratory birds during the designated wait time for that species.
- Of the 18 species, three are known to commonly breed in Southern Ontario: Great Blue Heron, Green Heron, and Pileated Woodpecker.

Permits are available under limited circumstances and mostly relate to egg or nest destruction or relocation *“for the purpose of reducing the danger that they are causing or are likely to cause to human health or public safety or the damage they are causing or are likely to cause to agricultural, environmental or other interests.”* Environment Canada and the Canadian Wildlife Service have compiled nesting calendars that show the variation in nesting intensity, by habitat type and nesting zone, within broad geographical areas distributed across Canada. While this does not mean nesting birds will not nest outside of these periods, the calendars can be used to greatly reduce the risk of encountering a nest. Environment Canada advises avoidance as the best approach.

¹ Bird species not regulated under the Act include Rock Dove, American Crow, Brown-headed Cowbird, Common Grackle, House Sparrow, Red-winged Blackbird, and European Starling. In addition, raptors are not regulated under the MBCA. However, they are protected under provincial legislation which restricts and regulates the taking or possession of eggs and nests. Furthermore, if the species identified is protected under Ontario's ESA or the federal SARA, additional restrictions may apply.

2.2 Provincial Endangered Species Act, 2007

The *Endangered Species Act, 2007* (ESA) provides protection for SAR and their habitat. The ESA is now administered by the Ministry of the Environment, Conservation and Parks (MECP) and provides policies for the protection of Extirpated, Endangered and Threatened species, as well as species of Special Concern. These four categories of species form the Species at Risk in Ontario (SARO) List, which are classified by the Committee on the Status of Species at Risk in Ontario (COSSARO). COSSARO is also responsible for maintaining criteria for assessing and classifying SAR.

The ESA helps protect species (Section 9) and their habitat (Section 10). Section 9(1)(a) of the ESA states:

no person shall kill, harm, harass, capture or take a living member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species.

Section 10(1)(a) of the ESA states:

no person shall damage or destroy the habitat of a species that is listed on the Species at Risk in Ontario List as an endangered or threatened species.

The ESA includes general habitat regulations, as well as species-specific habitat regulations. Species up listed to Endangered, or Threatened, automatically receive general habitat protection under the ESA. The province is then required to prepare a species recovery strategy and establish a habitat regulation according to requirements of the ESA.

Regulatory amendments under the ESA were issued by the province in 2022 which streamlines ESA Authorizations for activities that *have “predictable effects and common and routine mitigation actions with well understood requirements to minimize adverse impacts”*. Proponents are still required to avoid and minimize impacts on SAR and their habitats.

The use of a SAR Conservation Fund has been enabled for designated conservation fund species when they seek permits and agreements related to these species (Eastern Whip-poor-will, Blanding’s Turtle), or register for conditional exemptions (Eastern Meadowlark, Bobolink, Butternut).

The SARO List is updated from time to time; therefore, it is the proponent’s responsibility to practice due diligence to ensure that the ESA and its regulations are not violated. It is also the proponent’s responsibility to be apprised of any amendments to the Act that may come into force for the duration of this project.

2.3 The Provincial Planning Statement, 2024

The PPS (MMAH, 2024) provides general policies on land use patterns, resources, and public health and safety that guide development across Ontario. This report will address Section 4.1 of the PPS (Natural Heritage).

Eight types of natural heritage features are identified in Sections 4.1.4 and 4.1.5 of the PPS where development and site alteration are not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

1. *Significant Wetlands in Ecoregions 5E, 6E and 7E;*
2. *Significant Coastal Wetlands;*
3. *Significant Wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
4. *Significant Woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
5. *Significant Valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and St. Marys River);*
6. *Significant Wildlife Habitat;*
7. *Significant Areas of Natural and Scientific Interest (ANSIs); and*
8. *Coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4(b).*

Sections 4.1.6, 4.1.7, and 4.1.8 identify three additional development and site alteration prohibitions and exemptions, as follows:

1. *Fish habitat except in accordance with provincial and federal requirements;*
2. *Habitat of Endangered and Threatened species, except in accordance with provincial and federal requirements; and*
3. *On adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5 and 4.1.6, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features, or their ecological functions.*

The presence, or potential presence, of these features as well as the policy and planning implications of these features for development, are discussed in detail in this report.

2.4 The Greenbelt Plan, 2017

The Greenbelt is *“a broad band of permanently protected land”* (Greenbelt Section 1.2.1). The Greenbelt Plan, together with the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, *“identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape”*.

Under the Plan, lot severances are only permitted outside *prime agricultural areas*. The subject lands are located outside *prime agricultural areas*. Additionally, lot severances are only permitted for uses allowed by the policies of the Plan. Within the Plan, there are different layers of protection, each with its own list of uses that are permitted. Under the Plan, the entirety of the subject lands is designated as Natural Heritage System (NHS) within the Protected Countryside. Within the NHS, development is allowed so long as it does not harm specified environmental features and follows the requirements for how the land can be developed.

Section 3.2.2 paragraph 3 of the Plan requires new developments or site alterations in the NHS to demonstrate that:

- a. *There will be no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- b. *Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 m of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- c. *The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- d. *Except for uses described in and governed by the policies of Sections 4.1.2 and 4.3.2,*
 - i. *The disturbed area, including any buildings and structures, of the total developable area will not exceed 25%; and*
 - ii. *The impervious surface of the total developable area will not exceed 10%; and*
- e. *At least 30% of the total developable area will remain or be returned to natural self-sustaining vegetation, recognizing that Section 4.3.2 establishes specific standards for the uses described there.*

Section 7.1 of this report reviews this policy in detail and demonstrates conformity.

Section 3.2.5 of the Plan states that development or site alteration is not permitted in Key Hydrologic Features and Key Natural Heritage Features within the NHS.

Furthermore, a natural heritage evaluation is required to specify a Vegetation Protection Zone (VPZ) of sufficient width to protect key natural heritage features from impacts. Development and site alteration is not permitted within this VPZ.

The Plan identifies the following as Key Natural Heritage Features and Key Hydrological Features:

- Habitat of endangered species and threatened species
- Fish habitat
- Wetlands
- Life science areas of natural and scientific interest (ANSIs)
- Significant valleylands
- Significant woodlands
- Significant wildlife habitat (including habitat of special concern species)
- Sand barrens, savannahs and tallgrass prairies
- Alvars
- Permanent and intermittent streams
- Lakes (and their littoral zones)
- Seepage areas and springs
- Wetlands

Section 3.2.5.4 of the Plan states that *“In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.”*

2.5 A Place to Grow: Growth Plan Greater Golden Horseshoe (Office Consolidation, 2020)

Under the Growth Plan, the property is located within *Natural Heritage System for the Growth Plan*. The same restrictions to development apply to NHS under the Growth Plan as discussed above for NHS under the Greenbelt Plan.

2.6 Credit Valley Conservation (CVC) Regulated Area

A large portion of the subject lands are regulated by CVC (Figure 3). Ontario Regulation (O.Reg.)41/24, *Prohibited Activities, Exemptions and Permits* under the Conservation Authorities Act, 1990, applies to all areas regulated by CVC and any work being done in the regulated areas requires a permit from CVC.

CVC will assess any permit applications to determine if the proposed works will affect regulated features, in accordance with their programs and policies. Section 0 of this report provides recommendations to ensure that regulated features, located within or adjacent to the subject lands, are not negatively impacted and, where applicable, recommends mitigation measures.

2.6.1 Conservation Authorities Act, 1990

On April 1, 2024, amendments to the *Conservation Authorities Act* governing the permitting process were proclaimed including a new section, “Part VI – Regulation of Areas Under Which Authorities Have Jurisdiction”. A new Minister’s regulation for all conservation authorities was approved on February 16, 2024, Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, and also came into effect on April 1, 2024. This new, single regulation replaces all existing individual CA permit regulations including CVC’s Ontario Regulation 160/06.

Part VI of the CA Act sets out the Regulatory Powers of conservation authorities. Specifically, the CA Act prohibits, in the absence of a permit *“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.”* Development activities are also prohibited in hazardous lands, wetlands, river or stream valleys and shorelines in the absence of a permit.

2.6.2 Watershed Planning and Regulation Policies

CVC has published Watershed Planning and Regulation Policies (WPRP) (2010). Section 6.2.1 of the WPRP refers to the recommended buffers to be applied to the limit of the natural heritage features, including applicable erosion access allowances. Under Section 6.2.1 b) features have the following buffers:

- 10 m from the limit of flood hazards
- 10 m from the limit of erosion hazards
- 10 m from the limit of dynamic beach hazards
- 10 m from the drip line of significant woodlands
- 10 m from the limit of other wetlands
- 30 m from the limit of provincially significant wetlands
- 30 m from the bankfull flow location of watercourses
- A distance to be determined through the completion of a comprehensive environmental study or technical report, to the satisfaction of CVC, from the limit of the following:
 - Significant wildlife habitat
 - Significant habitat of threatened species and endangered species
 - Regionally and provincially significant life science ANSIs
 - ESAs
 - Significant habitat of Species of Conservation Concern (SCC)

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Under the new Bill 23, More Home Built Faster Act, CAs may no longer review or provide input on proposals / applications for non-hazard categories. As such CVC review is scoped to regulated hazard features (i.e., wetland, valley, watercourses, and associated flood / erosion hazards) and no other components of the natural heritage system. However, the recommended buffers for non-regulated features have been considered when determining appropriate buffers for natural heritage features.

In correspondence sent June 3, 2024, CVC declined to stake the wetland limits (see Appendix A).

2.7 Town of Caledon Official Plan (Office Consolidation, June 2024)

Schedule A1 of the Town OP shows that all the subject lands are within the Greenbelt Plan Area, Protected Countryside Designation. Schedule S shows that the subject lands are located within the Greenbelt Natural Heritage System. Most of the subject lands are designated Rural Lands in Schedule A of the Town OP. Narrow segments running east-west along the southern border and north-south through the center of the subject lands are designated Environmental Policy Area (EPA) in Schedule A of the Town OP.

Section 5.7.3.3 of the Town OP states that new lots wholly within EPA will not be permitted. However, new lots which only include a portion of EPA, or are adjacent to EPA, may be permitted, subject to the approval requirements recommended by the Town and other relevant agencies. As part of the approval requirements, it must be demonstrated that the application will adhere to the Town's ecosystem principle, goal, objectives, policies, and performance measures. This shall be done through environmental investigations, up to and including the completion of an Environmental Impact Study and Management Plan, as may be recommended by the Town and other relevant agencies.

As noted by Jason Elliott, Senior Planner, Environment - Parks and Natural Heritage (Town of Caledon) in email correspondence dated September 16, 2024, *"Through Policy 5.7.3.1.8, the Town discourages fragmentation of ownership of EPA lands and strives to ensure that EPA lands are retained in larger owned blocks. As per OP Table 3.1 and Policy 3.2.3.1.1, EPA includes all Key Features and their mVPZs. Therefore, the new lot lines should be maintained outside of the mVPZs of the Key Features to the greatest extent feasible."* This is discussed in greater detail in Section 8.0.

2.7.1 By-Law No. 2000-100 Woodland Conservation By-law

The Woodland Conservation By-law requires a permit be obtained before removing any tree within a woodland. Section 7.1.1. outlines the exceptions when a permit is not required. These include the removal of trees on lands under a forest management plan where a copy of the plan has been given to the director at least 30 days before the destruction and, the destruction is in accordance with good forestry practices. As well as when the area of cleared trees does not exceed 0.4 ha (0.98 acres) and is necessary for development approved by a building permit. The exemptions also cover the removal of

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up to 20 trees per year for personal use and the removal of diseased trees which pose a hazard. Outside the exemptions, an application must be filled for a permit.

The Woodland Conservation By-law defines woodland based on a minimum of 0.5 ha containing at least:

- 370 trees measuring more than 5 cm dbh
- 250 trees measuring more than 12 cm dbh
- 125 trees measuring more than 20 cm dbh



- Proposed Lot Severance Boundary
- Proposed Grading and Design
- Structure Envelope
- Greenbelt Natural Heritage System (MNRF)
- Credit Valley Conservation Regulation Limits
- Subject Property

Sources:

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Datum: North American 1983	
Coord. System: NAD 1983 UTM Zone 17N	
Projection: Transverse Mercator	
Central Meridian: 81°0'0.00"W	
False Easting: 500,000m	False Northing: 0m
Page Orientation: 0°	Scale Factor: 0.99960

Grid North

Meters



Client			
MR. JOHN ATTRELL			
Figure Title			
ATTRELL LOT SEVERANCES ENVIRONMENTAL IMPACT STUDY REGULATION MAPPING			
Drawn	Checked	Date	Figure No. 3
HN	AB	2025/04/06	
Scale		Project No.	
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3.0 Background

3.1 Records Review

A comprehensive desktop assessment was completed to review existing natural heritage information available for the subject lands. All areas within 120 m of the subject lands were reviewed as part of the high-level assessment to identify significant natural heritage features located within, or directly adjacent to the subject lands, that may be impacted by future development.

Information reviewed included, but was not limited to, the following sources:

- Recent digital aerial photography
- Ontario Base Mapping
- Ministry of Natural Resources and Forestry (MNR) Make a Map
- The Ontario Breeding Bird Atlas (OBBA)
- The Ontario Reptile and Amphibian Atlas (ORAA)
- Fisheries and Oceans Canada (DFO) mapping (2022)
- Ministry of Natural Resources (MNR)
- Aquatic Resources Area (ARA) mapping (2017)
- Provincial Planning Statement (2024)
- Greenbelt Plan (2017)
- A Place to Grow: Growth Plan Greater Golden Horseshoe (2020)
- Region of Peel Official Plan (Office Consolidation, 2021)
- Town of Caledon Official Plan (Office Consolidation, June 2024)
- Credit Valley Conservation Authority (CVC) Regulation limits mapping (2021)
- CVC Planning and Regulation Policies (April 2010)
- Williams & Associates Managed Forest Plan (January 2022). (See Appendix B)

The subject lands are in the jurisdiction of CVC and MNR Aurora Midhurst Owen Sound District Office. Species protected under the ESA are under the jurisdiction of MECP, Species at Risk Branch.

Online CVC Regulation mapping shows portions of the subject lands are regulated by CVC. These areas are associated with wetlands, waterbodies, and floodlines.

3.1.1 Species at Risk

Background records indicate the potential for Species at Risk (SAR), on or adjacent to the subject lands, including but not limited to:

- Butternut (*Juglans cinerea*)
- Bobolink (*Dolichonyx oryzivorus*)
- Canada Warbler (*Cardellina canadensis*)
- Chimney Swift (*Chaetura pelagica*)
- Eastern Meadowlark (*Sturnella magna*)

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- Eastern Wood-pewee (*Contopus virens*)
- Monarch butterfly (*Danaus plexippus*)
- Redside Dace (*Clinostomus elongatus*)
- Snapping Turtle (*Chelydra serpentina*)
- Wood Thrush (*Hylocichla mustelina*)
- Little Brown Myotis (*Myotis lucifugus*)
- Eastern Small-footed Myotis (*Myotis leibii*)
- Northern Myotis (*Myotis septentrionalis*)
- Tri-colored Bat (*Perimyotis subflavus*)

3.1.2 Aquatic

A tributary of the Credit River flows from west to east, beneath Kennedy Road and south of Severance B. The MNRF ARA mapping states this is a cold-water watercourse in which spring (i.e., White Sucker (*Catostomus commersonii*)) and fall spawning (i.e., Brook Trout (*Salvelinus fontinalis*)) species of fish have been historically observed. Another tributary of the Credit River flows from north to south through the site, south of the three lots. This tributary is also classified as a cold-water watercourse. No in-water works are proposed for this project.

Through the review of the DFO SAR and NHIC mapping it was determined that aquatic SAR are not present in the vicinity of the subject lands.

Although in-water works are not required for this project, due to the proposed alteration and development of the subject lands, Headwater Drainage Feature (HDF) assessments were completed in 2023. The field methodologies and survey observations are provided below in Sections 4.5 and 5.5, respectively.

3.2 Agency Consultation

The following is a summary of agency correspondence background data requests and replies to date:

- A Terms of Reference (TOR) was submitted to CVC on August 29, 2022. Trisha Hughes, Planner, Planning and Development Services at CVC reviewed the TOR and provided preliminary comments and CVC regulation mapping. The comments guided the redrawing of the proposed severance boundaries. As part of CVC's initial review, they determined that the TOR was premature. CVC required a pre-consultation with the Town before detailed review of the TOR and scheduling a site visit.
- A pre-consultation / DART meeting was held with the Town on November 16, 2022. A draft Preliminary (PARC) Meeting Form and Checklist for Consent Applications was circulated by the Town on November 21, 2022. The Final PARC was circulated on December 2, 2022. The PARC contained comments from CVC where they requested a site visit to review and delineate natural features.

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- Following the DART meeting with the Town, the updated TOR was submitted to CVC via email to Elizabeth Paudel, Planner, Planning and Development Services, on February 8, 2023. A response with an Ecological Study Permit Checklist was received March 10, 2023.
- On November 9, 2023, a site visit with CVC and Town Environmental Planners, Jason Elliott and Rebecca Thompson was conducted.
- Based on Agency feedback, a revised EIS was submitted to the Town on March 4, 2024.
- On May 13, 2024, a meeting was held at the Town of Caledon with the client, GWD, Burnside and Town officials reviewing the severance application.
- On June 3, 2024, CVC declined to conduct a second site visit to stake the wetland limits. It was determined that wetland staking was unnecessary for this site.
- On June 25, 2024, Burnside reached out to CVC to discuss an impediment to fish movement where a culvert had been removed by a previous owner. As a result, a site visit with CVC was conducted on July 12, 2024, to review the stream crossing. On July 31, 2024, CVC sent recommendations for the next steps to complete a culvert replacement on. The culvert replacement is outside the scope of this EIS and will be coordinated with CVC to meet their requirements to obtain the required permits.
- September 12, 2024, CVC requested a site visit to review ATV Trails in the PSW. These trails had been revitalized from disused trails that had existed prior to 2008. CVC concluded that the mowing of vegetation and placement of woodchips were not regulatory concerns.
- Ongoing correspondence with the Town since May 2024 has led to several adjustments in the severance design and location / grading of the home in the retained lands as well as a reassessment of SWH ecosite designations on the subject lands.

Copies of select agency correspondence are found in Appendix A.

Based on comments from Town review, the following sections have been updated since the previous submission:

- 7.0 Delineation of Environmental Constraints
- 7.1 Developable Area Analysis
- Appendix A

4.0 Methods

4.1 Vegetation

The study limits for characterization of vegetation communities and species included the subject lands plus approximately 50 m beyond, where accessible. Vegetation surveys for ELC and plant inventory were undertaken on April 29, 2022, August 10, 2022, and June 22, 2023.

All species herein are described according to nomenclature and S-ranks provided by the NHIC. Species rarity is based on:

- Species' status under the *Endangered Species Act, 2007* and *Species at Risk Act, 2002*
- Species' S-rank as provided on the NHIC database
- Rarity for Peel Region as listed in "*The Distribution and Status of the Vascular Plants of the Greater Toronto Area*" (Varga et al., 2000)
- Rarity as listed in "*Plants of the Credit River Watershed*" (CVC, 2002)

ELC communities were described according to the Ecological Land Classification for Southern Ontario: First Approximation and Its Application (Lee et al. 1998) with reference made to updated 2008 codes for units that could not be adequately described by the 1998 codes.

4.2 Avifauna

Standard breeding bird surveys were completed by an Avian Biologist as described below. Weather conditions are summarized in Table 1. Surveys were completed according to the OBBA's General Instructions for Atlassing and Appendices (April 2021), tailored to the needs of this project.

- Surveys were conducted between May 24 and July 10. Surveys were conducted twice and were evenly spaced throughout the survey period, between seven to ten days apart.
- Surveys were conducted under the following weather condition requirements: no precipitation or fog, and winds less than 19 km per hour.

A total of 5-point counts were surveyed. Locations are mapped in Figure 3. Surveying at each point count station lasted for ten minutes and all species of birds were recorded.

All birds observed and heard were recorded, including the level of breeding evidence. Field data was collected using a mobile data collection application (Fulcrum), on an iOS device.

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Table 1: Summary of Breeding Bird Survey Weather Conditions

Survey Date	Observers	Time of Day (Start/End) (24 hours)	Weather Conditions
			Air Temp °C Beaufort Sky Code ¹ Wind Scale ²
May 25, 2022	David Szmyr	08:55 to 10:30	Start: 13°C; End: 16°C Sky: 1 Wind: 1
June 22, 2022	David Szmyr	08:39 to 10:30	Start: 26°C; End: 28°C Sky: 0 Wind: 1

¹NAAMP/ Beaufort Sky Codes

0 = Clear (no cloud cover)

1 = Partly cloudy (scattered or broken) or variable

2 = Cloudy or overcast

3 = Sandstorm, dust storm or blowing snow

4 = Fog, smoke, thick dust, or haze

5 = Drizzle or light rain

6 = Rain

7 = Snow or snow/rain mix

8 = Showers

9 = Thunderstorms

²Beaufort Wind Scale

0 = Calm, smoke rises vertically (0-2 km/hr)

1 = Light air movement, smoke drifts (3-5)

2 = Slight breeze, wind felt on face; leaves rustle (6-11)

3 = Gentle breeze, leaves & twigs in constant motion (12-19)

4 = Moderate breeze, small branches moving, raises dust & loose paper (20-30)

5 = Fresh breeze, small trees begin to sway (31-39)

6 = Strong breeze, large branches in motion (40-50)

4.3 Amphibians

Burnside staff conducted amphibian breeding call surveys, following the *Marsh Monitoring Program Participant's Handbook for Surveying Amphibians* (BSC, 2009), during the 2023 season. Surveys were conducted between April and June by qualified ecologists, to detect potential early, mid, and late-season amphibian breeding activity in Central Ontario.

Four survey stations were chosen to provide information on potential amphibian breeding sites within representative wetland communities, located throughout the subject lands: AMP-1, AMP-2, AMP-3, and AMP-4. Station AMP-1 was located at the edge of the Red-osier Dogwood Mineral Thicket Swamp (SWT2-5). AMP-2 was in a small marsh meadow clearing where the tributary of the Credit River flows through the White Cedar-Hardwood Mineral Mixed Swamp (SWM1-1). AMP-3 was located at the farm road crossing where the Silver Maple Mineral Deciduous Swamp (SWD3-2) ecosite meets the Cattail Graminoid Organic Meadow Marsh Type (MAMO1-2) ecosite. AMP-4 was located further north-east, along the meadow marsh corridor in the Mixed Mineral Meadow Marsh (MAMM3-1). See Figure 4 for locations of the survey stations.

The Marsh Monitoring Program guidelines state that three call surveys should be completed a minimum of 15 days apart when nighttime air temperatures are greater than

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5°C, 10°C and 17°C, respectively, and when wind strength is less than 19 km/h (< 3 on the Beaufort Scale). Weather conditions during the surveys are outlined in Table 2.

Amphibian calls are used to identify species presence and are quantified by assigning a Call Level Code and an Abundance Count. The purpose of the breeding amphibian surveys was to identify wildlife habitat, as well as any potential SWH on the subject lands.

Table 2: Summary of Amphibian Survey Weather Conditions

Survey Date	Observers	Time of Day (Start/End) (24 hours)	Weather Conditions
			Air Temp °C Beaufort Sky Code ¹ Wind Scale ²
April 20, 2023	Ariana Burgener	20:45 – 21:29	Temp: 7°C Sky: 2 Wind: 1
May 10, 2023	Ariana Burgener Matthew Moote	21:03 – 21:31	Temp: 17°C Sky: 1 Wind: 1
June 5, 2023	Ariana Burgener Matthew Moote	21:33 – 22:06	Temp: 19°C Sky: 2 Wind: 0

¹NAAMP/ Beaufort Sky Codes

0 = Clear (no cloud cover)

1 = Partly cloudy (scattered or broken) or variable

2 = Cloudy or overcast

3 = Sandstorm, dust storm or blowing snow

4 = Fog, smoke, thick dust, or haze

5 = Drizzle or light rain

6 = Rain

7 = Snow or snow/rain mix

8 = Showers

9 = Thunderstorms

²Beaufort Wind Scale

0 = Calm, smoke rises vertically (0-2 km/hr)

1 = Light air movement, smoke drifts (3-5)

2 = Slight breeze, wind felt on face; leaves rustle (6-11)

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4 = Moderate breeze, small branches moving, raises dust & loose paper (20-30)

5 = Fresh breeze, small trees begin to sway (31-39)

6 = Strong breeze, large branches in motion (40-50)

4.4 Wildlife Habitat

On all site visits, visual observations of animals, tracks or scats were documented. Features that may be considered wildlife habitats were specifically sought out. These features include:

- Dens
- Reptile hibernacula
- Structures
- Uncapped chimneys
- Foundations

Observations were made for the entire property, areas of intrusion into the NHS and 50 m onto adjacent lands, where possible.

4.5 Headwater Drainage Feature Surveys

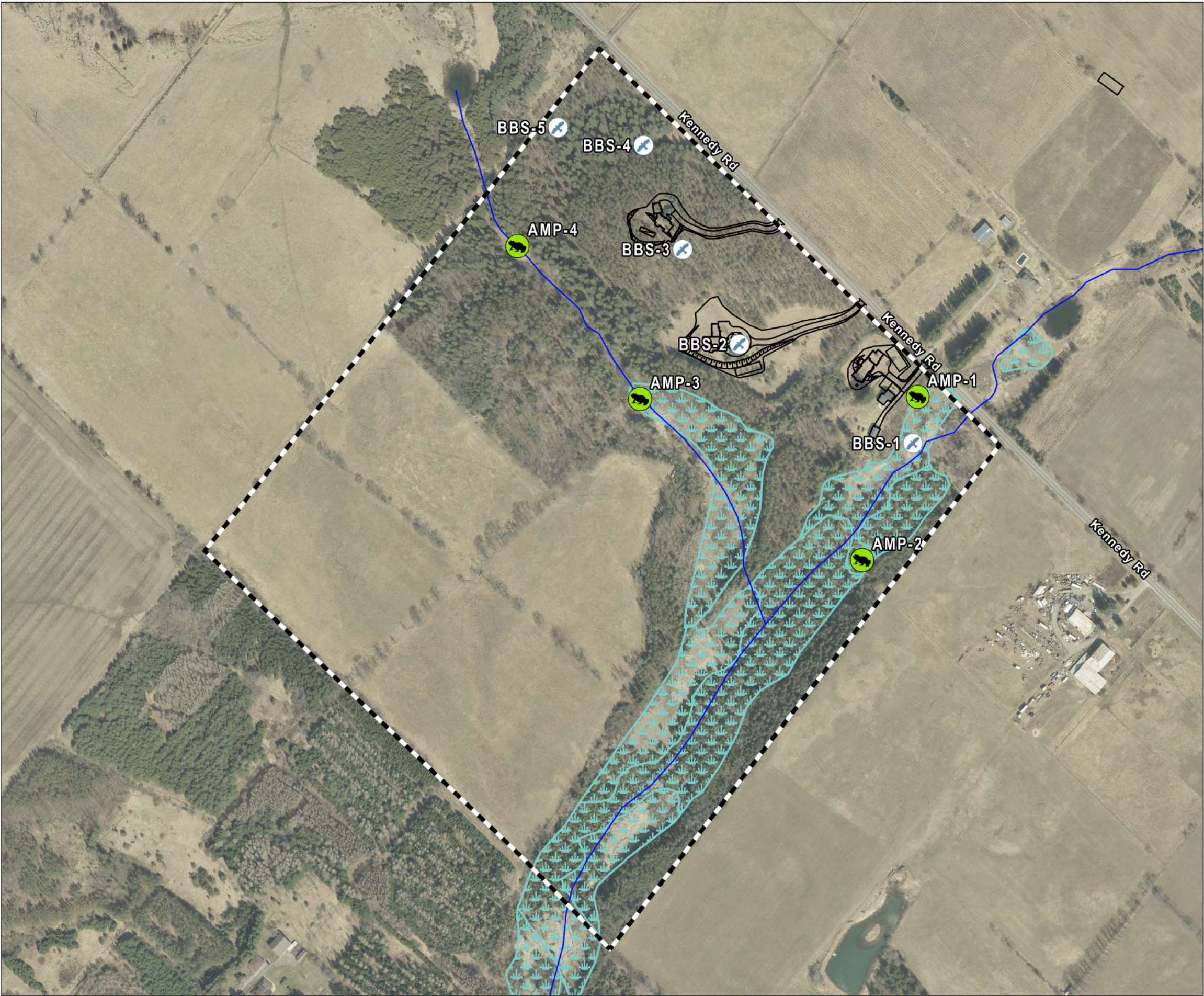
Field investigations were conducted based on procedures outlined in the Evaluation, Classification and Management of Headwater Drainage Features Guidelines (CVC & TRCA 2014), as well as supporting Ontario Stream Assessment Protocol (OSAP) Section 4: Module 10 (S4:M10) and Section 4: Module 11 (OSAP, 2017). Accessibility to sites within the subject lands enabled a reach-based approach, primarily utilizing S4:M11. A background review of existing hydrolayer mapping, provided in ArcHydro data and satellite imagery, were utilized to identify potential HDF features from desktop. All potential HDF features were investigated. Each of the three potential lots were investigated for HDF form and function during the initial site visit on April 13, 2023, with the subsequent monitoring visits completed as per the OSAP Section 4 modules.

The evaluation methods outlined in the HDF Guidelines utilize flow conditions, riparian vegetation, fish and fish habitat and terrestrial assessments as components in the determination of HDF classification. Since HDFs can vary significantly on a seasonal basis, multiple site visits are needed to correctly assess their hydrology and riparian conditions. Headwater drainage features were evaluated through a series of three site visits in 2023, which were timed to coincide with freshet, late spring, and late summer conditions, as outlined in the HDF Guide (CVC & TRCA, 2014). Table 3 provides a summary of recommended sampling periods and field investigation dates.

Table 3: HDF Recommended Timing and Field Investigation Dates

Site Visit	Guidelines Assessment Period	Field Investigation Date
1	Spring Freshet	April 13, 2023
2	Late April to May	May 16, 2023
3	July to August	August 21, 2023

A summary of the site observations can be found below in Section 5.5.



 Amphibian Survey Station

 Breeding Bird Survey Station

 Cold Watercourse

 Proposed Grading and Design

 Provincially Significant Wetland

 Subject Property

Sources:

1. Ministry of Natural Resources and Forestry, © King's Printer for Ontario.
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This map is the product of a Geographic Information System (GIS). As such, the data represented on this map may be subject to updates and future reproductions may not be identical.

Datum: North American 1983

Coord. System: NAD 1983 UTM Zone 17N

Projection: Transverse Mercator


Central Meridian: 81°0'0.00"W

False Easting: 500,000m


Page Orientation: 0°

False Northing: 0m

Scale Factor: 0.99960



Grid North



Meters



Client

MR. JOHN ATTRELL

Figure Title

ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
FIELD SURVEYS

Drawn	Checked	Date	Figure No. 4
HN	AB	2025/01/29	
Scale	Project No.		
H 1:4,250		300054526	

5.0 Existing Conditions

5.1 Vegetation

5.1.1 Ecological Land Classification

CVR_4: Rural Property



An area of just less than 0.75 ha, the rural property fronts onto Kennedy Road. It contains the original farmstead home, a gravel driveway, and a large lawn. The existing manicured lawn is the proposed location of the new home to be built within Severance Lot B. The lawn is dominated by exotic grass species of Smooth Brome (*Bromus inermis*), Bluegrass (*Poa spp.*), Orchard Grass (*Dactylis glomerata*) and Common Timothy (*Phleum pratense*) and contains abundant Goldenrod (*Solidago spp.*), White Clover (*Trifolium repens*) and Common Dandelion (*Taraxacum officinale*). Some trees are present near the house, predominantly Red Pine (*Pinus resinosa*) with some Common Lilac (*Syringa vulgaris*). This ecosite is a typical farmstead lawn with predominantly exotic and weedy species and is heavily impacted by regular use. The lawn is mowed semi-regularly and holds items of everyday use, such as a small garden, fire pit, trampoline, firewood storage, etc.

CUM1-B: Exotic Cool-Season Grass Graminoid Meadow



This ecosite is roughly 1.3 ha in size and is accessed from Kennedy Road by an established farm path. It is located within the lands to be retained and is the proposed location of the home to be built on that lot. The farm paths through this ecosite are actively used for access to other portions of the subject lands, including the back agricultural lands. The meadow is dominated by Smooth Brome and other exotic grass species such as Orchard Grass and Common Timothy. There are abundant Goldenrods and Asters (*Symphotrichum spp. et al.*), Wild Carrot (*Daucus carota*) and Birds-foot trefoil (*Lotus corniculatus*). There are occasional Common St. John's-wort (*Hypericum perforatum*), Common Milkweed (*Asclepias syriaca*), Wild Basil (*Clinopodium vulgare*) and Bedstraw (*Galium sp.*). A few Red Pine saplings and young trees are beginning to colonize the open meadow.

CUH1-A: Treed Hedgerow

Two Hedgerows are present on the subject lands. CUH1-A(b) is a deciduous hedgerow which divides the back pasture into four Sections. CUH1-A(a) divides the CVR_4 ecosite on the Severance Lot B from the CUM1-B ecosite on the lands to be retained. In the proposed severance, the CUH1-A(a) hedgerow will be located within Severance Lot B, on the border between the two lots. This hedgerow is 18 m wide and consists of three distinct layers. There is a line of Eastern White Cedar (*Thuja occidentalis*) immediately adjacent to the CVR_4 ecosite and a line of Red Pine immediately adjacent to the CUM1-B ecosite. Between the two lines of conifers runs a line of mature Sugar Maple (*Acer saccharum*). These three layers appear to be three generations of hedgerow plantings, with the Sugar Maples representing the oldest and the White Cedar the youngest. Within the band of Sugar Maple, there are young Green Ash (*Fraxinus pennsylvanica*), Manitoba Maple (*Acer negundo*) and Black Cherry (*Prunus serotina*) interspersed. The groundcover within the hedgerow is dominated by European

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Lily-of-the-Valley (*Convallaria majalis*), with some Canada Thistle (*Cirsium arvense*) and Swamp Gooseberry (*Ribes hirtellum*).

CUP3: Coniferous Plantation



Three types of conifer plantations are present on the subject lands:

- CUP3-1: Red Pine Coniferous Plantation
- CUP3-C: White Spruce Coniferous Plantation
- CUP3-H: Mixed Coniferous Plantation

The Red Pine Plantation represents most of the woodland on the subject lands, followed by White Spruce Plantation. The mixed plantation contains both Red Pine and White Spruce. As outlined in Williams & Associates Management Plan (January 2022) (Appendix B), the plantation was planted between 1946 and 1955. The plantations were row thinned and milled on site in 1990 and thinned again in 1999 and 2006. The spruce plantation was marked in 2012 but never harvested.

Each mapped polygon has slightly different characteristics even within the same ecosite code. Although all ecosites of the plantation have been actively harvested, the CUP3-1 units in the center and south-west of the subject lands have naturalized more than the unit which fronts onto Kennedy Road.

Severance Lot A is contained entirely within the polygon of Red Pine Plantation that fronts onto Kennedy Road. This unit suffers from Red Pine Pocket Decline and has a very open canopy (~60% cover). As a result, the understory is dominated by sun-requisite species from the adjacent CUM1-B meadow; Smooth Brome, Tall Goldenrod (*Solidago altissima*) and Wild Carrot. There are large patches of Red Raspberry (*Rubus idaeus*) throughout the ecosite and occasional invasive Honeysuckle (*Lonicera sp.*) and European Buckthorn (*Rhamnus cathartica*). Minor amounts of colonization of other tree species are evident, with occasional Manitoba Maple, Black Locust (*Robinia pseudoacacia*), Black Cherry and sapling Black Walnuts (*Juglans nigra*) and Sugar Maples.

FO: Forest



Two types of forest are present on the subject lands:

- FOD4-C: Dry-Fresh Black Locust Deciduous Forest
- FOM4-A: Dry-Fresh White Cedar-Hardwood Mixed Forest

The Black Locust Forest is situated on the slope between the existing driveway in Lot Severance B and the PSW. This cultural forest ecosite is characterized by invasive species, dominated by Black Locust, with abundant Manitoba Maple. The understory consists of False Spirea (*Sorbaria sorbifolia*), Multiflora Rose (*Rosa multiflora*), Lilac and European Buckthorn. Native trees species comprise less than 10% of this unit.

The Cedar Mixed Forest is located at the south-eastern edge of the subject lands, far from the proposed development. It contains a canopy dominated by Eastern White Cedar with abundant Trembling Aspen (*Populus tremuloides*).

MAMM: Meadow Marsh

Two types of meadow marsh are present on the subject lands:

- MAMO1-2: Cattail Graminoid Organic Meadow Marsh Type
- MAMM3-1: Mixed Mineral Meadow Marsh

Both ecosites are located within the lands to be retained and are not situated near any of the proposed home locations. They follow the path of the tributary of the Credit River that runs through the site and have been mapped as PSW. The MAMO1-2 unit is dominated by Broad-leaved Cattail (*Typha angustifolia*) with abundant Sensitive Fern (*Onoclea sensibilis*), Spotted Jewelweed (*Impatiens capensis*) and Awl-fruited Sedge (*Craex stipata*). The MAMM3-1 unit contains Reed Canary Grass (*Phalaris arundinacea*).

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with forbs such as Spotted Jewelweed, Coltsfoot (*Tussilago farfara*) and Tall Meadow-rue (*Thalictrum pubescens*).

SW: Swamp



Six types of swamp are present on the subject lands:

- SWD3-2: Silver Maple Mineral Deciduous Swamp
- SWT2-5: Red Osier Dogwood Mineral Thicket Swamp
- SWC1-1: White Cedar Mineral Coniferous Swamp
- SWC1-2: White Cedar-Conifer Mineral Coniferous Swamp
- SWM1-1: White Cedar-Hardwood Mineral Mixed Swamp
- SWM3-2: Poplar-Conifer Mineral Mixed Swamp

The Silver Maple Mineral Deciduous Swamp runs for a narrow band along the MAMO1-2 ecosite. As such, the ground layer species are the same as the MAMO1-2 species, with a dominant canopy layer of Silver Maple (*Acer saccharinum*).

The Red Osier Dogwood Mineral Thicket Swamp is located at the bottom of the Black Locust forested slope and is immediately adjacent to the proposed boundary of Severance Lot B. This unit contains a mosaic of shrub thicket and meadow marsh. The shrub layer is dominated by Red Osier Dogwood (*Cornus sericea*) with abundant Willows such as Pussy Willow (*Salix discolor*), Meadow Willow (*Salix petiolaris*) and Bebb's Willow (*Salix bebbiana*). The Meadow is dominated by Purple-stemmed Aster (*Symphyotrichum puniceum*) and Tussock Sedge (*Carex stricta*) with abundant White Panicked Aster (*Symphyotrichum lanceolatum*).

There are three swamp ecosites dominated by White Cedar, though each contain various proportions of other conifer and deciduous (Poplar) species. The SWM3-2 poplar-conifer swamp contains both White Cedar and Poplars as well, but with a higher proportion of Poplars. Detailed botanical inventory of these ecosites were

beyond the scope of this EIS, as they are located well beyond the proposed development footprints and are unaffected by the proposed lot severance boundaries.

AGR: Agriculture

Pasture lands represent the largest ecosite on the subject lands. These lands have been used as cattle pasture and are maintained for agricultural uses by the current owners.

5.1.2 Botanical Inventory

A botanical inventory of species identified on the subject lands can be found in Appendix C. The following summarizes the flora observed on the subject lands during field surveys:

- 134 plant taxa were observed. Of those, 129 were identified to species or subspecies level. Of those species, 83 (64%) were native and 46 (36%) were non-native to Ontario.
- All native species were secure – common or apparently secure - uncommon (S5 or S4) in Ontario.
- Three species were observed that are considered uncommon to the Peel Region (Varga et al., 2000):
 - Woodland Horsetail (*Equisetum sylvaticum*)
 - Rough Bedstraw (*Galium asprellum*)
 - Woodland Sunflower (*Helianthus divaricatus*)
- Seven species were observed that are considered rare to the CVC / Peel Region (CVC, 2002 and Varga et al., 2000):
 - Water Horsetail (*Equisetum fluviatile*)
 - White Spruce (*Picea glauca*) (Only in Varga et al. 2000)
 - Black Spruce (*Picea mariana*)
 - Red Pine (*Pinus resinosa*)
 - Drooping Woodreed (*Cinna latifolia*)
 - Shining Willow (*Salix lucida*)
 - Pale-leaved Sunflower (*Helianthus strumosus*)
- No SAR flora were observed on the subject lands

Black Spruce, White Spruce and Red Pine were all planted as part of the plantations on the subject properties. No populations of these rare species are naturally occurring on the subject lands. Populations of all uncommon and rare species are present outside the limits of the proposed development.



ELC - Code	ELC - Community
AGR	Agriculture
CUH-A(a)	Treed Hedgerow (Mixed)
CUH-A(b)	Treed Hedgerow (Deciduous)
CUM1-B	Exotic Cool-season Grass Graminoid Meadow
CUP3-1	Red Pine Coniferous Plantation
CUP3-C	White Spruce Coniferous Plantation
CUP3-H	Mixed Conifer Coniferous Plantation
CVR_4	Rural Property
FOD4-C	Dry-Fresh Black Locust Deciduous Forest
FOM4-A	Dry-Fresh White Cedar - Hardwood Mixed Forest
MAMM3-1	Mixed Mineral Meadow Marsh
MAMO1-2	Cattail Graminoid Organic Meadow Marsh
SWC1-1	White Cedar Mineral Coniferous Swamp
SWC1-2	White Cedar - Conifer Mineral Coniferous Swamp
SWD3-2	Silver Maple Mineral Deciduous Swamp
SWM1-1	White Cedar - Hardwood Mineral Mixed Swamp
SWM3-2	Poplar - Conifer Mineral Mixed Swamp
SWT2-5	Red Osier Dogwood Mineral Thicket Swamp

- Proposed Grading and Design
- Ecological Land Classification
- Tree Plantation
- Subject Property

Sources:

1. Ministry of Natural Resources and Forestry, © King's Printer for Ontario.
2. Natural Resources Canada, © His Majesty the King in Right of Canada.

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Datum: North American 1983

Coord. System: NAD 1983 UTM Zone 17N

Projection: Transverse Mercator

Central Meridian: 81°0'0.00"W

False Easting: 500,000m

False Northing: 0m

Page Orientation: 0°

Scale Factor: 0.99960

N

Grid North

0

50

100

150

200

250

Meters



Client

MR. JOHN ATTRELL

Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
ECOLOGICAL LAND CLASSIFICATION**

Drawn	Checked	Date	Figure No.
HN	AB	2025/01/29	
Scale		Project No.	
H 1:4,250		300054526	

5.2 Avifauna

A total of 31 resident bird species, exhibiting some level of breeding evidence (possible, probable, or confirmed) were observed on the subject lands during targeted breeding bird surveys in 2022 (see Appendix D).

According to MNR's Significant Wildlife Habitat Technical Guide (2000), some species require large areas of suitable habitat for long term population survival. Fragmentation of essential habitats can result in overall declines in populations. Four “*area sensitive*” bird species, as defined by MNR, were observed on the subject lands during the breeding bird surveys: American Redstart (*Setophaga ruticilla*), Red-breasted Nuthatch (*Sitta canadensis*), Pileated Woodpecker (*Dryocopus pileatus*) and Pine Warbler (*Setophaga pinus*).

One species listed as both provincially and federally significant, was observed on the subject lands during breeding both bird surveys: Eastern Wood-pewee (Special Concern). The highest number recorded (all habitat units combined) was three. On May 25, 2023, one Eastern Wood-pewee was recorded at each of three stations, for a total of three individuals. These three individuals were recorded within the Red Pine and White Spruce plantations at Stations 3 (CUP3-1), 4 (CUP3-C) and 5 (CUP3-H), all with a breeding status of Possible “S”. Possible “S” is defined as “*Singing male or adult producing other sounds associated with breeding (e.g., calls or drumming) in suitable nesting habitat during the species’ breeding season.*”

On June 22, 2023, a single individual Eastern Wood-pewee was recorded on the second survey, but only at Station 4. This is assumed to be the same individual from May 25, 2023, and was assigned a breeding status of Probable “T”. Probable “T” is defined as “*Presumed Territory based on the presence of an adult bird (usually singing, but not necessarily so), in the same suitable nesting habitat patch on at least two visits, one week or more apart, during the species’ breeding season.*” The species was not recorded at any of the other stations on the second survey.

As a Special Concern species, neither individuals nor their habitat receives direct protection under the ESA. However, the habitat of Special Concern species is considered Significant Wildlife Habitat (SWH). The significance of this species is discussed in more detail in Section 6.5 and Section 8.3.

5.3 Amphibians

Over the course of three surveys at four stations, only one instance of an amphibian calling was heard on the subject lands. A single Spring Peeper was heard at AMP-3 on June 5, 2023. The call was recorded at the Cattail Graminoid Mineral Meadow Marsh Type (MAMO1-2).

During each survey, amphibians were heard calling in the distance, not on the subject lands. Spring Peeper choruses were heard beyond the site limits on all three site visits.

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As such, it can be determined that weather conditions were favourable for calling amphibians, but that the wetlands on the subject lands do not offer suitable breeding habitat.

Table 4: Amphibian Survey Results

Survey Date	Station ID	Species Observed	No. of Individuals
April 20, 2023	AMP-1	-	-
	AMP-2	-	-
	AMP-3	-	-
	AMP-4	-	-
May 10, 2023	AMP-1	-	-
	AMP-2	-	-
	AMP-3	-	-
	AMP-4	-	-
June 5, 2023	AMP-1	-	-
	AMP-2	-	-
	AMP-3	Spring Peeper	1
	AMP-4	-	-

5.4 Wildlife Habitat

It is anticipated that on-site features would support common wildlife, such as a variety of small mammals (e.g., Mice, Voles, Squirrels), Raccoon, Fox, Coyote, Skunk, Eastern White-Tailed Deer and Eastern Cottontail. Coyote scat and a den were observed during field investigations.

Monarch butterflies (Special Concern) were confirmed foraging in the cultural meadow habitats on-site, which contain Milkweed (*Asclepias spp.*) plants required for their reproduction. Monarch, Eastern Swallowtail and a Checkerspot (*Nymphalinae sp.*) were observed onsite.

An Eastern Gartersnake and American Toad were incidentally observed in the MAMO1-2 ecosite on June 22, 2023.

5.5 Headwater Drainage Features

HDF's were not observed within the three proposed lots on the subject lands. The entirety of each lot and driveway was walked and observations for channel form (i.e., defined bed and banks), surface water flow, and vegetation were made. Flowing water, damp soils, channels, swales and erosion were absent from the proposed lots.

The retained lot is located between Severance A and B and within an area densely vegetated with meadow vegetation, trees, and shrubs. Disturbance of soil to form channels and swales was limited. There were no HDFs observed on the site. A tributary of the Credit River flows from north to south, southeast of the parcel. Therefore,

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observations along the southern boundary of Severance B were made however no channels were observed.

Severance A is the northern most parcel and it is in an area densely vegetated, primarily with coniferous trees. A remnant driveway is present from Kennedy Road, leading to a flat area on top of a hill. The parcel slopes steeply to the north, south and west from the flat area at the top of slope. Observations were made along the entirety of the top and sides of the slope, and the formation of channels and / or swales were not observed.

Severance B is the southern most parcel and it is an existing residential lot with a home, garage, driveway, and manicured lawn. The parcel generally slopes from east to west, and a steep valley wall is present along the southern boundary of the parcel, adjacent to the driveway. The entirety of Severance A is densely vegetated with grasses, and minor number of shrubs and trees, and thus disturbance of the soil to form swales and / or channels is limited.

There is a roadside drainage network that flows generally from north to south across the frontage of all lots, draining water to the tributary of the Credit River that flows from west to east beneath Kennedy Road.

Surface water discharge in the existing condition during large storm events flows from the subject lands to the features that surround them. The subject lands currently drain to natural features, including wetlands and watercourses. Post-construction, the subject lands will continue to drain surface water to the natural features that surround them.

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Image 5: Facing East, looking downslope from the Top of Slope within Severance A (04-13-2023)



Image 6: Facing Southwest, the driveway to the retained lot (04-13-2023)



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Image 7: Facing South, the southern boundary of retained lot (04-13-2023)



Image 8: Facing North, manicured lawn of Severance B (04-13-2023)



Image 9: Facing Southeast, lawn and buildings of Severance B (04-13-2023)



6.0 Identification of Key Natural Heritage Features

6.1 Provincially Significant Wetlands

The PPS (2024) Section 8.0 defines significant wetlands as:

An area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;

A portion of the Orangeville Wetlands PSW Complex is located on the subject lands. The wetlands consist of meadow marsh and swamp. The wetlands are located concurrently with the streams that are present on the subject lands.

6.2 Significant Valleylands

The NHRM (MNR, 2010) provides criteria for identifying Significant Valleylands, including a variety of landform-related functions and attributes, as well as ecological features and functions. According to the NHRM a Significant Valleyland is defined as:

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. Large, well-defined valleylands are often significant landscape features essential to the character of an area.

No mapped Significant Valleylands are present on the subject lands.

6.3 Significant Woodlands

The Town OP definition of Woodland found in Section 6.7.191, states:

Woodlands do not include plantations that are:

- a) Managed for production of fruits, nuts, Christmas trees or nursery stock;*
- b) Managed for tree products with an average rotation of less than twenty (20) years (e.g. hybrid willow or poplar); or,*
- c) Established and continuously managed for the sole purpose of complete removal at rotation, as demonstrated with documentation acceptable to the Region or area municipality, without a woodland restoration objective.*

These exclusions are restated in the Region OP Section 2.14.31 on Woodlands and the Greenbelt Technical Paper 1 (MNRF, 2012), under “*Exceptions to Significant Woodlands*”.

The plantation on the subject lands meets the third exemption outlined in the above policies. The Red Pine and White Spruce plantations on the property were established between 1946 and 1955. On October 17, 1959, a Canadian Tree Farms certificate was issued for 50 acres of the subject lands which states the plantation will be managed for production of commercial timber (Appendix B). The plantations have been actively logged in 1990, 1999 and 2006 and have an up-to-date Managed Forest Plan, as part of MFTIP. According to the General History of the Property outlined in the Managed Forest Plan (2022):

The property was purchased by Mrs. And Mr. E.G. Joy in 1945. In 1946, a “Farm Plan” was prepared by L.R. Weber, Soils Dept., OAC Guelph in cooperation with Mr. B.S. Beer, Agricultural Representative, Brampton, and E.G. Joy. The plan has been followed closely since. The plantation was planted between 1946 and 1955, while the remaining farm land was used for crops and pasture. In the 1950's a 0.4 acre strip along the northern boundary was sold to Ontario Hydro. Michael Joy inherited the property in 1989. The plantations were row thinned and milled on site in 1990 and thinned again in 1999 and 2006. The spruce plantation was marked in 2012 but never harvested. The property was sold to the Attrells in 2022.

This history is detailed in the appended letter from Williams & Associates (Appendix B), who have advised the owners of the subject lands since 1999 and recently completed the Managed Forested Plan (2022) for Mr. John Attrell. In the summary letter, it is noted that “*The plantations on the property were established and continuously managed to produce wood products*”. As demonstrated by the updated Management Forest Plan, it

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September 2023 (Updated April 2025)

is the intention of Mr. John Attrell to continue the management of the plantations with regular thinnings so that the plantation can be harvested (i.e., completely removed) at rotation. The appended Williams & Associates letter concludes that *“Because the plantations were established and managed for timber and will be removed completely at rotation, it is suggested that the Significant Woodland classification be removed from the plantations”*.

Based on the history of continuous management and intention for complete removal at harvest, the CUP ecosites on the subject lands meet the exemption criteria quoted above. As such they are not considered woodland and cannot be designated Significant Woodland.

Furthermore, the FOD4-C: Dry-Fresh Black Locust Deciduous Forest ecosite is also excluded from the woodland and Significant Woodland designations, under the Town OP definition of Woodland found in Section 6.7.191, which states:

Additional exclusions may be considered for treed communities which are dominated by invasive non-native tree species such as buckthorn (Rhamnus species), Norway maple (Acer platanoides), or others deemed to be highly invasive, that threaten the ecological functions or biodiversity of native communities.

This additional exclusion is restated in the Region OP Section 2.14.31 on Woodlands. The FOD4-C ecosite is dominated by invasive, non-native Black Locust, with an understory of additional invasive, non-native species consisting of False Spirea, Multiflora Rose, Lilac and European Buckthorn. Native tree species cover less than 10% of the ground in this unit. As such, the ecosite is not considered Significant Woodland and has been excluded from the woodland constraints.

The FOD4-C ecosite is excluded as Significant Woodland under the Greenbelt Plan due to the elongated shape of the ecosite being more than 3 times longer than it is wide on average.

According to the policies, the CUP and FOD4-C units do not meet the definition of “Woodland” under the Region or Town OPs, nor do they meet the definition of “Significant Woodland” under the Greenbelt Plan.

The following remaining natural woodland ecosites are present on the subject lands: SWC1-1, SWC1-2, SWM1-1, SWM3-2 and FOM4-A. These units have been considered in isolation of the CUP and FOD4-C ecosites, as they have been excluded as woodland.

The SWC1-1 ecosite is 0.3 ha in size and more than 20 m from any woodland. While it meets the definition of woodland under the PPS, as a “treed area”, being less than 0.5 ha, it is not eligible to meet the criteria of Significant Woodland set out the Region or Town OPs or the Greenbelt Plan.

The remaining natural woodland ecosites form a contiguous woodland of 4.14 ha. According to the Greenbelt Technical Paper, this woodland meets the requirements under Natural Composition, Age or Tree Size, and Proximity to be considered Significant Woodland. Therefore 4.14 ha of Significant Woodlands are present on the subject lands. As discussed in Section 7.0, these Significant Woodlands are prescribed the required 30 m buffer. Section 8.2 concludes that no impacts to the Significant Woodlands or their buffer is anticipated. This meets the Greenbelt Plan Significant Woodland, the Region's Core Areas, and the Town's Natural Core Areas and Natural Corridors policy requirements.

6.4 Significant Areas of Natural and Scientific Interest

According to the PPS (MMAH, 2024), ANSIs are defined as:

Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

According to the NHRM (MNR, 2010), provincially significant ANSIs include some of the most significant and best examples of these features in the province, and only include ANSIs identified as provincially significant.

No ANSIs are mapped on or within 120 m of the subject lands.

6.5 Significant Wildlife Habitat

Determination of SWH is broadly categorized and described in the NHRM (MNR, 2010). Additionally, MNRF's SWH Technical Guide (2000) and SWH Criteria Schedule for Ecoregion 6E (2015) are further supplemental documents intended to assist in identifying SWH. The four main categories of SWH are identified as:

- Habitats of seasonal concentrations of animals
- Rare vegetation communities, or specialized habitat for wildlife
- Habitat of species of conservation concern
- Animal movement corridors

Breeding Eastern Wood-pewee, a species of Special Concern, was observed at Stations 3, 4 and 5 within the CUP3-1, CUP3-C and CUP3-H ecosites, respectively (See Figure 6). Its breeding status was assigned Probable "T" only within ecosite CUP3-C, where it was observed on two separate survey dates. As such, CUP3-C is designated as SWH for Special Concern and Rare Wildlife Species according to the SWH Criteria Schedule for Ecoregion 6E which defines such SWH as "*the area of the habitat to the finest ELC scale that protects the habitat form and function*". The Greenbelt Plan lists SWH as a Key Natural Heritage Feature where site alteration and development are not permitted.

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As a Special Concern species, individuals do not receive direct protection. However, the habitat of Special Concern species is considered SWH and is discussed further in Section 8.3.

6.6 Habitat of Endangered and Threatened Species

Burnside's background database review, consultation with agencies, and field investigations in 2022 and 2023 found no habitat for Endangered or Threatened species under the ESA on the subject lands and adjacent lands.

A SAR screening table is found in Appendix E.

7.0 Delineation of Environmental Constraints

Based on the background review, field investigations and agency consultation, there are several environmental constraints that must be taken into consideration for the proposed development. Figure 6 shows the environmental constraints and opportunities used to determine buffers and a suitable limit of development.

Based on the Greenbelt Plan, CVC Watershed Planning and Regulation Policies and assessment of field investigations, the following buffers have been applied to natural heritage features:

Feature	Buffer	Reasoning
Cold Watercourse	30 m	As outlined in the CVC Watercourse & Valleyland Protection Policies
PSW	30 m	As outlined in the Greenbelt Plan
Other Wetlands	30 m	As outlined in the Greenbelt Plan
Significant Woodland	30 m	As outlined in the Greenbelt Plan
Woodlands	10 m	Buffer applied to protect root zones
Significant Wildlife Habitat	15 m	As discussed below

Buffers of 30 m have been applied to most features, as Section 3.2.5.4 of the Greenbelt Plan states that:

“In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature”

As discussed in Section 6.3, the SWC1-1 unit is not considered Significant Woodland and no buffer is prescribed in the OPs. However, it is intended that this feature be protected, therefore a 10 m buffer was applied to mitigate against impacts. As the SWC1-1 unit is also a swamp unit and a part of the PSW it is also protected within the 30 m buffer to the PSW.

Managed plantations and the Black Locust community (FOC4-C) are not considered woodland under the Greenbelt Plan, Region or Town OPs and so have not received a buffer. Hedgerows are not considered woodland and so neither CUH1-A Hedgerows have received a buffer.

A buffer for SWH is not specified in the Greenbelt Plan nor the Town's OP. In lieu of direction from policy, a 15 m buffer has been applied to the Eastern Wood-pewee SWH ecosite CUP3-C. Eastern Wood-pewee prefer open woodland and are not “area-sensitive” or edge sensitive (COSEWIC, 2012; Cornell Lab, 2024; Cadman, M.D. et al, 2007), and as such, do not require buffering to reduce edge effects. As the habitat for Eastern Wood-pewee is a Red Pine plantation, a buffer that is sufficient to protect

Red Pine was chosen. Red Pine are described as having a root system that is moderately deep and wide spreading (Sims et al, 1990). Fayle (1975) looked at the root development of Red Pines in Ontario plantations and determined that *“the main horizontal roots of red pine seldom exceed 11 m in length”*. Therefore, a 15 m buffer is more than sufficient to protect the roots of Red Pine and protect the form and function of the SWH.

7.1 Developable Area Analysis

Section 3.2.2 of the Greenbelt Plan and Policies 7.13.3.2.1.2 and 7.13.3.2.1.3 of the Town’s OP outline restrictions on the area of disturbance and impervious area as well as setting a minimum of natural self-sustaining vegetation.

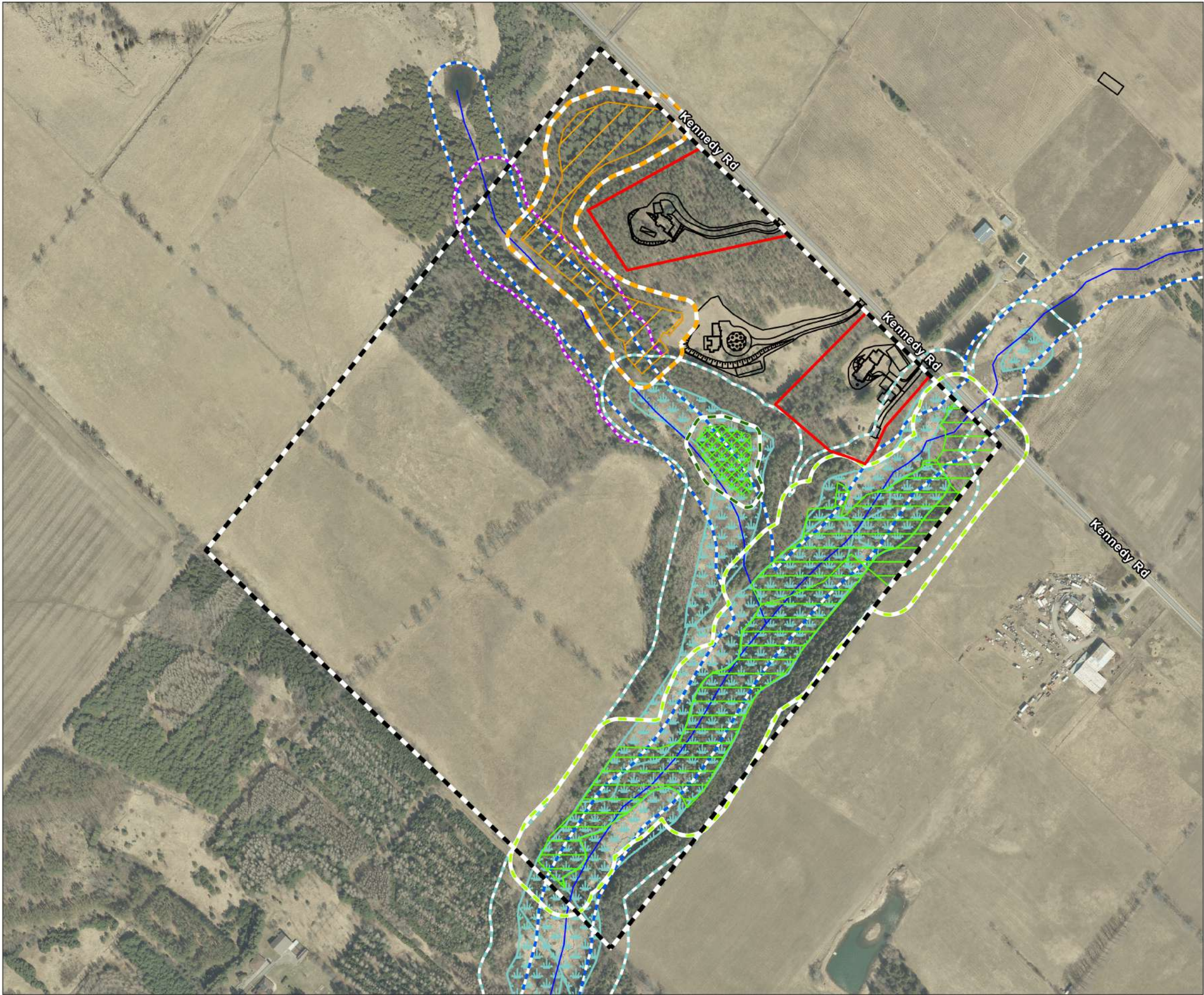
These policies require that:

- The disturbed area does not exceed 25% of the total developable area
- The impervious surface does not exceed 10% of the total developable area
- At least 30% of the total developable area must be natural self-sustaining vegetation

With respect to the development constraints shown on Figure 6, the total developable area has been calculated for Lot B, Lot A and the retained lot in Figures 7, 8 and 9, respectively. These figures also calculate the area of disturbance and impervious areas, which are summarized in Table 5. Analysis has been conducted for each individual lot, rather than the whole of the subject lands, to ensure continuing conformity with policy once lots have been severed.

For the purposes of the following analysis, structure envelopes have been established for each of the three proposed lots. Structure envelopes are intended to delineate the total horizontal area on a lot in which anything can be constructed or erected on or in the ground. The structure envelopes will be adhered to by installing Erosion and Sediment Control (ESC) fencing. All constructed features, and disturbance from construction, will be confined to within the ESC fencing. As such, everything within the ESC fencing is considered the Area of Disturbance and may not exceed 25% of the total developable area.

The exception to this is the Structural Envelope for Lot B. ESC Fencing is shown on Figure 7, and all impacts will be confined to this area. However, the Structure Envelope, and thereby the Area of Disturbance, has been extended to include existing structures. Furthermore, communication with the Town has indicated that the Structure Envelopes will be translated into zoning regulations, confining future work to these envelopes. As such, the Structure Envelope has been extended to allow for possible future landscaping at the rear of the heritage building.



- Proposed Lot Severance Boundary
- Proposed Grading and Design
- Cold Watercourse
- Cold Watercourse 30m Buffer
- Provincially Significant Wetland
- Provincially Significant Wetland 30m Buffer
- Other Wetland 30m Buffer
- SWH: Eastern Wood-pewee Habitat
- SWH 15m Buffer
- Woodland
- Woodland 10m Buffer
- Significant Woodland
- Significant Woodland 30m Buffer
- Subject Property

Sources:

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Coord. System: NAD 1983 UTM Zone 17N	
Projection: Transverse Mercator	
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False Easting: 500,000m	False Northing: 0m
Page Orientation: 0°	Scale Factor: 0.99960

Grid North

Meters



Client			
MR. JOHN ATTRELL			
Figure Title			
ATTRELL LOT SEVERANCES ENVIRONMENTAL IMPACT STUDY DEVELOPMENT CONSTRAINTS			
Drawn	Checked	Date	Figure No. 6
HN	AB	2025/01/29	
Scale		Project No.	
H 1:4,250		300054526	

Attrell Lot Severances
September 2023 (Updated April 2025)

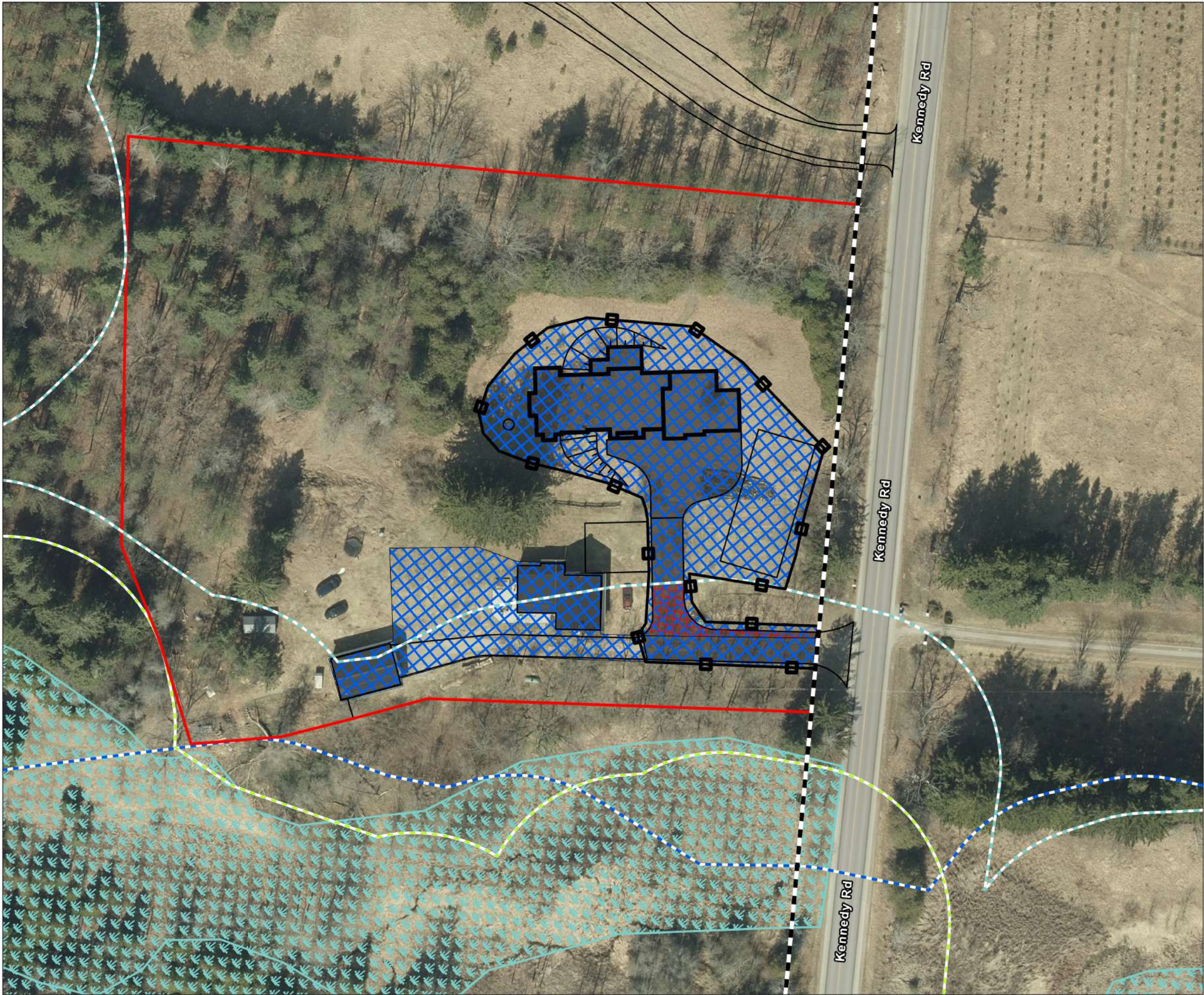
An impervious surface shall mean a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot. This definition was used in the Town OP, Definition 86 in Chapter 6. This definition was intended to only apply to those provisions of the Town OP that are specifically derived from the Oak Ridges Moraine Conservation Plan. However, in lieu of any other definition provided in the Greenbelt Plan, Regional or Town OP, it has been utilized for the purposes of this analysis. Using this definition as interpretation, gravel driveways, such as the current driveway of Lot B, are not considered impervious.

The area of natural vegetation for each lot is shown on Figure 10 and summarized in Table 5. The retained lot does not currently meet the minimum required natural vegetation. However, a 5,450 m² restoration planting of native trees will increase vegetation area to the necessary 30%. The future restoration area in the retained lot is discussed further in Section 8.3.2.

Table 5: Development Area Analysis

	Lot B		Lot A		Retained Lot	
	Area (m ²)	% Developable Area	Area (m ²)	% Developable Area	Area (m ²)	% Developable Area
Total Developable Area	13,744		15,220		215,146	
Area of Disturbance	3,346	24.3%	3,767	24.8%	6,497	3%
Impervious Area	1,363	9.9%	1,286	8%	2,105	1%
Natural Vegetation	7,277	53%	11,453	75%	59,093	30%
Future Restoration	-	-	-	-	5,450	

As shown in Table 5, each lot adheres to the Greenbelt Plan and Town OP policies.



- Proposed Grading and Design
- ESC Fencing
- Cold Watercourse 30m Buffer
- Provincially Significant Wetland
- Provincially Significant Wetland 30m Buffer
- Significant Woodland 30m Buffer
- Proposed Lot Severance Boundary (Developable Area): 13,744m²
- Area of Disturbance: 3,346m²
- Impervious Area: 1,363m²
- Impacts
 - Permanent - 101m²
 - Subject Property

Sources:

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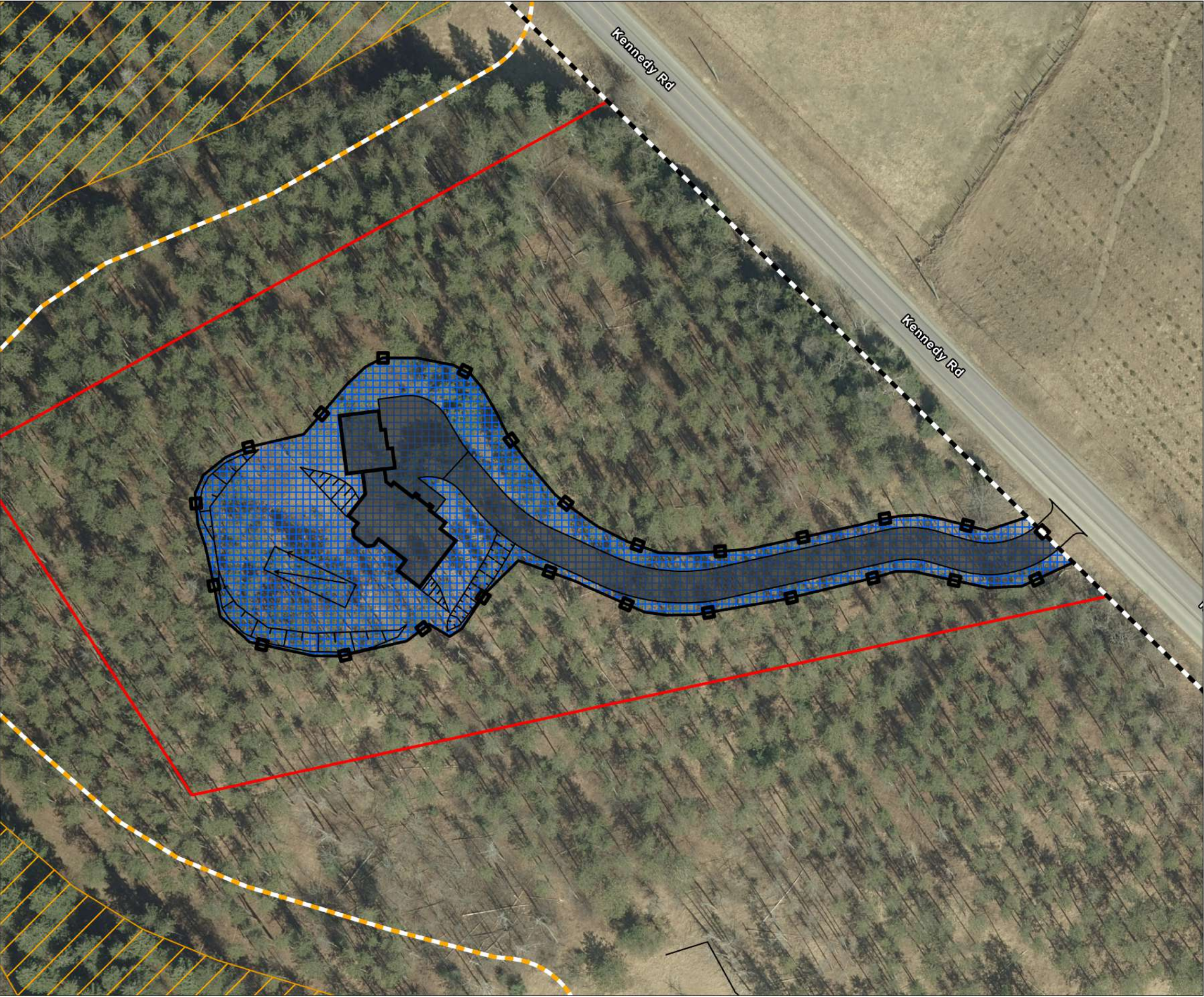
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Grid North

Meters



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Figure Title			
ATTRELL LOT SEVERANCES ENVIRONMENTAL IMPACT STUDY SEVERANCE B IMPACTS			
Drawn	Checked	Date	Figure No. 7
HN	AB	2025/04/07	
Scale	Project No.		
H 1:750		300054526	



- Proposed Grading and Design
- ESC Fencing
- SWH: Eastern Wood-pewee Habitat
- SWH 15m Buffer
- Proposed Lot Severance Boundary (Developable Area): 15,220m²
- Area of Disturbance: : 3,767m²
- Impervious Area: 1,286m²
- Subject Property

*No Impacts

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0 10 20 30 40 50
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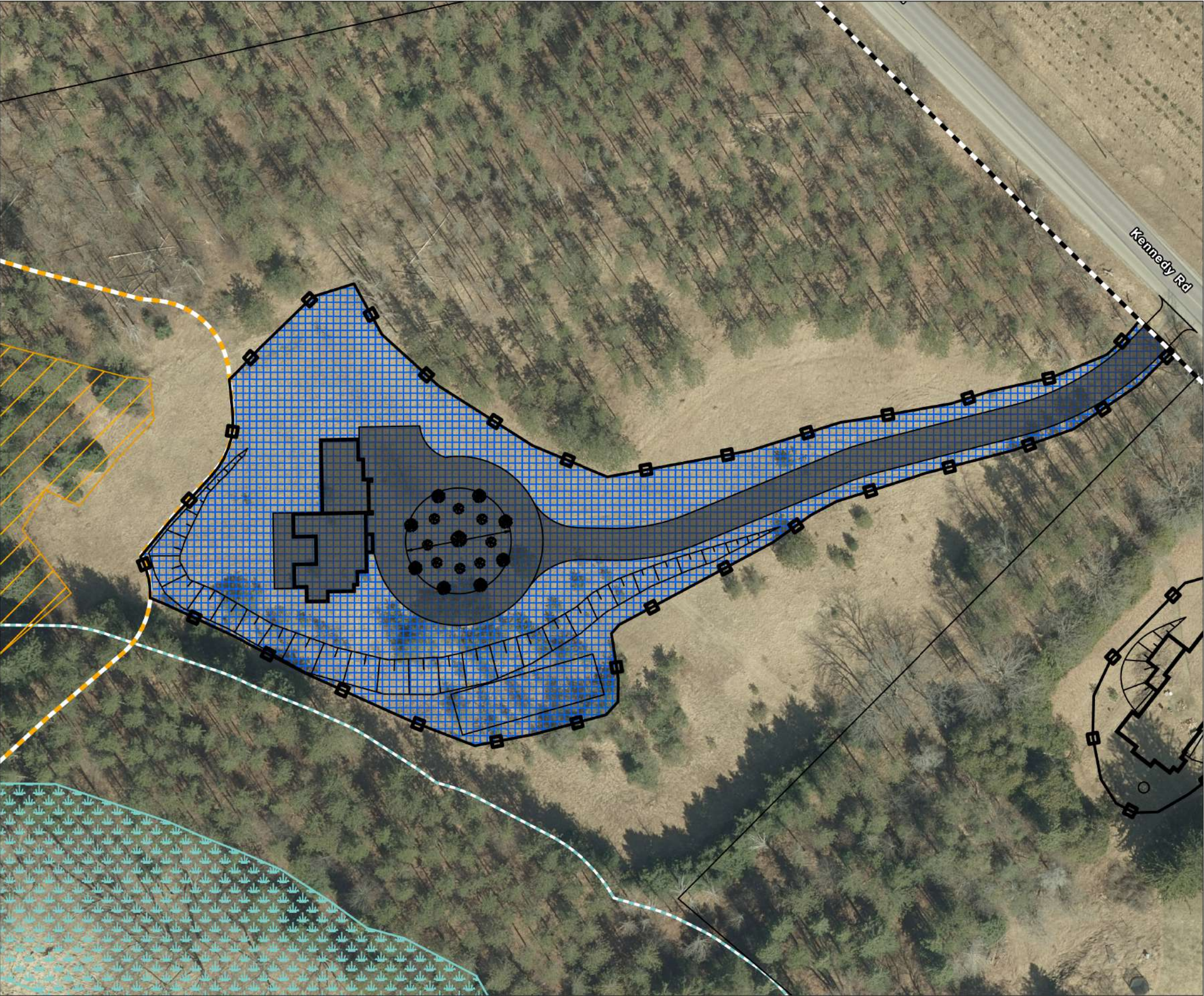
Client

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Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
SEVERANCE A IMPACTS**

Drawn	Checked	Date	Figure No.
HN	AB	2025/01/24	8
Scale		Project No.	
H 1:750		300054526	



- Proposed Grading and Design
- ESC Fencing
- SWH: Eastern Wood-pewee Habitat
- SWH 15m Buffer
- Provincially Significant Wetland
- Provincially Significant Wetland 30m Buffer
- Area of Disturbance: 6,497m²
- Impervious Area: 2,105m²

Proposed Lot Area: 383,251²
Developable Area: 215,146m²
*No Impacts

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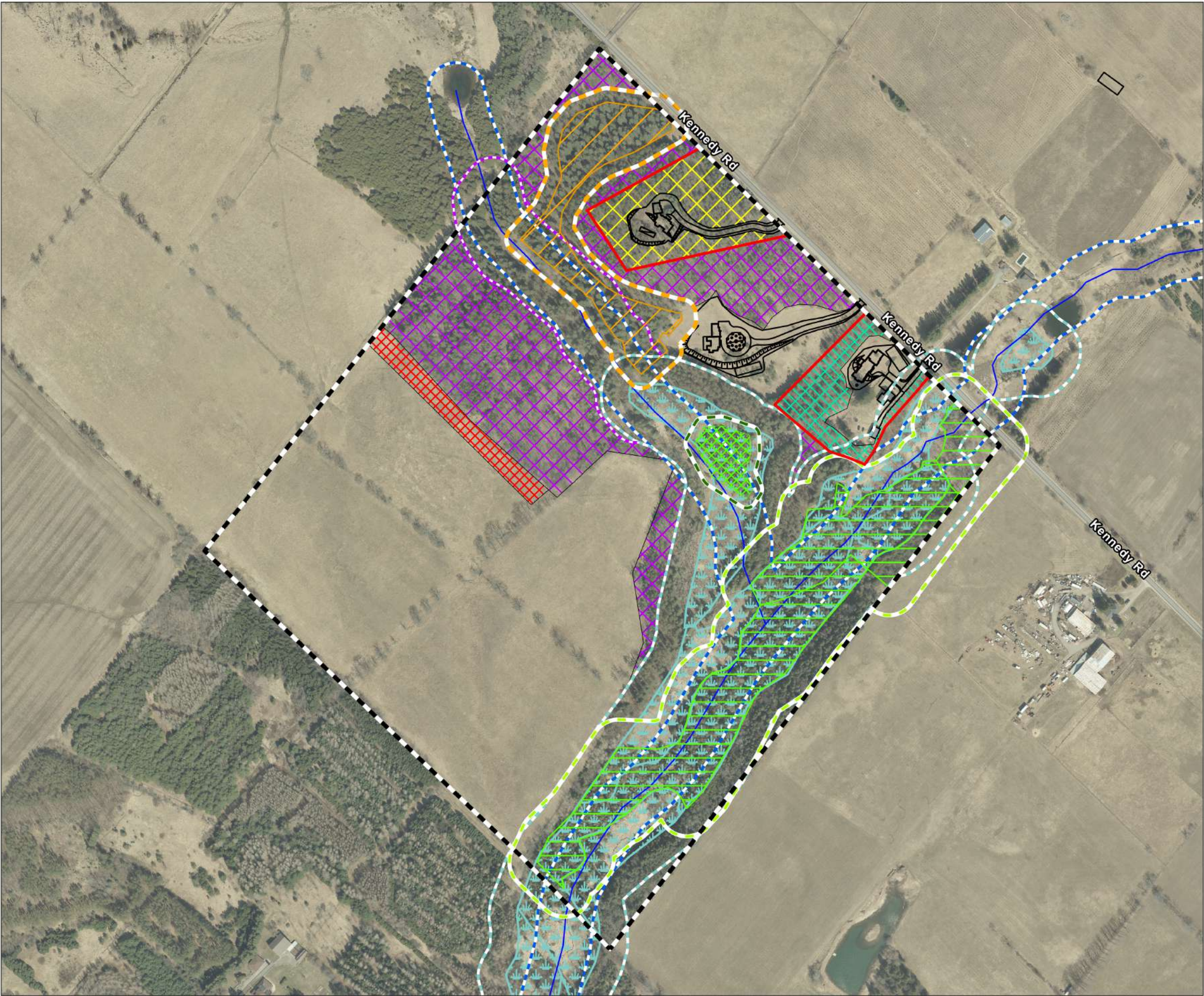
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Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
RETAINED LOT IMPACTS**

Drawn	Checked	Date	Figure No.
HN	AB	2025/01/30	9
Scale		Project No.	
H 1:750		300054526	



- | | |
|---|---|
| Proposed Lot Severance Boundary | Woodland |
| Proposed Grading and Design | Woodland 10m Buffer |
| Cold Watercourse | Significant Woodland |
| Cold Watercourse 30m Buffer | Significant Woodland 30m Buffer |
| Provincially Significant Wetland | Severance A Natural Vegetation: 11,453m ² |
| Provincially Significant Wetland 30m Buffer | Severance B Natural Vegetation: 7,277m ² |
| Other Wetland 30m Buffer | Retained Lot Natural Vegetation: 59,093m ² |
| SWH: Eastern Wood-pewee Habitat | Future Restoration Area : 5,450m ² |
| SWH 15m Buffer | Subject Property |

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Grid North

Meters



Client

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Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
NATURAL VEGETATION**

Drawn	Checked	Date	Figure No.
HN	AB	2025/01/30	10
Scale		Project No.	
H 1:4,250		300054526	

8.0 Potential Impacts and Mitigation

Figure 6 shows the proposed lot severances, development and associated grading and infrastructure overlayed onto the Key Natural Heritage Features that have been identified on the subject lands. Buffers have been applied, as outlined in Section 7.0. In this Section, areas of intrusion into the features and their buffers are assessed and mitigation measures are proposed so that the proposed development will not result in any net negative impacts.

8.1 Provincially Significant Wetlands

8.1.1 Impact Assessment

The Orangeville Wetland Complex is centered on the Orangeville Reservoir, roughly 2.7 km from the subject lands. Under the new Ontario Wetland Evaluation System (OWES), complexing (i.e., grouping close but disconnected wetlands) is no longer permitted. Furthermore, it is now more difficult to score the number of points required to meet the “Significant” designation. It would be unlikely that the PSW on the subject lands would meet the new criteria to qualify as a Provincially Significant Wetland.

According to Section 3.2.5.1 of the Greenbelt Plan, all wetlands (Provincially Significant or otherwise) within the Natural Heritage System of the Protected Countryside must receive a 30 m buffer. The existing structures and driveway that are located within the 30 m buffer will remain in place. As shown in Table 5, each lot adheres to the Greenbelt Plan and Town OP policies.

Only a 101 m² intrusion into the buffer is proposed to accommodate the new driveway connecting to the existing driveway. The new driveway will be located in previously disturbed areas where garden and lawn existed. No additional development or construction is proposed in the 30 m buffer. No demolition, which could disturb the wetland, is proposed.

A severance line for Severance B was delineated to include the existing developed area. It is proposed approximately halfway up the slope that bounds the wetland to the north. This placement of the line will allow for existing hydro poles, above ground storage tank, structures and the driveway to be included within the severance. To accommodate the existing features, it is unavoidable that the proposed severance must include a portion of the PSW buffer. However, the severance line has been placed so that it does not include any portion of the wetland, or the buffers of the watercourse or woodland. No physical fragmentation of any Key Natural Heritage Feature will occur. No ecological fragmentation (such as vegetation clearing or installation of fencing) of ecosites will occur. The proposed location of the severance line will not negatively impact or physically fragment the wetland.

8.1.2 Mitigation

The following mitigation measures are proposed to reduce potential indirect impacts to the wetlands on the subject lands:

- Heavy-duty, double layer, dug-in silt fencing shall be used to delineate the limit of the construction area. These measures will serve to prevent erosion and runoff, and to exclude wildlife from the construction site. The silt fencing shall be installed prior to construction commencement and maintained during the work phase, until the site has been stabilized. An ESC plan will be prepared by an engineer. ESC fencing will be monitored throughout construction to ensure that the tributaries of the Credit River and any wetlands are not impacted by construction activities.
- All heavy equipment shall remain outside of the wetland area and its 30 m buffer, except where existing roadways/driveways are already present. The operation of any equipment on the periphery of the wetland features and their buffers should be minimized.
- Stockpiled material should be stored and stabilized away from the wetland features, within areas managed by ESC measures.

With these mitigation measures in place, no direct or indirect impacts to the wetlands are anticipated.

8.2 Woodland and Significant Woodlands

8.2.1 Impact Assessment

As discussed in Section 6.3, the CUP and FOD4-C units do not meet the definition of “Woodland” under the Region or Town OPs, nor do they meet the definition of “Significant Woodland” under the Greenbelt Plan. However, as shown in Figure 6, 0.3 ha of Woodland and 4.14 ha of Significant Woodlands are present on the subject lands. The proposed severances and future development will be located outside the buffers of these features. As such, no impacts are anticipated and no mitigation measures beyond ESC fencing discussed above are required. As the Significant Woodlands and their minimum vegetative protection zones are protected, Greenbelt Plan, Town and Regional Core Woodland policy requirements are met.

As shown in Figure 8, tree removals within the plantation will be required for the proposed dwelling of Severance A. For the purposes of Caledon’s Tree By-Law (2000-100), the plantations are considered woodland and therefore subject to the conditions of the by-law. Any compensation required by the by-law will be determined during detailed design when the number of trees to be removed has been established.

8.3 Significant Wildlife Habitat (Special Concern and Rare Wildlife Species)

8.3.1 Impact Assessment

Breeding Eastern Wood-pewee, a species of Special Concern, was recorded in the CUP3-1, CUP3-C and CUP3-H ecosites. Its breeding status was assigned Probable “T” only within ecosite CUP3-C. As such, CUP3-C is designated as SWH for Special Concern and Rare Wildlife Species according to the SWH Criteria Schedule for Ecoregion 6E which defines such SWH as “*the area of the habitat to the finest ELC scale that protects the habitat form and function*”. The Greenbelt Plan lists SWH as a Key Natural Heritage Feature where site alteration and development are not permitted.

No lot severances or impacts will occur within the SWH or its buffer. Grading for the home within the retained lands will abut the boundary of the buffer but not intrude.

8.3.2 Mitigation

The following mitigation measures are proposed to avoid impacts to Eastern Wood-pewee on the subject lands.

- Timing constraints should be applied to avoid vegetation clearing (including grubbing) during the core breeding bird period – broadly from April 1 to August 31, 2023 (regardless of the calendar year).
- Native species will be used in the seed mixes for revegetating grading adjacent to the SWH. Mixes will contain a variety of flowering species to support a diverse and robust insect population. This will benefit the insectivorous Eastern Wood-pewee.
- A planting of mature native trees has been installed to help mitigate the intrusions into the SWH. This planting has been installed along the north boundary of the subject lands, creating an additional movement corridor for wildlife to the woodlands on the adjacent property. The planting consists of:
 - 30 x 10-foot native Eastern White Cedar
 - 10 x 14-foot Sugar Maple (*Acer saccharum*) and Oak (*Quercus sp.*)
 - 90 x Smaller stock mixed native trees, including Hackberry (*Celtis occidentalis*), Oaks and Hickory (*Carya sp.*)
- A supplementary restoration tree planting of 5,450 m² is proposed in the northern quadrant of the pasture lands, along the western edge of the CUP3-1 plantation (see Figure 10). This planting will contain a mix of native hardwood whips which will eventually increase the amount deciduous habitat on the subject lands. This is beneficial as deciduous forests provide superior food and protection for Eastern Wood-pewee. Oak trees, the preferred habitat for Eastern Wood-pewee, will comprise 35% of the planting. This planting will also enable the retained lands to conform with Greenbelt and Town OP policy requiring 30% of the developable area to be comprised of native, self-sustaining vegetation. Details will be provided in an addendum during the detailed design stage, once the number of trees to be removed has been confirmed.

8.4 Federal Migratory Birds Convention Act, 1994 and Migratory Birds Regulations, 2022

8.4.1 Impact Assessment

The MBCA recently updated and modernized the Migratory Birds Regulations (MBR) which provides protection to migratory bird nests when they are considered to have a high conservation value for migratory birds. Under the new MBR, the nesting cavities of Pileated Woodpecker are protected year-round, including when they are not occupied by a bird or viable eggs. Pileated Woodpeckers were observed on the subject lands during Breeding Bird surveys.

8.4.2 Mitigation

The following steps have been recommended to avoid contravention of the Migratory Birds Convention Act (MBCA), 1994:

- During the detailed design stage, once specific trees have been identified for removal, a search should be completed of trees to be removed to confirm if any contain Pileated Woodpecker nesting cavities. Note that Pileated Woodpecker commence breeding earlier than many other species (i.e., as early as mid-March). If a confirmed nesting cavity is identified (even if it is unoccupied), consultation with Canadian Wildlife Service will be required to determine steps to avoid contravention of the MBCA.
- Timing constraints recommended in Section 8.3.2 will also ensure that direct harm to migratory birds is avoided, including area-sensitive species known from the subject lands (American Redstart, Pileated Woodpecker, Red-breasted Nuthatch and Pine Warbler).

9.0 Summary

The subject lands have been purchased with the intention to sever the lands into three parcels. On each parcel, one single-family dwelling and associated infrastructure has been proposed, as detailed in Section 1.3.

Field investigations in 2022 and 2023 identified Key Natural Heritage Features on the subject lands, which are outlined in Section 6.0. Provincially Significant Wetlands (PSW), Significant Woodlands and SWH are present on the subject lands. Ecosite CUP3-C is designated as SWH for Special Concern and Rare Wildlife Species. However, no lot severances or impacts will occur within the SWH or its buffer. Grading for the home within the retained lands will abut the boundary of the buffer but not intrude. Impacts to these features and their buffers have been assessed in Section 0. The following intrusions will occur:

- 101 m² permanent intrusion into the PSW buffer, to tie into an existing driveway
- The lot line for Severance B bisects the PSW buffer, only to the degree that it is necessary to include existing infrastructure

Due to the small size of the impacts and the ample habitat available on the subject lands it has been assessed that the impacts will not cause fragmentation or prevent the function of these features. Furthermore, protective, and compensatory measures have been detailed to mitigate any direct or indirect impacts. As a result, no negative impacts are anticipated.

10.0 References

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Appendix A

Agency Correspondence

EIS Terms of Reference - 20836 Kennedy Road - PD 22-141 (PRE-2022-0201)

Paudel, Elizabeth <Elizabeth.Paudel@cvc.ca>

Fri 3/10/2023 3:03 PM

To: Ariana Burgener <Ariana.Burgener@rjburnside.com>

Cc: Rebecca Thompson <Rebecca.Thompson@caledon.ca>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>

1 attachments (29 KB)

EcologicalStudyPermitChecklistCVC.xlsx;

Hi Ariana,

Due to recent legislative and regulation changes to conservation authorities from Bill 23, CAs may no longer review or provide input on proposals/applications for non-hazard categories. Please note that the scope of CVC's review can only be limited to regulated hazard features (i.e. wetland, valley, watercourses, and associated flood/erosion hazards) and no other components of the natural heritage system. As such, CVC staff defer review of the non-regulated NHS components of the EIS to Town staff.

Based on our quick review, the EIS TOR does not appear to discuss the regulated hazard features on the property. Please ensure these features are discussed in the report, as we will review these relevant portions (e.g., background info, concept plans, impacts and mitigations, etc. as they relate to natural hazards). Please see attached a CVC checklist that can be used for scoping the regulated features of the EIS, along with a second tab that the consultant can use to ensure satisfactory data is collected to inform the EIS.

Should you have any questions or concerns regarding any of the above, please feel free to contact me.

Thank you,

I'm working remotely. The best way to reach me is by email, mobile phone or Microsoft Teams.

Elizabeth Paudel | MES | she/her/hers
 Planner, Planning and Development Services | Credit Valley Conservation
 905-670-1615 ext 236 | M: 437-339-3201
elizabeth.paudel@cvc.ca | cvc.ca



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From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Wednesday, February 8, 2023 3:41 PM
To: Paudel, Elizabeth <Elizabeth.Paudel@cvc.ca>
Cc: Hughes, Trisha <trisha.hughes@cvc.ca>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>
Subject: Fw: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

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Hi Elizabeth,

We had been in communication with Trisha regarding a site where our client is looking to have a 100-acre property severed into three lots. When we first submitted our Terms of Reference (TOR), a pre-consultation meeting had not yet been held with the town, and the TOR was considered premature. Our client has since had a pre-consultation/DART meeting. Our client has been advised there are significant environmental hurdles for this site but still wish to pursue the application for severance.

Please find attached our update TOR for a Scoped EIS. We look forward to your comments once you've had a chance to review the materials. If you have any questions, please don't hesitate to reach out or schedule a call.

Kind Regards,

Ariana

Ariana Burgener
 Terrestrial Ecologist & ISA Certified Arborist

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 Office: +1 800-265-9662 Direct: +1 905-821-5942

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: Tuesday, September 20, 2022 1:56 PM
To: Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>
Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie,

Sarah <Sarah.Labrie@cvc.ca>

Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

Hello Ariana and Jennifer,

Based on further review of the TOR and policies, we think a site visit is premature at this time.

It has been noted that the entire property falls within the Protected Countryside of the Greenbelt Plan Area and is entirely designated as part of its Natural Heritage System. The woodlands also fall within the Peel Core Greenlands designation and a portion of the site within Caledon's EPA. Based on a desktop analysis, the proposal does not demonstrate policy conformance with regards to Provincial, Municipal and CVC policy. The proposed severance lines as shown (i.e., Lots A and B) appear to directly bisect multiple key Greenbelt features, including provincially significant wetlands, watercourses, and key woodland.

We recommend that you contact the Town of Caledon for further information and pre-consultation, to confirm what is feasible on this property.

Given the above, a site visit for this proposal is not recommended, as it will not change the current designations. As such, I am going to cancel the site visit for September 28th. We recommend consultation with the municipality prior to pursuing any further study or application on this property. CVC staff would be happy to meet with you and Town and Region staff for further policy discussions regarding this property.

Please let me know if you have any questions.

Regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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From: Peter Bruce <Peter.Bruce@rjburnside.com>

Sent: Monday, September 12, 2022 8:59 AM

To: Hughes, Trisha <trisha.hughes@cvc.ca>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>

Cc: Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie, Sarah <Sarah.Labrie@cvc.ca>

Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

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Hi Trisha

Looks like we should go for the 28th if that is still available.

Let us know

Peter Bruce
Project Manager

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 519-938-3059

From: Hughes, Trisha <trisha.hughes@cvc.ca>

Sent: Friday, September 09, 2022 2:24 PM

To: Peter Bruce <Peter.Bruce@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>

Cc: Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie, Sarah <Sarah.Labrie@cvc.ca>

Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

Hi Peter,

Yes, OLS or PEng is fine for surveying the staked points. I received out of office replies from Jenn and Ariana, saying they are returning on September 13th and 14th.

Please confirm if the 14th works for everyone from your team, or let us know if we should plan closer to the end of September.

Thanks,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers
 Planner, Planning and Development Services | Credit Valley Conservation
 905-670-1615 ext 325 | M: 437-855-4056
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From: Peter Bruce <Peter.Bruce@rjburnside.com>
Sent: Friday, September 9, 2022 1:53 PM
To: Hughes, Trisha <trisha.hughes@cvc.ca>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>
Cc: Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie, Sarah <Sarah.Labrie@cvc.ca>
Subject: Re: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

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Thanks Trisha

Does it have to be an OLS or can we (Burnside) as the Project Engineers conduct the survey ?

I will reach out to the OLS but this might be tough to get them.

I am good for either date but would suggest the 14th to keep things moving

Let me know

Thanks

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Peter Bruce | R.J. Burnside & Associates Limited | www.rjburnside.com
 Project Manager | Office: +1 800-265-9662 Direct: +1 519-938-3059

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: Friday, September 9, 2022 1:47:41 PM
To: Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>
Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie, Sarah <Sarah.Labrie@cvc.ca>
Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

Hi Jenn,

Thanks for following up. We currently have the following availability for a site visit to review and stake features:

- Wednesday September 14th starting around 10:30am
- Wednesday September 28th starting around 1:30pm

We would ask that you hire/bring your Ontario Lands Surveyor (OLS) with stakes and survey equipment on the day of the site visit.

Please let us know if either of the above work or if alternative dates/times are needed.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers
 Planner, Planning and Development Services | Credit Valley Conservation
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From: Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>

Sent: Wednesday, September 7, 2022 9:05 AM

To: Hughes, Trisha <trisha.hughes@cvc.ca>; Ariana Burgener <Ariana.Burgener@rjburnside.com>

Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie, Sarah <Sarah.Labrie@cvc.ca>

Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

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Hi Tricia,

Thanks for your detailed response. I'm communicating for Ariana, as she is off this week and the client wants to move this project along before the weather turns.

We'd like to schedule a site visit to discuss the results of our fieldwork, especially as it relates to the plantation.

Would you be able to provide us with your availability in the next week or two?

Much appreciated,

Jenn

Jennifer Szczerbak, B.Sc., ECPD
Vice President Ecology, Land Development

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Office: +1 800-265-9662 Direct: +1 705-797-4360

From: Hughes, Trisha <trisha.hughes@cvc.ca>

Sent: Thursday, September 01, 2022 4:41 PM

To: Ariana Burgener <Ariana.Burgener@rjburnside.com>

Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>; Labrie, Sarah <Sarah.Labrie@cvc.ca>

Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road - PD 22-141

Hi Ariana,

Thanks for your inquiry. The EIS TOR is under technical review, and we will get back to you with any comments following our review.

At this time, I wanted to provide some preliminary comments based on our mapping and policies.

Based on our mapping, the subject property is traversed by tributaries of the Credit River and the associated hazards (flood, erosion and slope). The property also contains wetland (Orangeville Provincially Significant Wetland Complex). As such, the property is regulated by CVC and subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit). The site is within the Credit River Watershed Natural Heritage System. A copy of our mapping is attached.

The site is also mapped within the Protected Countryside of the Greenbelt Plan Area and is entirely designated as part of its Natural Heritage System. The subject property is partially within an area designated as Core Greenlands by the Region of Peel and Environmental Policy Area by the Town of Caledon. Further, the subject property may be subject to the Approved Source Protection Plan: The Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region. We recommend that you contact the municipality for further information with respect to these policies to establish if and how the Protection Plan may apply.

Please note that CVC policy does not support the creation of new lots within or fragmenting the natural hazards or natural heritage features. Therefore, it would need to be demonstrated that any new lot is located outside of the natural hazards and natural heritage features, with an appropriate buffer (generally a minimum of 10m from the greatest constraint, and 30m from PSWs and watercourses). It would also need to be demonstrated that there is a sufficient building envelope on the proposed lot to be created to incorporate all necessary infrastructure (e.g., dwelling, accessory structures, septic system, etc.). Further, safe access must be available and access should not require a new crossing of the natural heritage system.

Based on the concept plan and our mapping, both Lands to be Severed 'A' and Lands to be Severed 'B' are located partially within the natural hazards and natural heritage features, which would not meet policy. As such, the current concept does not appear feasible. A site visit and further study will likely be required to confirm the extent of features and hazards on site. The next step for CVC would be to attend a site visit to review and delineate natural features, in the appropriate season, and help confirm further study requirements.

Please review the above comments and the current concept and let me know if you have any questions or would like to schedule a site visit. We will follow-up once we have completed our review of the TOR.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers
Planner, Planning and Development Services | Credit Valley Conservation
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From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Monday, August 29, 2022 12:08 PM
To: Li, Annie <Annie.Li@cvc.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>
Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>
Subject: Re: [External] EIS Terms of Reference - 20836 Kennedy Road

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Hi Annie,

Thanks for forwarding the email to Trisha. The proposal has not yet been discussed with the Town or a pre-consultation meeting held yet. However, a package is currently being put together for discussion regarding the severance.

Kind Regards,

Ariana

Ariana Burgener
Terrestrial Ecologist & ISA Certified Arborist

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From: Li, Annie <Annie.Li@cvc.ca>
Sent: Monday, August 29, 2022 11:52 AM
To: Ariana Burgener <Ariana.Burgener@rjburnside.com>; Hughes, Trisha <trisha.hughes@cvc.ca>
Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>
Subject: RE: [External] EIS Terms of Reference - 20836 Kennedy Road

Hi Ariana,

Thank you for your email. Trisha Hughes is our Planner for Caledon at this time. I've cc- Trisha here to follow up with you.

For our information, has this proposal been discussed already with the Town of Caledon and/or have there been any pre-consultation with the Town yet?

Thanks,

I'm working remotely. The best way to reach me is by email, mobile phone or Microsoft Teams.

Annie Li | B.E.S.
Planning, Planning & Development Services | Credit Valley Conservation
905-670-1615 ext 380 | M: 437-881-2349
annie.li@cvc.ca | cvc.ca



[View our privacy statement](#)

From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Monday, August 29, 2022 9:46 AM
To: Li, Annie <Annie.Li@cvc.ca>
Cc: Peter Bruce <Peter.Bruce@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Michael Gagnon <mgagnon@gwdplanners.com>; Marc DeNardis <mdenardis@gwdplanners.com>
Subject: [External] EIS Terms of Reference - 20836 Kennedy Road

You don't often get email from ariana.burgener@rjburnside.com. [Learn why this is important](#)

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Good Morning Annie,

I'm reaching out to you today regarding a site that we have been retained to conduct an EIS for. Peter Bruce is working on the project and provided us with your contact information. The site is located five minutes outside of Orangeville, at 20836 Kennedy Road within Caledon. The subject lands have been purchased with the goal to sever into three building lots. The lots will remain with one family and it is their intention to retain as much of the natural features as possible by situating the building envelopes in natural clearings, in order to reduce impacts.

The proposed location of one of the homes would be within the managed plantation, fronting onto Kennedy Road. The Red Pine and White Spruce plantation on the property has been actively logged in 1990, 1999 and 2006 and has an up-to-date Managed Forest Plan, as part of MFTIP. The plantation is currently designated Greenland NHS. However, as part of the EIS process, we are hoping to discuss the extent of development that may be allowed within this plantation and the appropriateness of this designation for that community type.

Attached you'll find our Terms of Reference for the Scoped EIS, which we have begun field surveys for, and below is a photo of the plantation in question. Once you've had a chance to review the materials, we would like to schedule a call to discuss.

Kind Regards,

Ariana



Ariana Burgener
Terrestrial Ecologist & ISA Certified Arborist

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Thank you.

Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

File Number: PRE 2022-0201
Meeting Date: November 16, 2022

Lead Planner: Rebecca Thompson
Expiry Date: April 16, 2022

Purpose and Advisory Information

In accordance with the Planning Act and pursuant to By-law 2022-052, applicants for Consents are strongly encouraged to complete Pre-Consultation with the Town which consists of an Inquiry Meeting and a Preliminary (PARC) Meeting, prior to submission of development applications. Furthermore, consent applications are subject to 'complete' application requirements.

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

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

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

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

Section 1: Applicant and Owner Information

Applicant Name:	Gagnon Walker Domes Ltd., Applicant
Phone Number:	905-796-5790, ext. 257 (Business)
Email Address:	mdenardis@gwdplanners.com
Owner Name:	John Attrell, Owner
Phone Number:	416-985-4811 (Cell)
Email Address:	John_attrell@attrelltoyota.com

Section 2: Property and Project Information

Municipal Address:	20836 Kennedy Road
Legal Description:	Part Lot 28 Concession E.H.S (Caledon) as in R06222493, S/T 622493, Caledon
Roll Number:	2124.030.002.23600.0000
Site Area:	41.21 ha / 101.8 ac
Project Name:	Gagnon Walker Domes Ltd. on behalf of John Attrell

Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Proposal:	The applicant is proposing to sever the existing lot to create a total of three lots for residential purposes.		
Existing GFA:	252 m2	Proposed GFA:	Proposed dwellings 1: 505 m2 Proposed dwelling 2: 431 m2 Proposed dwelling 3: 543 m2
Servicing:	Well		Septic

Section 3: Planning Policy Framework and Interests

Provincial Plans

Places to Grow Plan, 2020	Greenbelt Plan Area
Greenbelt Plan, 2017	Protected Countryside (Natural Heritage System)
Niagara Escarpment Plan, 2017	N/A
Oak Ridges Moraine Conservation Plan, 2017	N/A

Region of Peel Official Plan

Rural System, Schedule 'D-1' - Rural System, Core Areas of the Greenbelt System, Schedule 'C-2' & Rural Systems, Schedule "E-1" - Regional Structure.

Town of Caledon Official Plan

Rural Lands and Environmental Policy Area as per Schedule 'A'
Greenbelt Plan Area and Greenbelt Plan Protected Countryside Designation, Schedule 'A1'.

Town of Caledon Future Official Plan

To be determined

Town of Caledon, Zoning By-law 2006-50, as amended

Rural (A2) and Environmental Policy Area 2 (EPA2).

Heritage Interest

Listed Heritage Property

Archaeological Interest

Yes

Conservation Authority

Credit Valley Conservation Authority

Access Authority

Town of Caledon



Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Other Applications Affecting the Property N/A

Section 4: Required Approvals

In accordance with Staff Report 2022-0209, the Town is no longer accepting the submission of concurrent development applications.

The following applications are required:

- Two separate Consent applications required

The following additional approvals and/or requirements are required:

- Building Permit
- Toronto and Region Conservation Authority (TRCA) Permit
- Payment of Cash-in-Lieu of Parkland
- Right-of-Way (ROW) Occupancy Permit
- Credit Valley Conservation Authority Permit

Section 5: Severed, Resultant and Retained Lands

A preliminary zoning review has been completed based on the drawing submitted in support of the PARC Meeting, attached as Schedule A to this form:

- Pre-Consultation Meeting Request Form, received by Town Staff on October 15, 2022.
- Cover Letter, prepared by Gagnon Walker Domes, dated October 14, 2022.
- Photos / Renderings, no date, received by Town staff on October 15, 2022.
- Conceptual Severance Plan, prepared by Gagnon Walker Domes, dated October 14, 2022.
- Land Survey, prepared by Van Harten Surveying Inc., dated April 1, 2022.
- Grading/ Septic Plan, prepared by R.J. Burnside & Associates Limited, dated August 05, 2022.
- Environmental Summary, prepared by R.J. Burnside & Associates Limited, dated October 13, 2022.

Proposal Description for Notice: The applicant is proposing to sever the existing lot to create a total of three lots for residential purposes. The retained lot would have a frontage of approximately 385m and an area of approximately 38.3 Ha. The first severed lot (Parcel A) would have a frontage of approximately 120m and an area of approximately 1.5 Ha. The second severed lot (Parcel B) would have a frontage of approximately 98m and an area of approximately 1.5 Ha.

Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Section 6: Pre-Application Review Committee (PARC) Comments

The comments noted below and any supplemental redlined drawings offer preliminary comments only and do not constitute a full review. It is the applicant's responsibility to update plans to address comments in order to reduce comments received during the formal application review. The Town will not conduct any additional reviews of the material prior to the submission of the application, but the Lead Planner on this form can be contacted for additional clarification.

Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Building Services Department, Building	<ul style="list-style-type: none"> No comments received 	
Corporate Services Department, Legal Services	<ul style="list-style-type: none"> No comments. 	Brittany Ziegler Brittany.ziegler@caledon.ca
Community Services Department, Facilities	<ul style="list-style-type: none"> No comments received 	
Community Services Department, Parks	<ul style="list-style-type: none"> Based on the submitted materials received on October 15, 2022, payment in lieu of parkland is required for the lands to be served of site area of 1.458 ha for Land 'A' and 1.45 ha for Land 'B', pursuant to the s.51.1 and 53 of the Planning Act, in according with Official Plan policies 6.2.12.1 a) and 6.2.12.2 c). Payment of money in lieu of conveyance of parkland amount is calculated at equivalent market value of 5% of the lands to be severed. The Owner would be responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. Please note that these comments are based solely on the preliminary information provided by the applicant for the preliminary meeting on November 16, 2022. Parks may provide varying and/or additional comments on the formal application. Please note that payment in lieu of parkland will be required for future development of the lands to be retained of site area of 38.31 ha prior to issuance of any building permits. 	Eva Li eva.li@caledon.ca . ext 4378

Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Community Services Department, Recreation	<ul style="list-style-type: none"> No comments received 	
Corporate Strategy & Innovation Department, Energy and Environment	<ul style="list-style-type: none"> No comments received 	
Corporate Strategy & Innovation Department, Capital Projects	<ul style="list-style-type: none"> No comment 	Cristina Guido, cristina.guido@caledon.ca , ext. 4068
Customer Service & Communications Department, Economic Development	<ul style="list-style-type: none"> No comments received 	
Engineering Services Department, Development Engineering	<ul style="list-style-type: none"> The Town will require the gratuitous dedication of lands to meet the Towns Official Plan requirement for Kennedy Rd, Schedule K of the Towns Official Plan designates Kennedy Rd as a 26.0m ROW. Therefore, the applicant is to dedicate to the Town, gratuitously and free and clear of all encumbrances, a road widening of 13.0 meters from the centerline along the frontage of the lands adjacent to Kennedy Rd. All costs associated with land conveyances are the responsibility of the applicant. A portion of the subject lands are located within the CVC regulated area. Review and approval of any required SWM strategy, quality and quantity control may be required by the CVC. A detailed site grading plan conforming to the Town Development Engineering Standards is to be provided in support of the Consent Application. The site grading plan is to include sufficient existing and proposed grades to determine the drainage pattern for the site and to demonstrate that the development will not have adverse impact to adjacent lands. Drainage from the development is to be self-contained and is to be directed to an acceptable outlet. The grading plan is to include erosion and sediment control measures including but not limited to silt fence surrounding the working area to prevent sediment impacts to adjacent lands. All plans, reports, and studies are to conform to the requirements in the Town of Caledon Site Plan Control Manual and the Town of Caledon Development Standards Manual (2019). Development Engineering requests to be circulated on all engineering reports and studies requested by the Region of Peel, Conservation Authority, applicable agencies and Town of Caledon Traffic Department. 	Keith Pratt, C.E.T. Project Manager, Development Engineering, Engineering Services Office: 905.584.2272 x.4037 Email: keith.pratt@caledon.ca



Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<ul style="list-style-type: none"> A lot grading security deposit of \$7,500.00 may be required as part of each consent application. Town Development Engineering Staff will confirm security requirement through review of the detailed submission documents. Should the deposit be required, it will be released once all site works have been completed, Engineering Certification is provided to the Town confirming the lot has been developed in accordance the approved Site Grading Plan, and an inspection has been completed by Town Development Engineering Staff. Kennedy Road is a Town Road. A ROW Occupancy Permit will be required from the Town of Caledon Operations Department for any works in the Town ROW required in support of the development. The ROW permit is required to be obtained prior to commencing works in the Town ROW. For more information on ROW Permits see https://www.caledon.ca/en/town-services/right-of-way-occupancy-permits.aspx 	
Engineering Services Department, Transportation	<ul style="list-style-type: none"> No comments. 	Jillian Britto 905.584.2272 x 4108 Jillian.Britto@caledon.ca
Finance Services Department	<ul style="list-style-type: none"> As at November 11, 2022, the property tax account for the subject property is determined to be current. The proposed application is said to include a severance of the existing lot into three (3) lots for residential purposes. Under current By-laws of the Town of Caledon and other charging entities, Development Charges will not be applicable to specific severance of a property. However, any future residential dwellings on the newly severed lots will be subject to Development Charge rates at the Residential rates. Those rates will be determined as those in effect on the date of building permit issuance. Additional information on Development Charges may be accessed on the Town's website at https://www.caledon.ca/en/town-services/development-charges.aspx The Development Charges comments and estimates above are as at November 11, 2022 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates 	Glendon Turner Glendon.turner@caledon.ca x. 4153

Preliminary Meeting – Simple

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	<p>applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.</p>	
Fire and Emergency Services Department	<ul style="list-style-type: none"> No comments 	Anthony Staniscia
Operations Department	<ul style="list-style-type: none"> No comments received 	
Planning Department, Accessibility	<ul style="list-style-type: none"> No comments 	Cassandra Savini
Planning Department, Development Planning	<p>Provincial Policy Statement:</p> <ul style="list-style-type: none"> The creation of lots, shall comply with the minimum distance separation formulae. The applicant is required to submit minimum distance separation (MDS) calculations. An MDS I calculation is required in accordance with the Minimum Distance Separation Formula. As per section 1.1.5.2 of the PPS, lot creation is permitted in Rural Lands when locally appropriate. In accordance with Section 2.1, Natural Heritage, development and site alteration shall not be permitted. <p>Town of Caledon Official Plan:</p> <ul style="list-style-type: none"> The subject property is designated as Rural Lands & Environmental Policy Area by Schedule 'A', Town of Caledon Land Use Plan in the Town of Caledon Official Plan. Further, the property is located within the Greenbelt Plan Area and Greenbelt Plan Protected Countryside Designation, Schedule 'A1'. The property is entirely designated as part of the Greenbelt Plan's Natural Heritage System (NHS). In accordance with section 5.2.3.1, The Rural Lands classification of land shall mean that the predominant use of the land in the areas so designated shall be for agricultural, forestry, recreational or conservation purposes. Proposed severance for development proposes in the Rural 	<p>Rebecca Thompson Rebecca.thompson@caledon.ca</p>

Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<p>Lands which lie outside of the Settlement Area and which are consistent with the General Policies outlined in Section 5.2.3.1 of this Plan and subsections thereof, shall be subject to the following:</p> <ul style="list-style-type: none"> ▪ Where a new parcel for residential purposes is created through consent, it should, wherever possible, be so located relative to the agricultural remainder that it does not interfere with the agricultural use. ▪ Where a severance is granted for a residential purpose in the Rural Lands, the minimum frontage shall be equal to approximately one half the depth. ▪ In order to protect and preserve the scenic quality of the rural environment of the Town as well as the unique resource including the Oak Ridges Moraine Complex and the Niagara Escarpment, the minimum lot size of a severance granted for residential purposes within the Rural designation as per Schedule A, Land Use Plan shall be 6 hectares in size. <ul style="list-style-type: none"> • In accordance with Section 5.2.4.1.3, new lots will need to meet policies outlined, including a re-zoning of lands to comply with the policies of the OP and Town's Zoning By-law. • In accordance with section 5.7.3.3.2, new lots which include a portion of EPA, or are adjacent to EPA, may be permitted, subject to the approval requirements recommended by the Town and other relevant agencies. However, in such instances, the applicant will be required to demonstrate, to the approving authority, that the application will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as the applicable policies of other relevant agencies. The applicant shall demonstrate this, prior to approval, by carrying out such environmental investigations, up to and including the completion of an Environmental Impact Study and Management Plan, as may be recommended by the Town and other relevant agencies. • Section 5.1.1.16 states that the Town will use the provincial Minimum Distance Separation Formulae I and II to ensure adequate separation distance between agricultural uses and non-agricultural uses. The applicant has not provided MDS calculations to the Town for review. • Further to Section 5.1.1.15.2, other sections of the Official Plan also contain policies respecting consents for severances which must be read together with the applicable consent policies. 	
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Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<ul style="list-style-type: none"> Section 7.13 of the Town's Official Plan contains policies to conform with the Greenbelt Plan. Section 7.13.3.1.3.4 states that new multiple units or lots for residential dwellings (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted. Furthermore, Section 7.13.4.6 provides specific policies pertaining to Lot Creation. Lot creation within the Protected Countryside designation is subject to all applicable policies of this Plan, and the following specific policies and circumstances including: <ul style="list-style-type: none"> Acquiring land for infrastructure purposes Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation, provided it does not create a separate lot for a residential dwelling in prime agricultural areas; and, Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in Prime Agricultural Areas and there is no increased fragmentation of a Key Natural Heritage Feature or Key Hydrologic Feature. <p>Planning staff is not supportive of the proposed consents as the applications are not consistent with the Provincial Policy statement, it does not conform to the Greenbelt Plan and the Town of Caledon Official Plan. The applicant is advised that should application(s) be submitted, fees are not refunded if the application(s) is refused.</p> <p>If an application(s) were to be received, Planning staff would require a MDS I calculation and a Planning Justification Report that analyzed how the applications met the Planning Act, Provincial policies, Regional policies, and Town Official Plan and Zoning By-law provisions (including but not limited to those highlighted above).</p>	
Planning Department, Heritage	<p>Heritage Register</p> <ul style="list-style-type: none"> The subject lands are listed as a non-designated property on the Town of Caledon's Heritage Register and contain mid-19th century cut stone farmhouse. The farmhouse is proposed to be retained as part of the application and used as a pool house/cabana. Heritage staff are supportable of the adaptive re-use of the structure and offer our advice to the applicant and Owner for any design or repurposing considerations. 	<p>Cassandra Jasinski, Heritage Planner, cassandra.jasinski@caledon.ca, (905) 584-2272 x. 4232</p>

Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<ul style="list-style-type: none"> The Owner is encouraged to pursue designation under Part IV of the Ontario Heritage Act for the portion of the property containing the stone house. Heritage staff can assist with this process and would like to discuss this option further with the applicant and Owner. <p>Archaeological Assessment</p> <ul style="list-style-type: none"> The proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a Stage 1-2 archaeological assessment on the portions of the subject lands to be impacted by the proposed works plus a 10m buffer (the "Study Area"). Should any significant archaeological resources be encountered, the proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists. No demolition, construction, grading or other soil disturbances associated with the proposed works shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry. If the subject lands were previously assessed, the proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry. As the Study Area is limited, an archaeological assessment will be required for any future development applications proposed for areas outside of the Study Area. 	
Planning Department, Landscape	<p>Inform Applicant:</p> <ul style="list-style-type: none"> Refer to Town of Caledon's Woodlands conservation By-law NO. 2000-100 Refer to Town of Caledon's Site Plan Control Manual 	<p>Dali Peng 905.584.2272 x 4022 Dali.peng@caledon.ca</p>

Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<ul style="list-style-type: none"> Refer to Town of Caledon's Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal compensation, and prepare an arborist report <p>Notes:</p> <ul style="list-style-type: none"> An arborist report prepared by a Certified ISA Arborist/a Registered Professional Forester is required. 	
Planning Department, Municipal Numbering	<ul style="list-style-type: none"> No comments received 	
Planning Department, Policy Planning	<ul style="list-style-type: none"> No comments received 	
Planning Department, Urban Design	<ul style="list-style-type: none"> No comments 	Cassandra Savini Cassandra.savini@caledon.ca 905.584.2272 ext 4392
Planning Department, Zoning	<ul style="list-style-type: none"> Subject Property is zoned Rural (A2) and Environmental Policy Area 2 (EPA2) Parcels to be conveyed are completely within the A2 zone Parcels to be conveyed as per the 'Conceptual Severance Plan' provided by the applicant indicate 'Lands to be Severed 'A' and Lands to be Severed 'B' Zoning notes that the min. Lot Area of 'A' and 'B' do not conform to the A2 Yard Standards. Zoning indicates that the as per Section 10.4.1, Application of RR Zone Provisions and Standards shall apply. Elevations drawings shall be provided by the applicate identifying maximum building height not to exceed 10.5m as per the bylaw. Zoning notes that the provisions of Section 5.2.14 Driveway Provisions for Residential Dwellings shall apply. 	Chris Bean Chris.bean@caledon.ca 905.584.2272 ext 4323

External Agencies

Agency	Comments	Contact (Name, Email and Phone Number)
Bell Canada	<ul style="list-style-type: none"> No comments received. 	



Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Canada Post	<ul style="list-style-type: none"> No comments received. 	
Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"> No comments received. 	
Credit Valley Conservation (CVC)	<p>Credit Valley Conservation (CVC) staff have had a chance to review the Pre-consultation submission (PRE-2022-0201) for 20836 Kennedy Road in Caledon. Please see our preliminary comments below.</p> <p>Site Characteristics</p> <ul style="list-style-type: none"> Based on our mapping, the subject property is traversed by tributaries of the Credit River and the associated hazards (flood, erosion and slope). The property also contains wetland (Orangeville Provincially Significant Wetland Complex). As such, the property is regulated by CVC and subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit). A CVC permit would be required for any proposed development within the Regulated Area on the subject property. A copy of our mapping is attached. The site is also mapped within the Protected Countryside of the Greenbelt Plan Area and is entirely designated as part of its Natural Heritage System (NHS). A portion of the subject property is within an area designated as Core Greenlands by the Region of Peel and Environmental Policy Area (EPA) by the Town of Caledon. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological, and biological features associated with the above-noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas. Further, the subject property may be subject to the Approved Source Protection Plan: The Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region. We recommend the applicant confirm any requirements with the municipality for further information with respect to these policies to establish if and how the Protection Plan may apply. 	<p>Trisha Hughes trisha.hughes@cvc.ca</p>

Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<p>Proposal</p> <ul style="list-style-type: none"> We understand that the proposal is for two severances to create new lots for residential uses. Based on the Conceptual Severance Plan (prepared by GWD, dated October 14, 2022), development is proposed on both lots to be severed and the lot to be retained. <p>Preliminary Comments</p> <ul style="list-style-type: none"> Based on the site characteristics above, there are constraints to development on this property. It has been noted that the entire property falls within the Protected Countryside of the Greenbelt Plan Area and is entirely designated as part of its NHS. Based on the Greenbelt Plan's policies within the natural heritage system, any proposed development (including creation of a new lot) is to be located outside of the Greenbelt Key Feature and its minimum vegetation protection zone (MVPZ) of 30 metres. The woodlands also fall within the Peel Core Greenlands designation and a portion of the site within Caledon's EPA. Further, based on our mapping a portion of the lots to be severed fall within the CVC regulated area and may bisect regulated natural hazards or wetlands. Based on a desktop analysis, the proposal does not demonstrate policy conformance with regards to Provincial, Municipal and CVC policy. The proposed severance lines as shown (i.e., Lots A and B) appear to bisect key features and buffers, including key woodland and wetlands. As such, based on the policies of the Greenbelt Plan, and from a policy/planning perspective, CVC staff would not recommend approval of severances on the subject property as there does not appear to be an opportunity to situate new lots (and building envelopes) completely outside of the key features nor the associated MVPZ. However, it should be noted that CVC staff are not the approval authority for <i>Planning Act</i> applications including a consent/severance proposal. The municipality is the approval authority on these matters. If the Town determines that severances within the Greenbelt Plan Area can move forward/be approved on this property, we recommend further investigation to confirm appropriate limits for new lot creation. Please note that CVC policy does not support the creation of new lots within or fragmenting the natural hazards or natural heritage features. Therefore, it would need to be demonstrated that any new lot is located 	
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Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<p>outside of the natural hazards and natural heritage features, with an appropriate buffer, to reduce cumulative impacts to the features via multiple ownership. It would also need to be demonstrated that there is a sufficient building envelope on the proposed lot(s) to be created to incorporate all necessary infrastructure (e.g., dwelling, accessory structures, septic system, etc.). Further, safe access must be available, and access should not require a new crossing of the natural heritage system.</p> <ul style="list-style-type: none"> • A site visit to review and delineate natural features, in the appropriate season, and further study (e.g., site-specific geodetic survey, hydraulic analysis, scoped environmental impact study, geotechnical or meander belt study, etc.) may be required to confirm the extent of features on site, and appropriately site any new lot lines outside of these features. Further study would be confirmed following further discussion and a site visit. <p>Conclusion</p> <ul style="list-style-type: none"> • As noted above, the current proposal does not demonstrate policy conformance with regards to Provincial, Municipal and CVC policy. At this time, we recommend that further discussion and alternatives be considered to demonstrate policy conformance (e.g., development associated with existing uses). • As noted above, a CVC permit would be required for any proposed development within the Regulated Area on the subject property, and would need to demonstrate compliance with our policies. • Please let us know if you have any questions. I will attend the PARC meeting to discuss further. <p>CVC Review Fees</p> <ul style="list-style-type: none"> • At this time it is unclear whether a formal application will be supported or pursued. For reference, CVC does have fees associated with pre-consultation technical reviews (including site visits), Plan Review and CVC Permits. Our fee schedules are available on our website at: https://cvc.ca/about-planning-permits/fee-schedule/. The applicant can contact CVC to confirm the appropriate fee(s), if applicable. 	
Dufferin-Peel Catholic District School Board (DPCDSB)	<ul style="list-style-type: none"> • No comments received. 	

Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Enbridge	<ul style="list-style-type: none"> No comments received. 	
GO Transit (Metrolinx)	<ul style="list-style-type: none"> No comments received. 	
Hydro One	<ul style="list-style-type: none"> No comments received. 	
Lake Simcoe Region Conservation Authority (LSRCA)	<ul style="list-style-type: none"> No comments received. 	
Ministry of Transportation (MTO) – GTA West Corridor	<ul style="list-style-type: none"> No comments received. 	
Ministry of Transportation (MTO) - Permitting	<ul style="list-style-type: none"> No comments received. 	
Niagara Escarpment Commission (NEC)	<ul style="list-style-type: none"> No comments received. 	
Nottawasaga Valley Conservation Authority (NVCA)	<ul style="list-style-type: none"> No comments received. 	
Ontario Provincial Police (OPP) - Caledon Detachment	<ul style="list-style-type: none"> No comments received. 	
Peel District School Board (PDSB)	<ul style="list-style-type: none"> No comments received. 	
Region of Peel	<ul style="list-style-type: none"> The subject land is located within the Natural Heritage System (NHS) of the Protected Countryside in the Greenbelt Plan Area. Section 3.2.2 of the Greenbelt Plan permits new development and site alteration in the NHS so long as the applicant demonstrates the proposal satisfies the conditions/criteria identified in Policy 3.2.2.3. Section 3.2.5 of the Plan provides further policy direction for lands within Key Natural Heritage Features and Key Hydrologic Features. The applicant must confirm that the proposed development meets all applicable provisions of the Greenbelt Plan and is satisfactory to the CVC and the Town of Caledon. The subject property is designated as Protected Countryside in the Greenbelt Plan. Lot creation policies of the Greenbelt Plan (s. 4.6) do not permit lot creation in the Protected Countryside for residential uses, unless the severance pertains to a residence surplus to a farming operation as a result of a farm consolidation 	Chrissy Pelopidas Chrissy.pelopidas@peelregion.ca (preferred) 905-791-7800 ext. 4349

Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

	<p>on which a habitable residence was an existing use (Policy 4.6.1f)). Furthermore, the Region does not support the proposed severance.</p> <ul style="list-style-type: none"> • The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. • The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. The boundaries and/or development limitations of the Core Area must be shown on a future site plan. • The subject land is located within a Core Woodland area designated under Policy 2.14.12 of the Regional Official Plan. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. The boundaries and/or development limitations of the Core Woodland must be shown on a future site plan. 	
Rogers Communication	<ul style="list-style-type: none"> • No comments received 	
Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> • No comments received 	

Section 7: Complete Application Requirements

Staff has determined that the following information is required for a complete Consent application. To assist you in the preparation of the required material, the Town has prepared a number of Terms of Reference for your review. These Terms of Reference are available on the Town's website and while they offer general guidelines, at the PARC Meeting the Town or external agencies may have noted additional requirements and/or scoped the requirements.

Preliminary Meeting – Simple

Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Requirement	Reference Document/Notes	Contact
Application Form	<ul style="list-style-type: none"> -Applications are submitted electronically at www.caledon.ca/development -Prior to completing the application form, please ensure that all supporting material is available to be uploaded/attached to the form. 	Secretary-Treasurer to Committee of Adjustment Cofa.agenda@caledon.ca 905.584.2272 x. 4168
Application Fee	<ul style="list-style-type: none"> -Please submit the Committee of Adjustment – Consent Application fee, being \$4,467.89 per application. -Application fees are identified in the Town's Fee By-law, here. 	Secretary-Treasurer to Committee of Adjustment Cofa.agenda@caledon.ca 905.584.2272 x. 4168
Completed PARC Meeting Form	<ul style="list-style-type: none"> -Please include this form and all schedules to support the application. 	Rebecca Thompson Rebecca.thompson@caledon.ca 905.584.2272 x. 4323
Site Concept Plan	<ul style="list-style-type: none"> -Please include the site concept plan identifying all buildings, structures, parking and driveway locations, the proposed severed and retained lands including lot area and lot frontage and any proposed development known. -Please include the boundaries and/or development limitations of the Core Area must be shown on a future site plan. This may require a site visit. 	Rebecca Thompson Rebecca.thompson@caledon.ca 905.584.2272 x. 4323
Grading Plan	<ul style="list-style-type: none"> -The site grading plan is to include sufficient existing and proposed grades to determine the drainage pattern for the site and to demonstrate that the development will not have adverse impact to adjacent lands. Drainage from the development is to be self-contained and is to be directed to an acceptable outlet. -The grading plan is also to include erosion and sediment control measures including but not limited to silt fence surrounding the working area to prevent sediment impacts to adjacent lands. 	Keith Pratt Keith.pratt@caledon.ca

Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Requirement	Reference Document/Notes	Contact
Servicing Plan	- All plans, reports, and studies are to conform to the requirements in the Town of Caledon Site Plan Control Manual and the Town of Caledon Development Standards Manual (2019) .	Keith Pratt Keith.pratt@caledon.ca
Archaeological Resource Assessment	-Stage 1-2 Archaeological Assessment	Cassandra Jaskinski Cassandra.jasinski@caledon.ca 905.584.2272 ext 4232
Planning Justification Report	-Please include an analysis of: <ul style="list-style-type: none"> • Planning Act • Provincial Plans/Policy Documents • Region of Peel Official Plan • Town of Caledon Official Plan • Future Caledon Official Plan • Commentary of GTA West Corridor compatibility • Town of Caledon Zoning By-law 2006-50, as amended 	Rebecca Thompson Rebecca.thompson@caledon.ca 905.584.2272 x. 4323
Stormwater Management Report	-Review and approval of any required SWM strategy, quality and quantity control may be required by the CVC	Development Engineering
MDS I Calculations	http://omafra.gov.on.ca/english/landuse/mds.htm	Planning
Elevations	-Identifying maximum building height not to exceed 10.5m as per the bylaw	Zoning
Arborist Report and Tree Preservation Plan	-Refer to Town of Caledon's Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal compensation, and prepare an arborist report -An arborist report prepared by a Certified ISA Arborist/a Registered Professional Forester is required.	Landscape



Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Further consultation is required prior to the submission of an application as follows:

- PARC meeting with external agencies and Town staff

As the applicant, it is your responsibility to contact the Town to arrange for the further consultation.

Section 9: Application Submission

To submit the required application(s), please visit the Town's [website](#). All applications must be submitted by the Committee of Adjustment deadline date, noted on the website.

The application will first be submitted to the Lead Planner for review, ensuring that the form and supporting material have been submitted correctly. At this time it is not necessary for the form to be commissioned, unless you have already done so. If there are any questions, the Lead Planner will contact you.

Once the Lead Planner has reviewed the application, it will be forwarded to the Secretary-Treasurer to the Committee of Adjustment for commissioning and fee payment. The Secretary-Treasurer will contact you to finalize the submission of the application. Once the application is received and commissioned and the fee is paid, the application is deemed to have been received.

For assistance in submitting the application or to discuss further, please contact the Lead Planner.

The Consent application will be circulated to:

- Landowners within 60 metres (196.8 feet) of the property boundaries;
- Various internal reviewers at the Town of Caledon, including but not limited to: Planning, Zoning, Heritage, Landscape, Engineering, Legal Services, Municipal Law Enforcement, Fire and Emergency Services, Economic Development, Urban Design, Transportation.
- Various external agencies including but not limited to the Region of Peel, Credit Valley Conservation (CVC)

Section 10: Preliminary (PARC) Meeting Attendees

Please see the list of Agency and Town representatives which attended the PARC Meeting and provides their contact information for your reference.

Name	Position, Department	Contact
Rebecca Thompson	Development & Design, Planning Department	Rebecca.thompson@caledon.ca 905.584.2272 x. 4323



Preliminary Meeting – Simple Preliminary (PARC) Meeting Form and Checklist for Consent Applications

Name	Position, Department	Contact
Adam Wendland		Adam.wendland@caledon.ca 905.584.2272 x. 4024
John Attrell	Owner	john_attrell@attrelltoyota.com
Michael Gagnon Michelle Harris Marc DeNardis	Applicants (GWD PLanners Limited)	mgagnon@gwdplanners.com mharris@gwdplanners.com mdenardis@gwdplanners.com



RE: [External] Re: EIS Terms of Reference - 20836 Kennedy Road - PD 22-141 (PRE-2022-0201)

From Pakulski, Beata <beata.pakulski@cvc.ca>
Date Mon 6/3/2024 1:30 PM
To Ariana Burgener <Ariana.Burgener@rjburnside.com>

Hi Ariana,

CVC staff will not be staking the wetland. I have confirmed with my Senior Manager that it will not be required in this case. We will be reviewing and commenting based on the mapping and other material that will be submitted with the EIS and the rest of the application package.

Perhaps I could have worded the following comment better:

'These limits should be identified through field staking / topo surveys / desktop exercises, and other related studies, and any design concept should clearly demonstrate avoidance first principles. The limits of regulated features should be staked and confirmed by CVC during a site visit.'

This comment doesn't mean that we require any staking/field verification as we will be able to review the wetland location via desktop exercises in conjunction with what has already been observed through a previous site visit.

Please let me know if you have any further questions and/or if you would like to discuss.

Thank you kindly,
Beata

Beata Pakulski | B.E.S., M.Pl. | she/her/hers
Planner, Planning and Development Services | Credit Valley Conservation
905-670-1615 ext. 2680 | M: 437-881-2349
beata.pakulski@cvc.ca | cvc.ca

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From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Friday, May 31, 2024 11:32 AM
To: Pakulski, Beata <beata.pakulski@cvc.ca>
Subject: Re: [External] Re: EIS Terms of Reference - 20836 Kennedy Road - PD 22-141 (PRE-2022-0201)

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Hi Beata,

I wanted to check in and see if there was a good time in June to conduct the site visit and stake the wetland?

Kind Regards,
Ariana

Ariana Burgener
Terrestrial Ecologist & ISA Certified Arborist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 905-821-5942

From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Thursday, May 16, 2024 12:46 PM
To: Pakulski, Beata <beata.pakulski@cvc.ca>
Subject: Re: [External] Re: EIS Terms of Reference - 20836 Kennedy Road - PD 22-141 (PRE-2022-0201)



Caledon Culvert Restoration - CVC Requirements

From Matthew Moote <Matthew.Moote@rjburnside.com>

Date Tue 6/25/2024 2:08 PM

To iftekhar.ahmad@cvc.ca <iftekhar.ahmad@cvc.ca>

Cc Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>

Hello Iftekhar,

I hope this email finds you well.

I am reaching out about a culvert restoration in Caledon. A client of ours owns property in rural Caledon. A small, cold water, tributary of the Credit River flows through property and a farm access road crosses this watercourse. A previous owner removed a culvert on the farm access path and filled in the area of the culvert, creating the barrier to fish movement. It is my understanding that this access path may seasonally flood. Our client is potentially interested in restoring this area with a new CSP culvert to facilitate access to the rear of their property, and remove the barrier to fish movement.

Can you please let me know what information, from an engineering/modelling perspective, would be required by CVC to facilitate this culvert replacement? Would you also happen to know of any grant opportunities that may be available, should our client wish to pursue removing the barrier and installing a new culvert?

If you have any additional questions, please let me know.

Thanks,
Matt



Matthew Moote, H.B.Sc., C.Tech, CAN-CISEC
Aquatic Ecologist

R.J. Burnside & Associates Limited
292 Speedvale Avenue West, Unit 20, Guelph ON
N1H 1C4

Office: [800-265-9662](tel:800-265-9662) Direct: [226-486-1556](tel:226-486-1556)

Cell: [519-830-5469](tel:519-830-5469) www.rjburnside.com

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Thank you.



RE: [External] Caledon Culvert Restoration - CVC Requirements - 20836 Kennedy Road

From Matthew Moote <Matthew.Moote@rjburnside.com>

Date Wed 8/21/2024 4:29 PM

To Slaght, Tyler <Tyler.Slaght@cvc.ca>

Cc Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>; Ivany, Duncan <duncan.ivany@cvc.ca>

 1 attachments (3 MB)

Attrell Historical Air Photos.pdf;

Hi Tyler,

Please see the responses below to the requested information.

Additionally, there is an existing ATV/farm trail that traverses through the property. It can be seen in the areas highlighted from as far back as 2005 (see attached please). These are not areas recently cleared or altered by the client.

Please let me know if you have any questions, and we will begin our studies to progress the culvert replacement.

Thanks,
Matt



Matthew Moote, H.B.Sc., C.Tech, CAN-CISEC

Project Manager / Aquatic Ecologist

R.J. Burnside & Associates Limited
292 Speedvale Avenue West, Unit 20, Guelph ON
N1H 1C4

Office: [800-265-9662](tel:800-265-9662) Direct: [226-486-1556](tel:226-486-1556)

Cell: [519-830-5469](tel:519-830-5469) www.rjburnside.com

Matthew Moote, H.B.Sc., C.Tech., CAN-CISEC

Project Manager / Aquatic Ecologist

R.J. Burnside & Associates
Limited | www.rjburnside.com

Office: +1 800-265-9662 Direct: +1 226-486-1556

From: Slaght, Tyler <Tyler.Slaght@cvc.ca>

Sent: Wednesday, July 31, 2024 11:02 AM

To: Matthew Moote <Matthew.Moote@rjburnside.com>

Cc: Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>; Ivany, Duncan <duncan.ivany@cvc.ca>

Subject: RE: [External] Caledon Culvert Restoration - CVC Requirements - 20836 Kennedy Road

Hi Matthew,

In follow up to the site meeting on July 12, 2024, the following is to summarize additional considerations for the proposed culvert installation in conjunction with the original guidance provided.

1. Review the existing grades and propose a solution which can provide for fish passage while allowing, where possible for some continued backwater(to main the upstream hydrology of the wetland) and meeting the crossing guidelines for having an embedded the culvert. It's not clear if this is feasible but it should be considered. **This will be considered during the design of the culvert replacement.**
2. Culvert diameter should match the original/discarded culvert. **Noted, this is likely the most feasible option.**
3. Minimize disturbance beyond existing laneway and avoid the wetland to the extent feasible. **Noted, the culvert will be as short as possible to maintain the stability of the access road, and allow vehicle passage for required machinery.**
4. Plan and Profile dwgs. **Burnside will provide a drawing set displaying the plan and profile with ESC details.**
5. Site isolation/dewatering (as applicable). **Noted, this will be completed, likely with a simple cofferdam system and typical ESC measures.**
6. Restoration details (refer to guideline)/as applicable. **Burnside ecology staff will review and provide a restoration plan for CVC approval on the drawing set.**

Through the review of the available information for the property, CVC staff noticed other areas of the property where works may have occurred. In this regard, we would like to discuss this in more detail with the property owner. Can you please ask the property owner to contact me at their earliest convenience.

Thanks,

Tyler Slaght | MCIP, RPP

Supervisor, Regulations and Development | Credit Valley Conservation

905-670-1615 ext. 4060 | M: 647-286-7427

tyler.slaght@cvc.ca | cvc.ca

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From: Matthew Moote <Matthew.Moote@rjburnside.com>

Sent: Friday, July 5, 2024 8:30 AM

To: Slaght, Tyler <Tyler.Slaght@cvc.ca>

Cc: Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>; Ivany, Duncan <duncan.ivany@cvc.ca>

Subject: Re: [External] Caledon Culvert Restoration - CVC Requirements - 20836 Kennedy Road



RE: [External] Caledon Culvert Restoration - CVC Requirements - 20836 Kennedy Road

From Slaght, Tyler <Tyler.Slaght@cvc.ca>

Date Fri 9/13/2024 10:33 AM

To Matthew Moote <Matthew.Moote@rjburnside.com>

Cc Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>; Peter Bruce <Peter.Bruce@rjburnside.com>; Ivany, Duncan <duncan.ivany@cvc.ca>

Hi Matthew,

In follow up to the site visit yesterday, this email is to confirm that there are no outstanding regulatory concerns with site as the works on site as the activity has been limited to vegetation removal and wood chip placement. That being said, we did observe rutting within the trail, impacting the wetland. Although this is not a regulatory issue, we would encourage the owner, if they continue to use the trail to stay within the existing footprint. The owners should also be advised that any grading or construction of any structures within these areas may require CVC approval and should consult with us appropriately.

I would like thank you and Ariana for your time yesterday and the owner for allowing us to review the site conditions in details.

Regards,

Tyler Slaght | MCIP, RPP

Supervisor, Regulations and Development | Credit Valley Conservation

905-670-1615 ext. 4060 | M: 647-286-7427

tyler.slaght@cvc.ca | cvc.ca

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From: Matthew Moote <Matthew.Moote@rjburnside.com>

Sent: Tuesday, August 27, 2024 4:00 PM

To: Slaght, Tyler <Tyler.Slaght@cvc.ca>

Cc: Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Ariana Burgener <Ariana.Burgener@rjburnside.com>; Peter Bruce <Peter.Bruce@rjburnside.com>

Subject: RE: [External] Caledon Culvert Restoration - CVC Requirements - 20836 Kennedy Road



RE: 20836 Kennedy Road

From Jason Elliott <Jason.Elliott@caledon.ca>

Date Mon 9/16/2024 2:55 PM

To Ariana Burgener <Ariana.Burgener@rjburnside.com>

Cc Hannah Maciver <Hannah.Maciver@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>; Muhammad Mughal <Muhammad.Mughal@caledon.ca>

 1 attachments (51 KB)

20836 Kennedy Rd Severances;

Hi Ariana,

Based on the corrected Eastern Wood Pewee data provided in your September 5, 2024 email, the Town does not consider the CUP3-1 plantation to be Significant Wildlife Habitat (SWH) for the species. This was determined because only 'possible' breeding evidence was recorded in the plantation and the plantation offers less than ideal habitat for the species. However, as 'probable' breeding evidence for the species was recorded in the adjacent CUP3-C plantation, the Town considers that community as SWH for the species despite being less than ideal habitat. Previously, I confirmed that the plantations are not considered woodlands (and therefore Significant Woodlands) due to the exclusion for continually managed plantations outlined in Greenbelt Plan and Regional and Town Official Plans.

While this appears to help your client's application because none of the proposed lot lines or subsequent development/site alteration are located within a Key Feature, there is still the minimum vegetation protection zones (mVPZs) to consider. In your March 2024 draft EIS, when discussing the proposed new lot line near the existing driveway, you partially cited OP Policy 7.13.4.6.1 c). However, that policy is not applicable because it deals with minor lot line adjustments or boundary additions while the application is for full lot creation. Policy 7.13.4.6.1 indicates that lot creation within the Protected Countryside of the Greenbelt Plan is subject to all applicable policies of the OP. In that regard, Policy 5.7.3.3.2 is applicable which indicates that new lots containing a portion of Environmental Policy Area (EPA) may be permitted provided it is demonstrated that EPA policies have been adhered to. Through Policy 5.7.3.1.8, the Town discourages fragmentation of ownership of EPA lands and strives to ensure that EPA lands are retained in larger owned blocks. As per OP Table 3.1 and Policy 3.2.3.1.1, EPA includes all Key Features and their mVPZs. Therefore, the new lot lines should be maintained outside of the mVPZs of the Key Features to the greatest extent feasible. There are three areas of concern in this regard:

New lot line adjacent to existing driveway:

The proposed new lot line is within the mVPZ to the creek, Significant Woodland, and Provincially Significant Wetland. Adjusting the new lot line to use the existing developed area would be an improvement in this regard. See the green line in the screenshot below for an approximate delineation of this. The green line roughly includes the existing hydro line and pole, above ground storage tank, and manicured area on one side and the natural area on the other.



New lot line around the proposed northern dwelling:

It appears that the proposed new lot line displayed on Figure 6 of the March 2024 EIS would be partially within the mVPZ from the SWH present in CUP3-C. As it appears feasible, the lot line should be adjusted to be maintained outside of the mVPZ.

New lot line around the proposed middle dwelling:

The proposed lot line would be and the dwelling/site alteration would extend immediately beside the SWH present in CUP3-C and therefore occupy the full extent of the mVPZ in that area. All efforts should be made to eliminate/reduce the amount of encroachment into the mVPZ in this area. As is typically done, it is assumed that the CUP3-c polygon lines were drawn roughly on aerial imagery. Therefore, perhaps a more precise delineation of the CUP3-C polygon in that area might be helpful in this regard.

Policy 5.7.3.3.3 indicates that restrictions on the approval of new lots such as structural envelopes shall be implemented as recommended by the Town. Therefore, if any of the proposed lot lines are still within an mVPZ after all efforts to remove it have been exhausted, structural envelopes must be delineated inside which the dwelling/site alteration must be maintained.

As indicated in the March 2024 EIS, while the plantations are not considered woodlands under the OP, they qualify as woodlands under the Town's Woodland Conservation By-law. As the northern dwelling would be developed within the 'by-law woodland', compensation for the tree removals must be provided. Additionally, this mitigation measure to provide a net benefit to Eastern Wood Pewee as outlined in the EIS is supported. In this regard, the supplementary restoration tree planting woodland discussed in Section 8.3.2 of the EIS and displayed on Image 1 of the July 16, 2024 Burnside memo should continue to be proposed and will form a condition of approval.

Based on the above, it appears that there is still some work to do prior to formally submitting the materials for a Committee of Adjustment application. I recommend that, in addition to the addressing the items above, you revise the EIS to consider my previous comments on June 13 (attached), items I discussed in various meetings with you regarding your SWH analysis, and include and discuss the Farm Plan Certificate that was included in the original Planning Justification Report for the application as that was the documentation the Town accepted to exclude the plantations as woodlands under the Greenbelt Plan and OPs (as opposed to William's opinion on the matter in the Appendices which isn't supported).

Finally, while not relevant to the proposal, as per the Woodland By-law, note that a Forest Management Plan must be submitted to the Town at least 30 days prior to any forestry-related tree removals in the plantations and the removals must be in accordance with good forestry practices. I mentioned this given the stated desire to conduct thinning of the plantations in the near future.

Happy to discuss further or answer any questions you may have.

I have copied Muhammad, the Town's new Development Planner on the file so he is aware of my direction.

Regards,
Jason

Jason Elliott (*he/him*)
Senior Planner, Environment - Parks and Natural Heritage
Planning Department
Office: 905.584.2272 x4420
Email: jason.elliott@caledon.ca

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From: Jason Elliott
Sent: Thursday, September 12, 2024 2:39 PM
To: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Cc: Hannah Maciver <Hannah.Maciver@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>
Subject: RE: 20836 Kennedy Road

Hi Ariana,

Apologies for my tardy reply – I have been pulled onto high priority Town files the past week. I hope to review the information you sent and provide a response by Monday.

Thanks,
Jason

Jason Elliott (*he/him*)
Senior Planner, Environment - Parks and Natural Heritage
Planning Department
Office: 905.584.2272 x4420
Email: jason.elliott@caledon.ca

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From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Thursday, September 5, 2024 4:50 PM

To: Jason Elliott <Jason.Elliott@caledon.ca>
Cc: Hannah Maciver <Hannah.Maciver@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>
Subject: Re: 20836 Kennedy Road

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Hi Jason,

Thanks for reaching out regarding the EWPE. We took a look back through the records and have provided answers below. I have also attached a map of the BB stations and notes regarding presence of EWPE.

First off, I'd like to note that an error was made when transcribing the field notes. The EIS and memo state that EWPE were observed at stations 2, 3, and 4. However, EWPW were observed at station 3, 4, and 5 (which aligns with the constraints mapping).

One EWPW was heard calling at each station on the first survey, for a total of three individuals, one per station/ecosite. Only one EWPE was heard calling during the second survey, at station 4, in ecosite CUP3-C. This is assumed to be the same individual from the first survey. For clarity, each of your questions have been answered in the body of your email, below.

As a side note, during our meeting you had also mentioned a MNR contact who you may be able to pass on to us. We'd still be interested if you were able to provide their contact details.

Kind Regards,

Ariana

Ariana Burgener

Terrestrial Ecologist & ISA Certified
Arborist

R.J. Burnside & Associates

Limited | www.rjburnside.com

Office: +1 800-265-9662 Direct: +1 905-821-5942

From: Jason Elliott <Jason.Elliott@caledon.ca>
Sent: Wednesday, September 4, 2024 3:01 PM
To: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Cc: Hannah Maciver <Hannah.Maciver@rjburnside.com>; Jennifer Szczerbak <Jennifer.Szczerbak@rjburnside.com>
Subject: 20836 Kennedy Road

Hi Ariana, Hannah and Jennifer,

Following up from our meeting on August 21st as the Town further considers the implications of the EWPW observations on the property, I have some questions on the materials you have submitted to date. The March 2024 EIS contains the following paragraph:

One species listed as both provincially and federally significant, was observed on the subject property during breeding both bird surveys: Eastern Wood-Pewee (Special Concern). The highest number recorded (all habitat units combined) was three. On May 25, 2023, Eastern Wood-pewee was observed within the Red Pine and White Spruce plantations and adjacent clearings at Stations 2 (CUM1-B), 3 (CUP3-1) and 4 (CUP3-C) all with a breeding status of Possible "S". Possible "S" is defined as "*Singing male or adult producing other sounds associated with breeding (e.g., calls or drumming) in suitable nesting habitat during the species' breeding season.*" On June 22, 2023, Eastern Wood-pewee was observed at Station 4 with a breeding status of Probable "T". Probable "T" is defined as "*Presumed Territory based on the presence of an adult bird (usually singing, but not necessarily so), in the same suitable nesting habitat patch on at least two visits, one week or more apart, during the species' breeding season.*"

Am I correct that this paragraph is indicating that there was one individual recorded at each of Stations 2, 3, and 4 and 5 during the first survey YES and one individual recorded at Station 4 during the second survey? YES Further, am I correct that only the record from the second survey was assigned 'probable breeding' because it was identified there on two surveys (as opposed to the records at Stations 2 and 3 where there were no records during the second survey)? YES What ELC polygon was the EWPW observed within during the second survey? CUP3-C

I note that the following passage from the July 16, 2024 memorandum, which indicates that breeding EWPW was confirmed at Stations 2, 3, and 4, appears to contrast with the EIS or my interpretation of it. Please reconcile this for me. When writing the memo, we likely used the Breeding Bird Summary Table (Appendix D of the EIS) as reference. The table summarizes each species by the "Highest Breeding Evidence Recorded" and doesn't provide the same nuance as the EIS. It was an error to say all three stations were confirmed as "Probable". The description in the EIS is more detailed and accurate.

Breeding EWPW was confirmed as "Probable" at stations 2, 3 and 4, within the CUP3-1, CUP3-C and CUP3-H ecosites. The Significant Wildlife Habitat (SWH) Criteria Schedule for Ecoregion 6E defines SWH for Special Concern and Rare Wildlife Species as "*the area of the habitat to the finest ELC scale that protects the habitat form and function*". As such, the CUP ecosites were identified in our Environmental Impact Study (EIS) dated March 2024, as SWH for Special Concern and Rare Wildlife Species.

What I am trying to understand is how many breeding EWPW were recorded in the CUP-3-1 polygon. ONE (Same individual, on two occasions) I hope that answers to the questions above will help me understand this but if additional discussion is needed, feel free to provide that.

Thanks,

Jason

Jason Elliott (he/him)

Senior Planner, Environment - Parks and Natural Heritage

Planning Department

Office: 905.584.2272 x4420

Email: jason.elliott@caledon.ca

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Ariana Burgener

From: Jason Elliott <Jason.Elliott@caledon.ca>
Sent: Wednesday, March 26, 2025 12:04 PM
To: Ariana Burgener
Cc: Muhammad Mughal
Subject: RE: 20836 Kennedy Road

Hi Ariana,

Apologies for the delay. I have now reviewed the revised EIS and have four comments as outlined below, only one of which requires action to address.

Comment that requires action:

- Section 7.1 delineates structural envelopes for use in demonstrating Greenbelt policy conformance. To ensure policy conformance over the long-term, the structural envelopes must be included in the Committee of Adjustment application for inclusion in zoning on the property along with a zoning regulation that prohibits any disturbance outside of the envelopes. Therefore, ensure that your client supports the structure envelopes. Further, the structure envelope on Lot B must encompass all of the existing development. Revise the envelope(s) and disturbed area calculation(s) accordingly. For clarity, the entirety of the structural envelope must continue to be considered disturbed area.

Advisory comments:

- Section 7.1 appropriately refers to an OP definition for impervious surface. That definition includes driveways and does not specify that they must be paved. Typically, gravel driveways and parking lots are considered impervious due to their considerable compaction over time. However, as the portion of the gravel driveway on Lot B that you omitted from the impervious calculation is existing, omitting it is acceptable in this case.
- The calculations to demonstrate Greenbelt policy conformance with respect to impervious surfaces in Section 7.1 only included existing and proposed structures. To ensure policy conformance over the long-term, the Committee of Adjustment application must include a zoning regulation limiting the amount of impervious surface to 10% of each lot (note that this is in combination with the zoning regulation prohibiting disturbance, and therefore impervious surfaces outside of the structure envelopes).
- Section 8.3 indicates that details of the supplementary restoration tree planting will be provided at the detailed design stage. To ensure that this is implemented, note that site plan approval will be recommended as a condition of Committee of Adjustment approval for the severances.

You can find mapping of existing structure envelopes and examples of associated zoning regulations on the [Zoning webpage](#) if that helps you or your client.

Let me know if you would like to discuss anything or if you want to run something by me. As we are close, I commit to having a quick look at anything going forward.

Regards,
Jason

Jason Elliott *(he/him)*
Senior Planner, Environment - Parks and Natural Heritage
Planning Department
Office: 905.584.2272 x4420
Email: jason.elliott@caledon.ca



From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Tuesday, February 4, 2025 1:00 PM
To: Jason Elliott <Jason.Elliott@caledon.ca>
Cc: Muhammad Mughal <Muhhammad.Mughal@caledon.ca>
Subject: Re: 20836 Kennedy Road

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Hi Jason,

Please find the updated EIS at this [LINK](#).

I have made all the request adjustments to wording and completed calculations to ensure that:

- the disturbed area does not exceed 25% of the total developable area;
- the impervious surface does not exceed 10% of the total developable area; and that,
- at least 30% of the total developable area must be natural self-sustaining vegetation.

Please let me know if you are satisfied with the calculations.

Thank you for all your assistance on this file.

Ariana

Ariana Burgener
Terrestrial Ecologist & ISA Certified Arborist

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Office: +1 800-265-9662 Direct: +1 905-821-5942

From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Thursday, January 2, 2025 9:44 AM
To: Jason Elliott <Jason.Elliott@caledon.ca>
Cc: Muhammad Mughal <Muhhammad.Mughal@caledon.ca>
Subject: Re: 20836 Kennedy Road

Hi Jason,

Thank you very much for your detailed review. I will make the requested revisions to the EIS and resubmit for your review.

Hope you had a happy and restful holiday break,
Ariana

From: Jason Elliott <Jason.Elliott@caledon.ca>
Sent: Monday, December 23, 2024 4:42 PM
To: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Cc: Muhammad Mughal <Muhhammad.Mughal@caledon.ca>
Subject: RE: 20836 Kennedy Road

Hi Arianna,

I have reviewed the October 2024 EIS and have determined that it satisfactorily demonstrates policy conformance for the proposed severances and subsequent dwelling construction except in relation to Policies 7.13.3.2.1.2 and 7.13.3.2.1.3 of the Town's OP (same policies included in Section 3.2.2 of the Greenbelt Plan). Those policies place restrictions on permitted development in the GBNHS. This didn't come up previously as we were working through the Significant Woodland and Significant Wildlife Habitat items to determine if there was permitted development area in the GBNHS. Address the following comments through revisions to the EIS:

- It must be ensured that all structures and grading are maintained outside of mVPZs to conform to 7.13.3.2.1.2 a) and otherwise unprotected features to conform to 7.13.3.2.1.2 c) over the long-term. Therefore, Structure Envelopes (SE) must be delineated for each of the proposed dwelling areas for inclusion in the approvals. Following are suggested SEs; however, they may need to be tweaked to address the subsequent comment.





- Demonstrating conformance to 7.13.3.2.1.2 d) and 7.13.3.2.1.3 a) requires some simple GIS analysis. The total developable area is the area outside of all KNHFs and their mVPZs displayed on Figure 6 except for near the existing dwelling where the proposed lot line should be used where it extends inside the wetland mVPZ. The lot lines for Severance A and B and the SE for the retained lot should be used for disturbed area. The three SEs should be used for impervious area. Based on rough estimates, I don't anticipate that addressing these policies will be an issue with respect to the general proposal.

Additionally, the following minor editorial comments should also be addressed:

- Section 3.2 inaccurately outlines CVC correspondence from Appendix A. That correspondence does not indicate that no impacts to the PSW resulted from the mowing of vegetation in the PSW to revitalize ATV trails. Rather, it only indicated that, as the activity was limited to vegetation removal and woodchipping, there are no regulatory concerns. Further, they did note impacts to the wetland from rutting due to use outside of the trail (which is also not a regulatory issue).
- Section 6.3 inaccurately indicates that the GB Technical Paper provides the same woodland exception for invasive species as the Town and Peel OPs. While similar, it only includes an exception related to buckthorn and Norway Maple (not all highly invasive species). Therefore, the FOD4-C community is not exempt under that provision but it is appropriate to exclude it from identified Significant Woodland based on the 'elongated woodland finger' exemption in the technical paper.
- Section 6.3 indicates that the on-site woodland doesn't meet the size criterion to be considered Core Woodland because it is not connected to any off-site woodland. As it appears on imagery that the SWC1-2 community is contiguous with the off-site woodland to the west, it is not clear that it doesn't qualify as Core Woodlands (Peel) and Natural Core Area and Natural Corridors (Caledon). Further analysis is not required. However, the EIS must not be definitive in this regard and indicate that Core Woodland policy requirements are met because all Significant Woodlands and their mVPZs are protected.
- The statement in Section 7.0 that "the managed plantations and invasive Black Locust community do not require protection..." is not entirely accurate. While those communities don't require protection due to woodland policy, they do require protection in some areas due to other policies such as the protection of Significant Wildlife Habitat in CUP3-C or where mVPZs of other features overlap. While these areas have all been protected, the statement should be revised for clarity. Similarly, the statement "...as such a buffer would provide no ecological benefit to these features" is not accurate as a buffer always provides an ecological benefit. The statement should be revised to indicate that a buffer is not required by policy.

Finally, I am providing the following comment for the file record but no revisions are required:

- The letter from Williams & Associates Forestry in Appendix B dated February 7, 2024 includes a misinterpretation of policy. However, as outlined in the EIS proper, its overall recommendation that the

plantations should not be considered Significant Woodlands because they were established and continuously managed for complete removal at rotation is supported.

As always, I am happy to discuss if desired. Hope you enjoy the holiday season.

Jason

Jason Elliott (he/him)
Senior Planner, Environment - Parks and Natural Heritage
Planning Department
Office: 905.584.2272 x4420
Email: jason.elliott@caledon.ca

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From: Ariana Burgener <Ariana.Burgener@rjburnside.com>
Sent: Monday, December 16, 2024 1:24 PM
To: Jason Elliott <Jason.Elliott@caledon.ca>; Muhammad Mughal <Muhhammad.Mughal@caledon.ca>
Subject: Re: 20836 Kennedy Road

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Thank you Jason, I appreciate your continued support on this file. I hope you have some restful days off over the holiday!

Ariana Burgener
Terrestrial Ecologist & ISA Certified Arborist

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From: Jason Elliott <Jason.Elliott@caledon.ca>
Sent: Monday, December 16, 2024 12:54 PM
To: Ariana Burgener <Ariana.Burgener@rjburnside.com>; Muhammad Mughal <Muhhammad.Mughal@caledon.ca>
Subject: RE: 20836 Kennedy Road

Hi Ariana – I am going to try my best to do so. However, my break doesn't start until the 25th so you and your client may see the results of my review in your inbox after the holidays.

Thanks for checking in.
Jason

Jason Elliott (he/him)
Senior Planner, Environment - Parks and Natural Heritage
Planning Department
Office: 905.584.2272 x4420
Email: jason.elliott@caledon.ca



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix B

Managed Forest Plan and Williams & Associates Letter

Canadian Tree Farms

COORDINATED BY THE

CANADIAN FORESTRY ASSOCIATION

A Federation of Provincial Forestry Associations

*This Certifies
that the forest lands of*

MRS. E. GRAHAME JOY

in PEEL COUNTY, consisting of 50 acres, are being adequately protected from forest fires and are being managed in a manner which will assure continuous production of commercial timber crops in accordance with forestry practices approved by the Tree Farm Committees of the Forestry Associations. In recognition thereof, the lands described on the back of this certificate, are hereby designated a "Tree Farm" to remain as long as the owner, his heirs, and assigns comply with the said approved standards of Tree Farm practice.



Forestry Association.

ONTARIO FORESTRY ASSOCIATION

President,
Tree Farm Committee.

Canadian Tree Farm No. 0-267

Date October 17th, 1959

Tree Farm No. 0-267

In compliance with good Tree Farm practices, the holder of this certificate agrees :

1. To maintain the land described below, for growing continuous wood crops.
2. To cooperate with public agencies in protecting this Tree Farm from damage by fire, insects, disease and grazing.
3. To practice cutting operations which will ensure good present and future Tree Farm crops.
4. To allow accredited foresters of the Committee to inspect, and report on, his Tree Farm progress.

Description of Tree Farm No. 0-267, for which the certificate is issued :

EAST HALF OF LOT 28, CONCESSION 1E,

Peel County, Township of Caledon

.....

This certificate and all certified Tree Farm signs are the property of the Canadian Tree Farm Committee and may be reclaimed at any time by a duly authorized representative of said Committee when, in the opinion of the coordinating body, the holder ceases to comply with the required qualifications.

TREE FARM NO. 0-267

In compliance with good Tree Farm practices, the holder of this certificate agrees:

1. To maintain the land described below, for growing continuous wood crops.
2. To cooperate with public agencies in protecting this Tree Farm from damage by fire, insects, disease and grazing.
3. To practice cutting operations which will ensure good present and future Tree Farm crops.
4. To allow accredited foresters of the Committee to inspect, and report on, his Tree Farm progress.

Description of Tree Farm No. 0-267, for which certificate is issued:

East Half of Lot 28, Concession 1E,.....
Peel County, Township of Caledon,.....
.....

This certificate and all certified Tree Farm signs are the property of the Canadian Tree Farm Committee and may be reclaimed at any time by a duly authorized representative of said Committee when, in the opinion of the coordinating body, the holder ceases to comply with the required qualifications.

Management Plan for the Attrell - Orangeville

Prepared for:

The Managed Forest Tax Incentive Program

Plan #

Effective January, 2022

January, 2022



**Rockwood, ON N0B 2K0
Tel (519) 856-1286 Fax (519) 856-4288**

★ ★ ★ ★

**Website www.forestar.ca
Email forstar@execulink.com**

Tree Species Abbreviations

(App)	Apple sp. (<i>Malus</i> sp.)	(Pr)	Pine, red (<i>Pinus resinosa</i> Ait.)
(Ab)	Ash, black (<i>Fraxinus nigra</i> Marsh.)	(Ps)	Pine, Scots (<i>Pinus sylvestris</i> L.)
(Ag)	Ash, green (<i>Fraxinus pennsylvanica</i> (Vahl))	(Pw)	Pine, white (<i>Pinus strobus</i> L.)
(Ar)	Ash, red (<i>Fraxinus pennsylvanica</i> Marsh.)	(Po)	Poplar (<i>Populus</i> sp.)
(Aw)	Ash, white (<i>Fraxinus americana</i> L.)	(Pob)	Poplar, balsam (<i>Populus balsamifera</i> L.)
(Bd)	Basswood (<i>Tilia americana</i> L.)	(Pod)	Cottonwood (<i>Populus deltoides</i> Bartr.)
(Be)	Beech, American (<i>Fagus grandifolia</i> Ehrh.)	(Pol)	Aspen, largetooth (<i>Populus grandidentata</i> Michx.)
(Bb)	Beech, blue (musclewood, ironwood) (<i>Carpinus caroliniana</i> Walt.)	(Pot)	Aspen, trembling (<i>Populus tremuloides</i> Michx.)
(Bw)	Birch, white (<i>Betula papyrifera</i> Marsh.)	(Sa)	Sassafras (<i>Sassafras albidum</i>)
(By)	Birch, yellow (<i>Betula alleghaniensis</i> Britt.)	(Sb)	Spruce, black (<i>Picea mariana</i> (Mill.)BSP)
(BuE)	Buckthorn, European (<i>Rhamnus cathartica</i> L.)	(Sblu)	Spruce, Colorado blue (<i>Picea pungens</i> Engelm.)
(Bug)	Buckthorn, Glossy (<i>Rhamnus frangula</i> L.)	(SN)	Spruce, Norway (<i>Picea abies</i> (L.) Karst.)
(Bn)	Butternut (<i>Juglans cinerea</i> L.)	(Sr)	Spruce, red (<i>Picea rubens</i> Sarg.)
(Cb)	Cherry, black (<i>Prunus serotina</i> Ehrh.)	(Sw)	Spruce, white (<i>Picea glauca</i> (Moench.) Voss)
(Cc)	Cherry, choke (<i>Prunus Virginiana</i> L.)	(Su)	Sumac, staghorn. (<i>Rhus typhina</i>)
(Cp)	Cherry, pin (<i>Prunus Pensylvanica</i> Lf.)	(Ta)	Tamarack (<i>Larix laricina</i> (du Roi) K. Kock)
(Cw)	Cedar, eastern white (<i>Thuja occidentalis</i> L.)	(Tu)	Tulip-tree (<i>Liriodendron tulipifera</i> L.)
(Cr)	Cedar, red (<i>Juniperus virginiana</i> L.)	(Wb)	Walnut, black (<i>Juglans nigra</i> L.)
(Da)	Dogwood, alternate-Leaf (<i>Cornus alternifolia</i>)	(Wi)	Willow (<i>Salix</i> sp.)
(Dg)	Dogwood, grey (<i>Cornus racemosa</i>)		
(Dr)	Dogwood, red-Osier (<i>Cornus stolonifera</i>)		
(Dsp)	Dogwood (<i>Cornus</i> sp.)		
(Es)	Elm, slippery (red) (<i>Ulmus rubra</i> Muhl)		
(Ew)	Elm, white (American) (<i>Ulmus americana</i> L.)		
(Fb)	Fir, balsam (<i>Abies balsamea</i> (L.) Mill.)		
(Hac)	Hackberry (<i>Celtis occidentalis</i> L.)		
(Haw)	Hawthorn sp. (<i>Crataegus</i> sp.)		
(He)	Hemlock, eastern (<i>Tsuga canadensis</i> (L.)Carr.)		
(Hib)	Hickory, bitternut (<i>Carya cordiformis</i> (Wang.) K. Koch)		
(Hib)	Hickory, pignut (<i>Carya glabra</i> (Mill.))		
(His)	Hickory, shagbark(<i>Carya ovata</i> (Mill.)K.Koch)		
(Ch)	Horsechestnut (<i>Aesculus hippocastanum</i> L.)		
(Id)	Ironwood (<i>Ostrya virginiana</i> (Mill.) K. Koch)		
(LE)	Larch, European (<i>Larix decidua</i> Mill)		
(LJ)	Larch, Japanese (<i>Larix kaempferi</i> Lamb)		
(Lb)	Locust, black (<i>Robinia pseudoacacia</i> L.)		
(Lh)	Locust, honey (<i>Gledisia triacanthos</i> L.)		
(Mbl)	Maple, black (<i>Acer nigrum</i> Michx.)		
(MM)	Maple, Manitoba (<i>Acer negundo</i> L.)		
(MN)	Maple, Norway (<i>Acer platanoides</i> L.)		
(Mr)	Maple, red (<i>Acer rubrum</i>)		
(Msi)	Maple, Silver (<i>Acer saccharinum</i>)		
(Mh)	Maple, sugar (<i>Acer saccharum</i> Marsh.)		
(Obl)	Oak, black (<i>Quercus velutina</i> Lam.)		
(Obur)	Oak, bur (<i>Quercus macrocarpa</i> Michx.)		
(Or)	Oak, red (<i>Quercus rubra</i> L.)		
(Ow)	Oak, white (<i>Quercus alba</i> L.)		
(PAu)	Pine, Austrian (<i>Pinus nigra</i> Arnold)		
(Pj)	Pine, jack (<i>Pinus banksiana</i> Lamb.)		

This Managed Forest Plan (MFP) is for the 20-year period from **January 1, 2022 to December 31, 2041** with a detailed management program for the ten-year period from **January 1, 2022 to December 31, 2031**. A **Five-Year Progress Report will be submitted by July 31, 2026 and the Approved Updated MFP will be submitted by July 31, 2031** to ensure that active forest management, as outlined in this MFP is being carried out.

Previous Plan Period/Number: 2017-2026/11868

CL Confirmation Number: 22-13365P

Section 1: Plan Preparation Details

1.1 Registered Property Owner: Attrell, John and Kimberley

Address: 20836 Kennedy Rd
Caledon, On
L7K 1Y5

Home phone: 416 985 4811

Cell phone:

Email: john_attrell@attrelltoyota.com

1.2 Plan Author Information: Sarah Grubb, RPF

Williams & Associates, Forestry Consulting Ltd.

5369 Wellington 27, R.R. 1

Rockwood, Ont.

N0B 2K0

Telephone: (519) 856-1286

FAX: (519) 856-4288

E-mail: forstar@execulink.com

Section 2: Location and Identification of Property

2.1 Detailed Description

Civic Address:

Owner	Assessment Roll Number	Lot/Con/ Municipality	MPAC Area	Non MFTIP Area ¹	Managed Forest Plan Details			
					Forest Area	Open Area	Area that can't support trees	Total MFTIP Area
Attrell, John and Kimberley	2124 030 002 23600 0000	Pt. Lot 28 / Con 1 EHS/ Caledon / Peel Region	98.60	35.00 DAL/ R	59.60	4.00	0.00	63.60 ac.
			39.92	14.17	24.13	1.62	0.00	25.75 ha.
			0.00	0.00	0.00	0.00	0.00	0.00 ac.
			0.00	0.00	0.00	0.00	0.00	0.00 ha.
Totals:			98.60	35.00	59.60	4.00	0.00	63.60 ac.
			39.92	14.17	24.13	1.62	0.00	25.75 ha.

¹ **DAL** = Developed Agricultural Land, **CL**= Conservation Land Tax Incentive Program, **R**= Residence **O**=Other

2.2 Federal, Provincial and Local Policies and Regulations

Conservation Land Tax Incentive Program; Conservation Authorities Act, R.S.O. 1990; c. C.27; Niagara Escarpment Plan; Fisheries Act (R.S., 1985, c.F-14); Endangered Species Act (S.O. 2007, Chapter 6) & Regulations; Local tree cutting by-law; Migratory Birds Convention Act, 1994 (1994, c.22); Assessment Act (R.S.O. 1990, Chapter A.31); Forestry Act (R.S.O. 1990, Chapter F.26); Professional Foresters Act (S.O. 2000, Chapter 18)

*Please refer to Section 5.3 Implementation Strategy

Section 3: Property Management History

3.1 General History of Property

About 10,000 years ago, as they advanced, glaciers directly modified the landscape by scraping off soil and grinding up bedrock. They rode over some material (soil and rock) to form drumlins; while other material was piled in front of the glacier to form terminal moraines. As the ice melted, the resulting water carved spillway channels (valleys), deposited sandy/gravelly outwash deposits, and sorted the till material. As the glaciers retreated (melted), they dropped the mixtures of soil and rock that they were carrying (till deposits). Many of these deposits were types of moraines that were later sorted (washed) by meltwater or blown around by wind. Slower moving water often formed short- or long-lived ponds where finer-textured silt and clay soils were deposited (marine or lacustrine deposits). After the glaciers retreated, high winds picked up fine silt and sand particles from the bare soils and deposited them in dune or level loess (silty) deposits.

This property is within the Guelph Drumlin Field physiographic region and contains till plain and spillway landforms. The soil is dominated by Pontypool Sandy Loam, and Bottom Land soils.

The property was purchased by Mrs. And Mr. E.G. Joy in 1945. In 1946, a “Farm Plan” was prepared by L.R. Weber, Soils Dept., OAC Guelph in cooperation with Mr. B.S. Beer, Agricultural Representative, Brampton and E.G. Joy. The plan has been followed closely since. The plantation was planted between 1946 and 1955, while the remaining farm land was used for crops and pasture. In the 1950's a .4 acre strip along the northern boundary was sold to Ontario Hydro. Michael Joy inherited the property in 1989. The plantations were row thinned and milled on site in 1990, and thinned again in 1999 and 2006. The spruce plantation was marked in 2012, but never harvested. The property was sold to the Attrell's in 2022.

3.2 Importance of Property to Surrounding Landscape

This property is part of a developing complex of natural habitat associated with the Niagara Escarpment that links forest areas north of Barrie to the Bruce and Niagara Peninsulas and the Oak Ridges Moraine. Major watersheds that begin in the Escarpment further link the Escarpment to other areas of natural habitat throughout southern Ontario. For example, the Humber and other systems flow to the ravine systems in and west of Toronto, and the Grand River connects with Lake Erie and significant forests in Norfolk Region.

This corridor complex and other linkages are important because they form major routes for wildlife movement throughout the region. Linking natural areas is important to wildlife because larger forest patches reduce the edge to interior ratio (benefiting interior-forest species like thrushes) and connecting forests to facilitate the movement of forest wildlife.

A tributary of the Credit River runs through the property which provides food and a travel corridor for local wildlife.

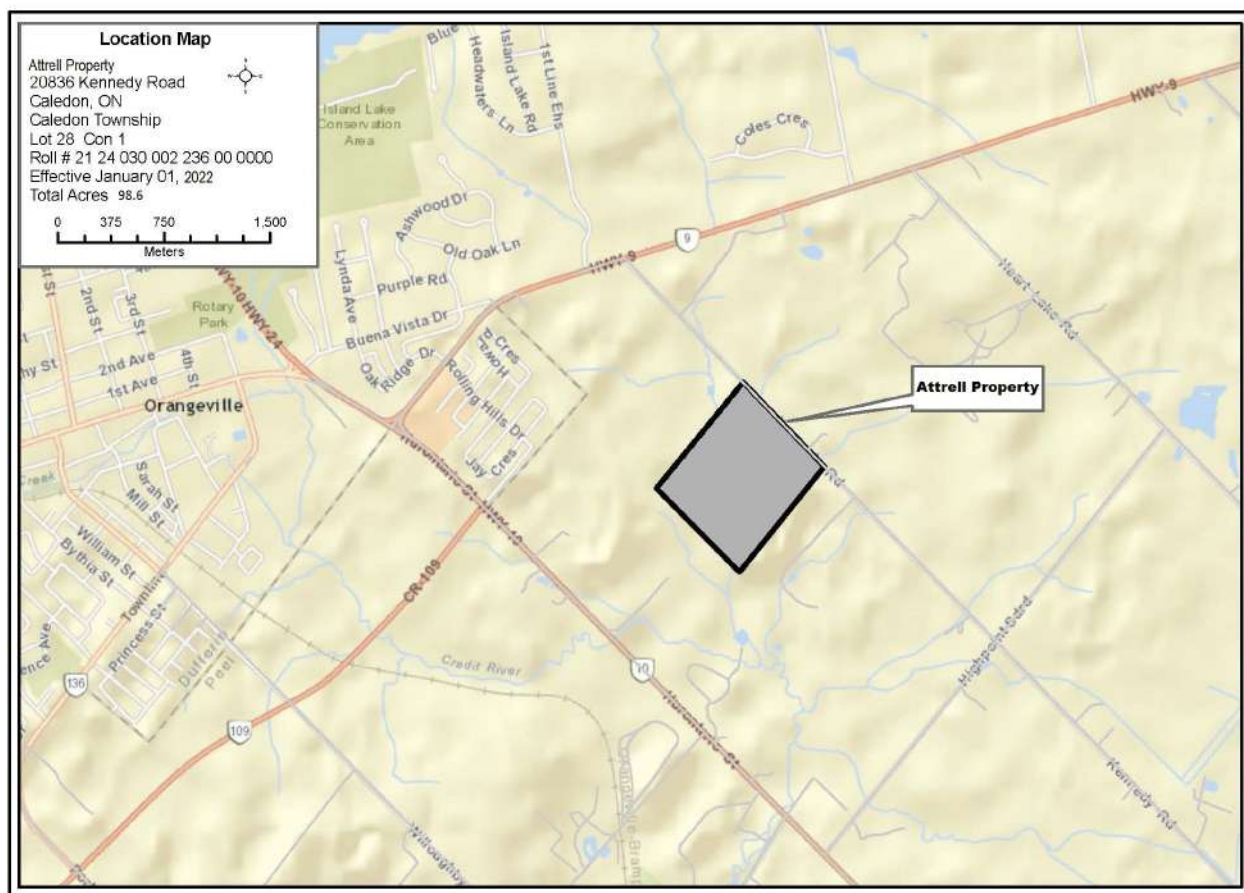
Agricultural activity in the area has been declining since the thirties, a trend that is likely to continue because of high land values, the scenic and natural characteristics of the area and the limited potential for agriculture. The percentage of forest and natural vegetation cover has been increasing as agricultural activity declined.

There is 17.86 acres of land that qualify for the Conservation Land Tax Incentive Program (CLTIP) on this property. The owners are not participating in 2022.

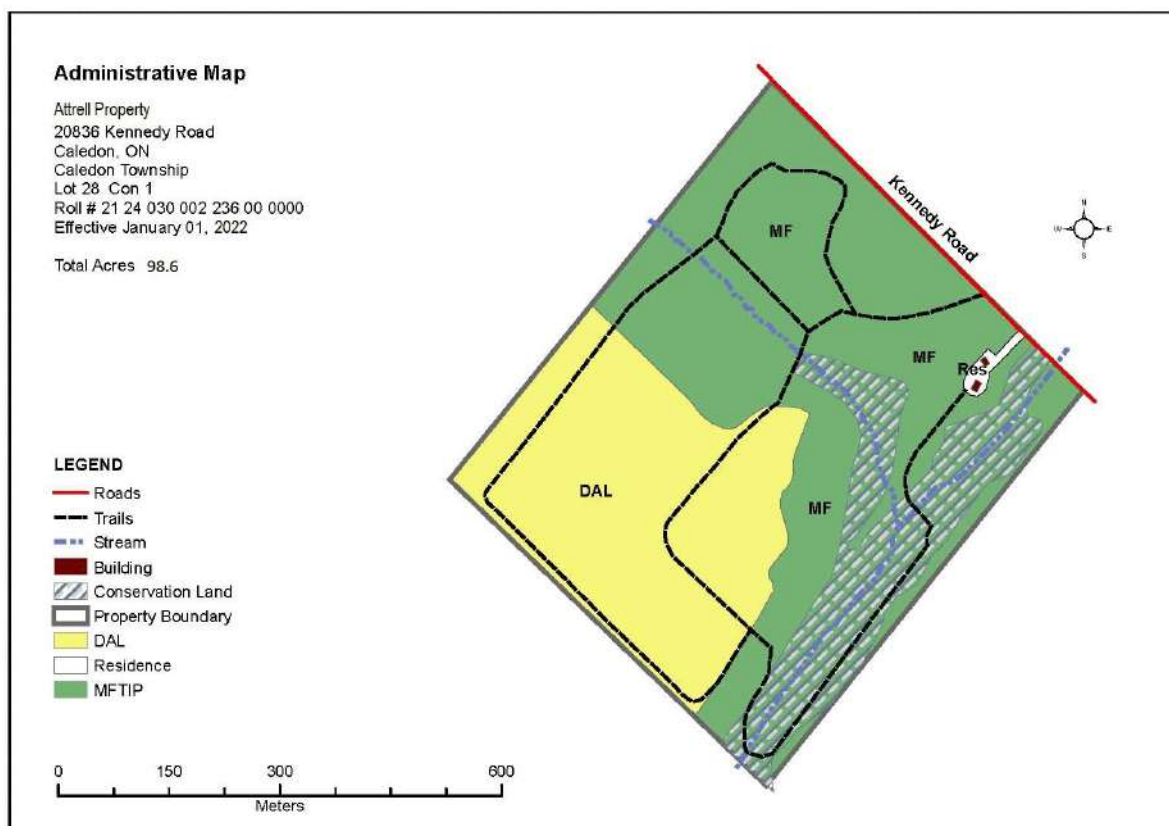
No Species at Risk were observed during the site visit(s) to this property.

Section 4: Property Location Map

4.1 Property Location Map



4.2 Administrative Map



Section 5: Landowner Objectives, Strategies and Activities

5.1 Priority of objectives

Management Objective	How important is this objective to you?				
	Not Important		Important		
	1	2	3	4	5
Environmental Protection					X
Forest Products					X
Investment				X	
Recreation			X		
Wildlife Habitat				X	
Aesthetic Appreciation			X		

5.2 Detailed Property Level Objectives, Strategies and Activities

Recreation/Wildlife Habitat/Aesthetics/Environmental Protection

The existing trail system will be used by the owners for wildlife viewing and walking. Other wildlife habitat considerations will be made in all activities including retaining nest, den and cavity trees and the continued maintenance of land to attract wildlife.

Income/ Investment/ Wood Products

The forest will be thinned as appropriate to maintain health, improve growth, tree quality and value, species diversity.

5.3 Implementation Strategy

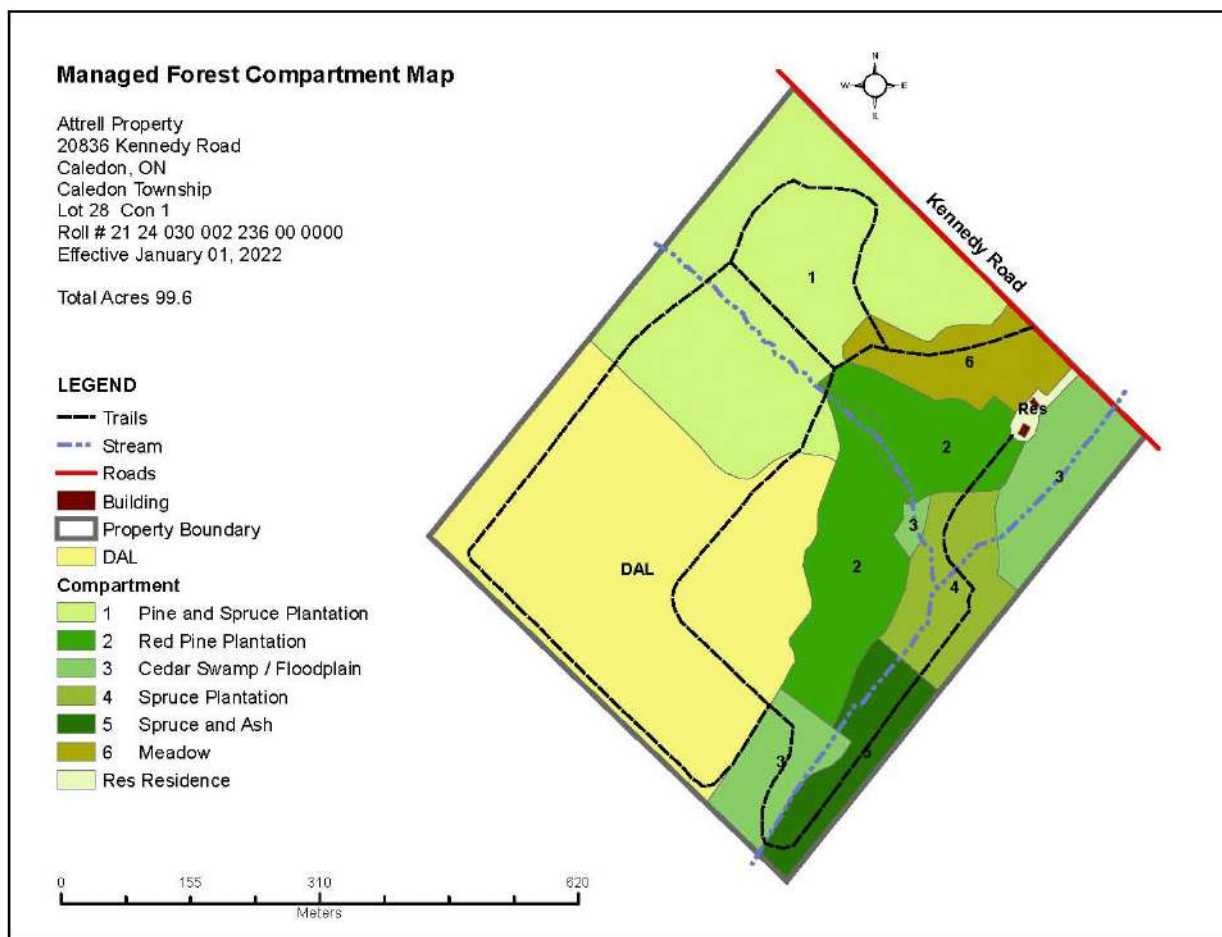
It is the landowners responsibility that all federal, provincial, and local regulations are followed and required permits obtained. The owners will conduct activities as time permits and contract out tasks as resources are available, retaining the services of a forestry consultant to help plan and implement management activities as required. A list of activities proposed for the next ten years is outlined in Section 8.0. This list will be reviewed as work is completed and as new issues or opportunities arise.

Planting and tending will also be planned and perhaps conducted by a consultant.

Activities will seek to enhance forest resilience and maintain forest health through a period of climate change. Future changes in temperature and precipitation that will likely affect woodlots and woodlot management include more frequent extreme weather events (ice storms, heavy wind), increasing outbreaks of pests and disease, as well as changing ranges of plants and animals.

Section 6: Managed Forest Compartments

6.1



6.2 Summary of Managed Forest Compartments

Compartment				Total Area (Acres)	Non MFTIP Area (Acres)	MFTIP Area ✓
No.	Name	Seed Year	ELC code			
1	Pine and Spruce Plantation	1960	CUP3-1	27.10	0.00	27.10
2	Red Pine Plantation	1960	CUP3-1	14.20	0.00	14.20
3	Cedar Swamp/Floodplain	1975	FOM7-2	8.74	0.00	8.74
4	Spruce Plantation	1960	CUP3-8	5.36	0.00	5.36
5	Spruce and Ash Plantation	1960	CUP3-8	4.20	0.00	4.20
6	Meadow	1970	CUM1-1	4.00	0.00	4.00

Section 7: Managed Forest Compartment Description

7.1 Compartment 1							Pine and Spruce Plantation						
7.2 Compartment Site Characteristics					MFTIP (ac)		27.10		Total Area		27.10		
Drainage ¹ : Well													
Topography: Hilly					Soil Type: Pontypool Sandy Loam, Bottom Land								
Physiographic Region/Landforms: Guelph Drumlin Field Region and Till Plain Landform					Access: Good from road and trails								
7.3 General Description and History: This compartment was probably pastured until 1960 when the red pine and white spruce were planted. This hilly area is made up of loam soils with bottom land soil surrounding the creek. Many early seedlings are present in the understory, mostly consisting of ash and cherry. The lower areas of the compartment were planted with spruce and the regeneration consists of more diverse hardwoods including birch, cedar and cherry. The plantation was thinned in 1990 and 1999 and 2006.													
Water & Other Features: Small creek running NW to SE through compartment													
7.4 Compartment Inventory													
Crown Closure: 85 %							Plantation Spacing: 2 x 2 m						
Tree Inventory		Pr ₆ Sw ₃ O ₁		O = Cb/Or/Wb/Pj									
Tree Species	Composition (%)	Age (yrs)	Avg. Height (m)	Avg. Diameter (DBH - cm)	Density (Stems/ha)				Basal Area (m ² /ha)				
Pine, red	60	65	20	26					18				
Spruce, white	30	65	21	48					8				
Other	10	60							4				
Summary:	100	65	20.5	37					30				
Regeneration			Species - Quantity ² - Distribution Pattern ³										
Seedling, early (<.5 m tall)			Ag, Cb, Sw - Occasional - Scattered Pr - Scarce - Patchy										
Seedling, advanced (>.5 m)			Ag, Cb, Sw - Occasional - Scattered										
Sapling (5-10 cm DBH)			Cb, Sw - Scarce - Patchy										
Other Vegetation Assessment			Species - Quantity ² - Distribution Pattern ³										
ferns			None seen										
grasses/sedges			Occasional - Patchy										
forbs (broadleaf plants)			Occasional - Patchy										
shrubs			Bt, Alt. Dogwood, Raspberry, Elderberry - Occasional - Patchy										
Notes:													

1 **Drainage** - Wet, Imperfect; Well, Dry;

2 **Quantity** (% groundcover) - Dominant > 50%; Abundant 21-50%; Frequent; 11-20%; Occasional 5-10%; Scarce < 5%; Trace < 1%

3 **Distribution** - Scattered; Uniform; Patchy

. **DBH** is Diameter at Breast Height (dbh = stem diameter at 1.3m (4.5 ft) above stump)

7.5 Wildlife Habitat Inventory and Natural Heritage Assessment

Compartment 1: Pine and Spruce Plantation

Features	Present	Wildlife Species Observed ¹	
Standing Dead Snags	few	Deer	T, F
Cavity Trees • nesting/roost	None seen		
• feeding	None seen		
• escape	None seen		
Stick nests	none seen		
Fallen Dead Trees (woody debris)	few		
Mast Trees	Cherry, Walnut		
Supercanopy Trees	No		
Conifer Thickets	Plantation		
Other Food Sources	No		
Surface Water			
• seasonal stream/river	Not present		
• year round stream/river	Present		
• seasonal ponds	Not present		
• year round pond/lake	Not present		
Dens or dug holes	None seen		
Other			

¹ S-seen; H-heard; N-nest or den; T-tracks or droppings; F- feeding signs (browsed twigs, seed cache etc.); R- reported, Note that a comprehensive wildlife survey has not been done. The only species recorded are those noticed during the collection of the tree data and those reported by the landowner.

7.6 Compartment Objectives, Options & Recommendation

Long Term (20 yrs): The stand will be managed for timber production and be thinned at regular intervals to maintain forest health and diversity, and to encourage hardwood regeneration.

Short Term (10 yrs): Observe forest health and make note of anything significant (insect infestation, tree diseases, etc.). Maintain trails. Assess for thinning in 2026. Consider controlling buckthorn found in compartment.

7.1 Compartment 2 Red Pine Plantation							
7.2 Compartment Site Characteristics				MFTIP (ac)	14.20	Total Area	14.20
Drainage¹: Well							
Topography: Hilly				Soil Type: Pontypool Sandy Loam and Bottom Land			
Physiographic Region/Landforms: Guelph Drumlin Field region and Till Plain landform				Access: Good			
7.3 General Description and History: This compartment was probably pastured until 1960 when red pine was planted. White spruce and cedar are present in patches within this compartment. This compartment consists of loam soils with high amounts of regeneration. The regeneration present consists of mostly ash with white spruce, cedar and red pine. It was thinned in 1990 and 1999 and 2006.							
Water & Other Features: Creek							
7.4 Compartment Inventory							
Crown Closure: 80%				Plantation Spacing: 2 x 2 m			
Tree Inventory Pr ₈ O ₂ O = Sw/Cb/Ag							
Tree Species	Composition (%)	Age (yrs)	Avg. Height (m)	Avg. Diameter (DBH - cm)	Density (Stems/ha)	Basal Area (m²/ha)	
Pine, red	80	65	20	28		28	
Other	20	60	12	15		6	
Summary:	100	60	19	28		34	
Regeneration		Species - Quantity² - Distribution Pattern³					
Seedling, early (<.5 m tall)		Cb, Ag - Occasional - Scattered Sw, Pr, Cw - Scarce - Patchy					
Seedling, advanced (>.5 m)		Ag - Occasional - Scattered Cb, Sw, Cw - Scarce Patchy					
Sapling (5-10 cm DBH)		Sw - Occasional - Scattered Ag, Cw - Occasional - Patchy					
Other Vegetation Assessment		Species - Quantity² - Distribution Pattern³					
ferns		Scarce - Patchy					
grasses/sedges		Occasional - Patchy					
forbs (broadleaf plants)		Occasional - Patchy					
shrubs		Alt. Dogwood, Elderberry - Occasional - Scattered					
Notes:							

1 **Drainage** - Wet, Imperfect; Well, Dry;

2 **Quantity** (% groundcover) - Dominant > 50%; Abundant 21-50%; Frequent; 11-20%; Occasional 5-10%; Scarce < 5%; Trace < 1%

3 **Distribution** - Scattered; Uniform; Patchy

. **DBH** is Diameter at Breast Height (dbh = stem diameter at 1.3m (4.5 ft) above stump)

7.5 Wildlife Habitat Inventory and Natural Heritage Assessment

Compartment 2: Red Pine Plantation

Features	Present	Wildlife Species Observed ¹	
Standing Dead Snags	few	Deer	T
Cavity Trees • nesting/roost	None seen		
• feeding	None seen		
• escape	None seen		
Stick nests	none seen		
Fallen Dead Trees (woody debris)	little		
Mast Trees	Cherry		
Supercanopy Trees	No		
Conifer Thickets	Plantation		
Other Food Sources	No		
Surface Water			
• seasonal stream/river	Not Present		
• year round stream/river	Present		
• seasonal ponds	Not Present		
• year round pond/lake	Not Present		
Dens or dug holes	None seen		
Other			

¹ S-seen; H-heard; N-nest or den; T-tracks or droppings; F- feeding signs (browsed twigs, seed cache etc.); R- reported, Note that a comprehensive wildlife survey has not been done. The only species recorded are those noticed during the collection of the tree data and those reported by the landowner.

7.6 Compartment Objectives, Options & Recommendation

Long Term (20 yrs): The stand will be managed for timber production and be thinned at regular intervals to maintain forest health and diversity, and to encourage hardwood regeneration.

Short Term (10 yrs): Observe forest health and make note of anything significant (insect infestation, tree diseases, etc.). Maintain trails. Consider assessment to thin compartment in 2026.

7.1 Compartment 3 Cedar Swamp/Floodplain							
7.2 Compartment Site Characteristics				MFTIP (ac)	8.74	Total Area	8.74
Drainage¹: Imperfect							
Topography: Flat				Soil Type: Pontypool Sandy Loam and Bottom Land			
Physiographic Region/Landforms: Guelph Drumlin Field region and Till Plain and Spillway landform				Access: Narrow trails			
7.3 General Description and History: This is the floodplain of the creek running through the property. It is dominated by small cedar in dense thickets. Poplar, yellow birch and ash also present. Loam soils and small creek channel have allowed ash, poplar and cedar regeneration to occur.							
Water & Other Features: Creek							
7.4 Compartment Inventory							
Crown Closure: 40%				Plantation Spacing:			
Tree Inventory Cw ₇ O ₃ O = Bw/By/Po/Ag/Sw/Wi/PS							
Tree Species	Composition (%)	Age (yrs)	Avg. Height (m)	Avg. Diameter (DBH - cm)	Density (Stems/ha)	Basal Area (m²/ha)	
Cedar, eastern white	70	45	12	26		20	
Other	30	45	15	22		8	
Summary:	100	45	14	24		28	
Regeneration		Species - Quantity² - Distribution Pattern³					
Seedling, early (<.5 m tall)		Cw - Occasional - Patchy Po, Sw - Scarce - Patchy					
Seedling, advanced (>.5 m)		Cw, Po - Occasional - Patchy Sw, Bw, By - Scarce - Patchy					
Sapling (5-10 cm DBH)		Cw - Occasional - Patchy Po, Bw, By - Scarce - Patchy					
Other Vegetation Assessment		Species - Quantity² - Distribution Pattern³					
ferns		Occasional - Scattered					
grasses/sedges		Occasional - Scattered					
forbs (broadleaf plants)		Frequent - Scattered					
shrubs		Bt, Cc - Occasional - Scattered					
Notes:							

1 **Drainage** - Wet, Imperfect; Well, Dry;

2 **Quantity** (% groundcover) - Dominant > 50%; Abundant 21-50%; Frequent; 11-20%; Occasional 5-10%; Scarce < 5%; Trace < 1%

3 **Distribution** - Scattered; Uniform; Patchy

. **DBH** is Diameter at Breast Height (dbh = stem diameter at 1.3m (4.5 ft) above stump)

7.5 Wildlife Habitat Inventory and Natural Heritage Assessment

Compartment 3: Cedar Swamp/Floodplain

Features	Present	Wildlife Species Observed ¹	
Standing Dead Snags	Not Present	Squirrel	S
Cavity Trees • nesting/roost	None seen		
• feeding	None seen		
• escape	None seen		
Stick nests	None seen		
Fallen Dead Trees (woody debris)	Little		
Mast Trees	Not Present		
Supercanopy Trees	Not Present		
Conifer Thickets	Cedar		
Other Food Sources	Present		
Surface Water			
• seasonal stream/river	Not Present		
• year round stream/river	Present		
• seasonal ponds	Not Present		
• year round pond/lake	Not present		
Dens or dug holes	Present		
Other			

¹ S-seen; H-heard; N-nest or den; T-tracks or droppings; F- feeding signs (browsed twigs, seed cache etc.); R- reported,

Note that a comprehensive wildlife survey has not been done. The only species recorded are those noticed during the collection of the tree data and those reported by the landowner.

7.6 Compartment Objectives, Options & Recommendation

Long Term (20 yrs): This compartment will be maintained as is.

Short Term (10 yrs): This compartment will be maintained as is. Maintain trails. Consider controlling buckthorn found in this compartment.

7.1 Compartment 4							Spruce Plantation						
7.2 Compartment Site Characteristics					MFTIP (ac)		5.36		Total Area		5.36		
Drainage ¹ : Well													
Topography: Gentle slope					Soil Type: Pontypool Sandy Loam and Bottom Land								
Physiographic Region/Landforms: Guelph Drumlin Field region and Till Plain and Spillway landform					Access: Good from trail								
7.3 General Description and History: This is a White Spruce plantation planted around 1960. Previous to that it was probably pastured. The compartment consists of loam soils and gently drops to the west. There is a walking trail that runs through the compartment. The fence row on the east of the compartment has black cherry and cedar in it. A lower section in this compartment consists of cedar and birch species. This compartment was marked in 2012, but never harvested. The regeneration consists of black cherry, cedar, white spruce and ash.													
Water & Other Features:													
7.4 Compartment Inventory BAF 2 prism 0.04 ha plot													
Crown Closure: 90 %							Plantation Spacing: 2 x 2 m						
Tree Inventory Sw ₁₀ O ₁ O= Cb/Cw/Bw/Pw													
Tree Species		Composition (%)		Age (yrs)		Avg. Height (m)		Avg. Diameter (DBH - cm)		Density (Stems/ha)		Basal Area (m ² /ha)	
Spruce, white		90		65		20		44				42	
Other		10		60		16		28				6	
Summary:		100		60		18		40				48	
Regeneration				Species - Quantity ² - Distribution Pattern ³									
Seedling, early (<.5 m tall)				Cb, Sw, Cw - Occasional - Scattered									
Seedling, advanced (>.5 m)				Sw, Ag, Cb - Occasional - Scattered									
Sapling (5-10 cm DBH)				Ce, Bw - Occasional - Scattered									
Other Vegetation Assessment				Species - Quantity ² - Distribution Pattern ³									
ferns				None seen									
grasses/sedges				Scarce - Patchy									
forbs (broadleaf plants)				Occasional - Patchy									
shrubs				Elderberry, Alt. Dogwood - Occasional - Scattered									
Notes:													

1 **Drainage** - Wet, Imperfect; Well, Dry;

2 **Quantity** (% groundcover) - Dominant > 50%; Abundant 21-50%; Frequent; 11-20%; Occasional 5-10%; Scarce < 5%; Trace < 1%

3 **Distribution** - Scattered; Uniform; Patchy

. **DBH** is Diameter at Breast Height (dbh = stem diameter at 1.3m (4.5 ft) above stump)

7.5 Wildlife Habitat Inventory and Natural Heritage Assessment

Compartment 4: Spruce Plantation

Features	Present	Wildlife Species Observed ¹	
Standing Dead Snags	Few	Deer	T
Cavity Trees • nesting/roost	None seen		
• feeding	None seen		
• escape	None seen		
Stick nests	None seen		
Fallen Dead Trees (woody debris)	Little		
Mast Trees	Cherry		
Supercanopy Trees	White Pine		
Conifer Thickets	Plantation		
Other Food Sources	Adjacent field		
Surface Water			
• seasonal stream/river	Not present		
• year round stream/river	Not present		
• seasonal ponds	Not present		
• year round pond/lake	Not present		
Dens or dug holes	None seen		
Other			

¹ S-seen; H-heard; N-nest or den; T-tracks or droppings; F- feeding signs (browsed twigs, seed cache etc.); R- reported, Note that a comprehensive wildlife survey has not been done. The only species recorded are those noticed during the collection of the tree data and those reported by the landowner.

7.6 Compartment Objectives, Options & Recommendation

Long Term (20 yrs): The stand will be managed for timber production and be thinned at regular intervals to maintain forest health and diversity, and to encourage hardwood regeneration.

Short Term (10 yrs): Observe forest health and make note of anything significant (insect infestation, tree diseases, etc.). Maintain trails. Consider assessment to thin compartment.

7.1 Compartment 5 Spruce and Ash Plantation							
7.2 Compartment Site Characteristics				MFTIP (ac)	4.20	Total Area	4.20
Drainage¹: Well							
Topography: Flat				Soil Type: Pontypool Sandy Loam and Bottom Land			
Physiographic Region/Landforms: Guelph Drumlin Field region and Spillway landform				Access: Good from trail			
7.3 General Description and History: This compartment is part of the adjacent spruce plantation but has been mostly cleared and has grown in with cedar and ash that has possibly been planted. The ash is in poor health do to the Emerald Ash Borer. The site consists of loam soils and flat topography. The regeneration here consists of cedar, ash, and black cherry.							
Water & Other Features:							
7.4 Compartment Inventory							
Crown Closure: 80%				Plantation Spacing: 2 x 2 m			
Tree Inventory Cw ₄ Sw ₄ O ₂ O = Ash/Bd/Cb							
Tree Species	Composition (%)	Age (yrs)	Avg. Height (m)	Avg. Diameter (DBH - cm)	Density (Stems/ha)	Basal Area (m²/ha)	
Cedar, eastern white	40	35	12	24		14	
Spruce, white	40	65	19	42		14	
Other	20	40	15	20		8	
Summary:	100	45	15	28		36	
Regeneration		Species - Quantity² - Distribution Pattern³					
Seedling, early (<.5 m tall)		Cw, Ag - Frequent - Scattered Sw - Occasional - Patchy					
Seedling, advanced (>.5 m)		Sw, Cw, Cb - Occasional - Scattered Ag - Frequent - Scattered					
Sapling (5-10 cm DBH)		Ag, Cb - Occasional - Scattered					
Other Vegetation Assessment		Species - Quantity² - Distribution Pattern³					
ferns		None seen					
grasses/sedges		Scarce - Patchy					
forbs (broadleaf plants)		Occasional - Patchy					
shrubs		Elderberry, Alt. Dogwood - Occasional - Scattered					
Notes:							

1 **Drainage** - Wet, Imperfect; Well, Dry;

2 **Quantity** (% groundcover) - Dominant > 50%; Abundant 21-50%; Frequent; 11-20%; Occasional 5-10%; Scarce < 5%; Trace < 1%

3 **Distribution** - Scattered; Uniform; Patchy

. **DBH** is Diameter at Breast Height (dbh = stem diameter at 1.3m (4.5 ft) above stump)

7.5 Wildlife Habitat Inventory and Natural Heritage Assessment

Compartment 5: Spruce and Ash Plantation

Features	Present	Wildlife Species Observed ¹	
Standing Dead Snags	Little	Deer	T
Cavity Trees • nesting/roost	None seen		
• feeding	None seen		
• escape	None seen		
Stick nests	None seen		
Fallen Dead Trees (woody debris)	Few		
Mast Trees	Cherry		
Supercanopy Trees	Not Present		
Conifer Thickets	Cedar		
Other Food Sources	Present		
Surface Water			
• seasonal stream/river	Not Present		
• year round stream/river	Not Present		
• seasonal ponds	Not Present		
• year round pond/lake	Not Present		
Dens or dug holes	None seen		
Other			

¹ S-seen; H-heard; N-nest or den; T-tracks or droppings; F- feeding signs (browsed twigs, seed cache etc.); R- reported, Note that a comprehensive wildlife survey has not been done. The only species recorded are those noticed during the collection of the tree data and those reported by the landowner.

7.6 Compartment Objectives, Options & Recommendation

Long Term (20 yrs): The stand will be managed for timber production and be thinned at regular intervals to maintain forest health and diversity, and to encourage hardwood regeneration.

Short Term (10 yrs): Observe forest health and make note of anything significant (insect infestation, tree diseases, etc.). Maintain trails. Some spruce may be harvested when adjacent compartment is harvested.

7.1 Compartment 6 Meadow							
7.2 Compartment Site Characteristics				MFTIP (ac)	4.00	Total Area	4.00
Drainage¹: Well							
Topography: Flat				Soil Type: Pontypool Sandy Loam			
Physiographic Region/Landforms: Guelph Drumlin Field region and Till Plain landform				Access: Trail			
7.3 General Description and History: Farmed until about 25 years ago, then abandoned. Flat topography with loam soils. Around edge of woodland and hedgerow the stocking is high enough for the MFTIP, in the middle is approximately 4 acres of open area included in the compartment.							
Water & Other Features:							
7.4 Compartment Inventory							
Crown Closure: N/A				Plantation Spacing: N/A			
Tree Inventory Pr ₆ Mh ₂ O ₂ O = Bd/Po/Haw/Cb							
Tree Species	Composition (%)	Age (yrs)	Avg. Height (m)	Avg. Diameter (DBH - cm)	Density (Stems/ha)	Basal Area (m²/ha)	
Pine, red	50	65	22	30		10	
Maple, sugar	30	90	22	64		6	
Other	20	50	20	36		4	
Summary:	100	70	21	43		20	
Regeneration		Species - Quantity² - Distribution Pattern³					
Seedling, early (<.5 m tall)		Mh, Aw, Haw, Cb - Occasional - Scattered					
Seedling, advanced (>.5 m)		Mh, Aw, Haw, Cb - Occasional - Scattered					
Sapling (5-10 cm DBH)		Pr, Pj - Scarce - Patchy					
Other Vegetation Assessment		Species - Quantity² - Distribution Pattern³					
ferns		None seen					
grasses/sedges		Dominant - Uniform					
forbs (broadleaf plants)		Abundant - Patchy					
shrubs		Dogwood, Chokecherry - Frequent - Patchy					
Notes:							

1 **Drainage** - Wet, Imperfect; Well, Dry;

2 **Quantity** (% groundcover) - Dominant > 50%; Abundant 21-50%; Frequent; 11-20%; Occasional 5-10%; Scarce < 5%; Trace < 1%

3 **Distribution** - Scattered; Uniform; Patchy

. **DBH** is Diameter at Breast Height (dbh = stem diameter at 1.3m (4.5 ft) above stump)

7.5 Wildlife Habitat Inventory and Natural Heritage Assessment

Compartment 6: Meadow

Features	Present	Wildlife Species Observed ¹	
Standing Dead Snags	Not Present		
Cavity Trees • nesting/roost	Not Present		
• feeding	Not Present		
• escape	Not Present		
Stick nests	None seen		
Fallen Dead Trees (woody debris)	Not Present		
Mast Trees	Present		
Supercanopy Trees	Not Present		
Conifer Thickets	Hedgerow		
Other Food Sources	Present		
Surface Water			
• seasonal stream/river	Not Present		
• year round stream/river	Not Present		
• seasonal ponds	Not Present		
• year round pond/lake	Not Present		
Dens or dug holes	None seen		
Other			

¹ S-seen; H-heard; N-nest or den; T-tracks or droppings; F- feeding signs (browsed twigs, seed cache etc.); R- reported, Note that a comprehensive wildlife survey has not been done. The only species recorded are those noticed during the collection of the tree data and those reported by the landowner.

7.6 Compartment Objectives, Options & Recommendation

Long Term (20 yrs): Wildlife habitat/ wood production. Allow to succeed naturally.

Short Term (10 yrs): Observe forest health and make note of anything significant (insect infestation, tree diseases, etc.). Maintain trails.

Section 8. Proposed Ten-year Management Schedule for the period Jan 1, 2022 to Dec 31, 2031

Compt.	Objective	Activity	Quantity (eg. Acres)	Year Planned	Comments
All	Forest Health/ Learning	Consider Joining the Ontario Woodlot Association/local chapter	n/a	Any	Good source of information & support
4, 5	Thinning	Consider thinning to improve stand health and value		2022	
1, 2	Thinning	Assess to see if thinning is required		2026	
1, 3	Invasive Control	Consider controlling buckthorn		Any	
All	MFTIP Upkeep	Complete and submit 5-year landowner report	1 report	July 31, 2026	Mandatory to stay in program
All	MFTIP Upkeep	Complete and submit an Approved Updated MFP	1 updated plan	July 31, 2031	Mandatory to stay in program

Section 9.1: Report of Activities**Scheduled for Jan 1, 2022 to Dec 31, 2031**

Comp. #	Activity	Target	Completed	Comments

Appendix 1**Section 9.2: Report of Activities****Previous Plan Periods**

1, 2	Thinning	34.89	34.89	1999
1, 2	Thinning	34.89	34.89	2006
4, 5	Marked for harvest	6.00		2012 - Not harvested

[illegible]

RESOURCE CONTACTS

Conservation Ontario
P.O. Box 11
120 Bayview Parkway
Newmarket, ON L3Y 4W3
Website: < www.conservation-ontario.on.ca >
(905) 895-0716

Ducks Unlimited
740 Huronia Rd. Unit 1
Barrie, ON L4N 6C6
Website: < www.ducks.ca >
1-800-665-DUCK (3825)

Federation of Anglers and Hunters
4601 Guthrie Drive
P.O. Box 2800,
Peterborough, ON K9J 8L5
Website: <www.ofah.org>
(705) 748-6324

Forest Gene Conservation Association
275 County Road 44
Kemptonville ON K0G 1G0
Website: <www.fgca.net>
Email: fgcaontario@gmail.com

Forests Ontario
144 Front Street West, Suite 700
Toronto, ON M5J 2L7
Website: < www.forestsontario.ca >
Toll Free: 1-877-646-1193

The Forest Shop
RR#1, Perth, ON K7H 3C3
Website: <www.forestshop.com>
(613) 233-4283

Invasive Species Centre
1219 Queen Street East
Sault Ste. Marie, Ontario
P6A 2E5
Website: <<https://www.invasivespeciescentre.ca/>>
Phone: (705) 541-5790

Land Owner Resource Centre
3889 Rideau Valley Drive
P.O. Box 599
Manotick, ON K4M 1A5
Website: < www.lronline.com >
1-800-267-3504

Managed Forest Tax Incentive Program
300 Water Street, 5th Floor S
Peterborough ON K9J 8M5
Email: MFTIP@ontario.ca
1-855-866-3847

Ministry of Agriculture, Food and Rural Affairs
Information Centre
1 Stone Road West
Guelph, ON N1G 4Y2
Website: < www.omafra.gov.on.ca >
1-888-466-2372

Ministry of Natural Resources and Forestry Information
Centre
P.O. Box 7000, 300 Water Street
Peterborough, ON K9J 8M5
Website: <www.ontario.ca/page/ministry-natural-resources-and-forestry>
1-800-667-1940

Ontario Invasive Plant Council
P.O. Box 2800
4601 Guthrie Drive
Peterborough, ON K9J 8L5
Website: <www.ontarioinvasiveplants.ca>
Phone: 705-748-6324 ext 243

Ontario Land Trust Alliance
192 Spadina Ave, Suite 211
Toronto, ON M5T 2C2
Website: < www.ontariolandtrustalliance.org >
(416) 588-6582

Ontario Maple Syrup Producers Association
RR # 1, Bailieboro, ON K0L 1B0
Website: <www.ontariomaple.com>
(705) 939-6670

Ontario Nature
214 King Street West, Suite 612
Toronto, ON M5H 3S6
<http://www.ontarionature.org/>
Toll free 1-800-440-2366

Ontario Professional Foresters Association
5 Wesleyan St. #201
Georgetown, ON L7G 2E2
Website: <www.opfa.ca>
(905) 877-3679

Ontario Woodlot Association
10 Campus Dr., Unit 4
Kemptonville, Ontario
K0G 1J0
(613) 713-1525
info@ontariowoodlot.com

Wildlife Habitat Canada
2039 Robertson Road., Suite 247
Ottawa, ON K2H 8R2
Website: <www.whc.org>
1-800-669-7919

February 7, 2024

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
Gagnon Walker Domes, Professional Planners
765 Hurontario St, Suite 501
Brampton, ON L6W 5Y9

Re: Attrell Lot Severances 20836 Kennedy Rd.

Dear Mr. Gagnon:

At your request, I met with the consulting team working with John Attrell regarding a severance proposal at a property he owns at 20836 Kennedy Rd, Town of Caledon. We discussed the woodlands and their being classified as Significant Woodlands in the provincial system and for the Town of Caledon (the Town) Planning Department.

Williams & Associates (WA), and Peter Williams, have worked with the owners of this property since 1999. The previous property owners were Joy family who had owned the property since 1946. Mr. Attrell purchased the property in January 2022. Since 1999, WA has been responsible for advising the owners on property management issues, developing forest management plans, and implementing plantation thinnings using good forestry practices.

When the 101.93-acre property was acquired by the Joy family, there was a residence (still currently present) and the rest of the property had been cleared and grazed heavily. There were 8.7 acres of floodplain swamps, drained by small creeks. Except for near the residence, most areas were pastured, and some areas may also have been cultivated. Around 1960, approximately 51 acres of conifer plantations were planted, leaving 38 acres as pasture. Cattle were grazed in the pasture until around 2020. A forest compartment map showing the forest types, more or less since 1960, is shown in (Figure 1). The Joy's most important management objectives were managing their property for wood products and environmental improvement, investment and wildlife habitat were secondary objectives.

Managing the plantations for wood production was a primary goal for establishing the plantations and in 1990 a small-scale thinning was conducted in the red-pine north of Compartment 6 (the meadow). It is unclear which parts of the area were thinned in 1990 because there were no records, the stumps had deteriorated, and the owner was not sure. However, in 1999 when most of the plantations were thinned, this same area (north of the meadow) was overstocked (i.e., too dense and with low vigor) and there was negligible understory vegetation. Most of the plantations were thinned again in 2006 and it was noted that some of the trees in the area north of the meadow and along the creek had not improved in vigor and had started to decline.



Figure 1. Forest Compartment map of the Attrell property (to be re-projected and replaced)

After the property changed hands in 2022, it was noted that the red pine north of the meadow had significant decline in some areas due to Red Pine Pocket Decline. Red Pine Pocket Decline and the resulting mortality is a disease of plantation-grown red pine. The most likely trees to show symptoms of this syndrome are 30- to 45-year-old red pines in thinned plantations. Red pine tends to have this malady where the soils are imperfectly to poorly-drained or have high pH. There a number of fungi and insect that together start the process in spots where it tends to expand over time and clusters of “pockets” coalesce causing “failure” of the plantation.

Williams & Associates staff surveyed most of the red pine plantations in December, 2023 and mapped areas of Red Pine Pocket Decline (Figure 2). It found that the red pine north of the meadow had several declining patches close together (i.e., patches 1-7) that were expanding, and one older opening. Patches 2-6 were coalescing, had little tree regeneration which would not meet the density requirement to be considered a Woodland if the pine all died. Patches 8,9 & 10 were somewhat isolated and generally had better site conditions. Patches in other parts of the property had sufficient natural regeneration to still meet the tree-density criteria to be a woodland if the pine canopy died.

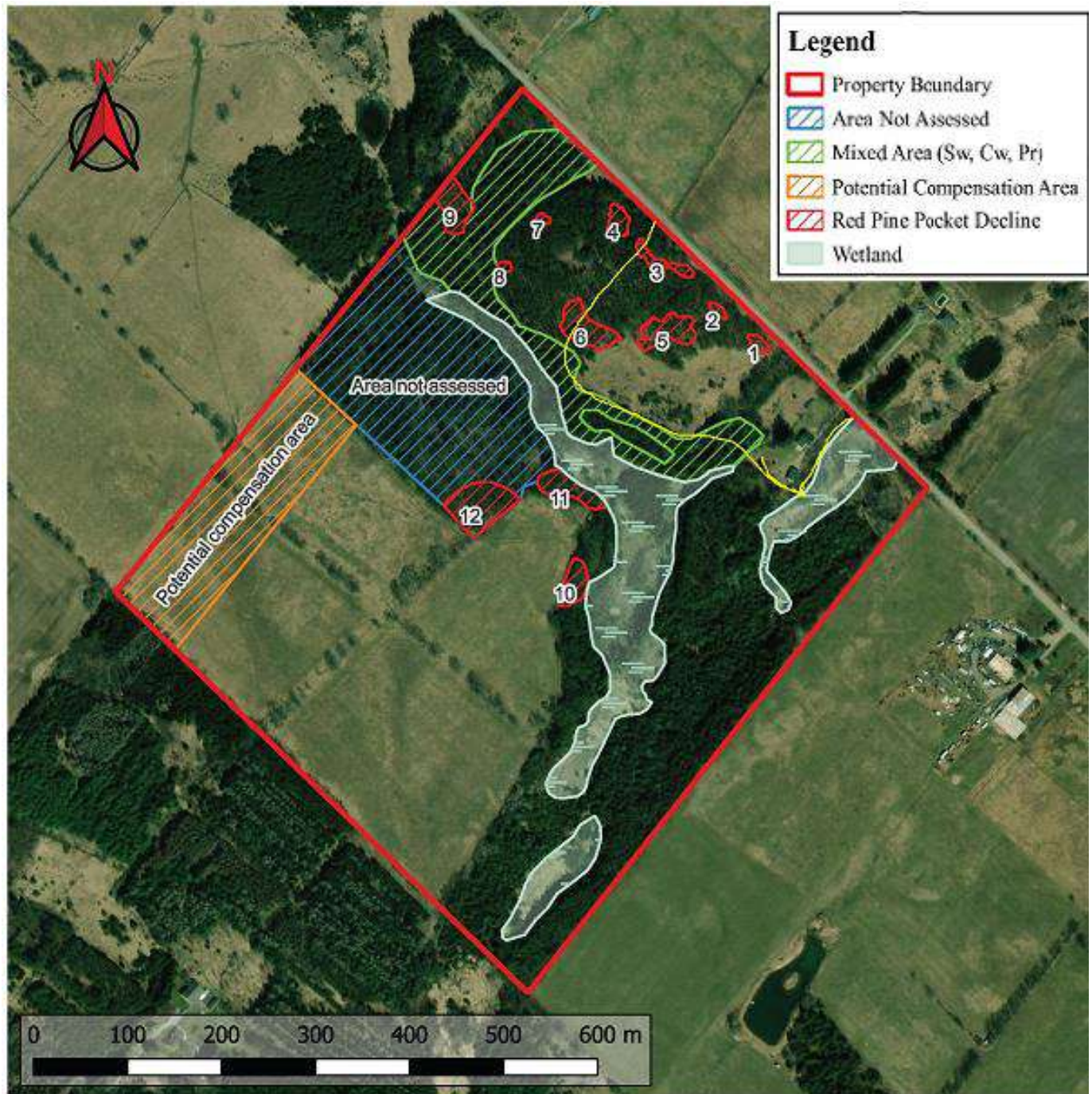


Figure 2. Red Pine Pocket Decline Survey - Attrell property,

Discussion

The plantations on the property were established and continuously managed to produce wood products. Harvests/thinnings were conducted in the plantations to improve tree health and growth, provide regular income and speed up the development of larger, more valuable timber.

Unfortunately, the pines were planted too closely together and thinnings started too long after planting. The high planting density resulted in the red pine in some areas quickly becoming too dense (i.e., overstocked) as they grew, lost their vigour and were unable to recover, even after thinning. This enabled the development of Red Pine Pocket Decline where groups of red pine decline and die, and the affected patches enlarge over time. The survival of the remaining pine in some areas is in question and as the tall, skinny pines are unlikely to survive (i.e., because of the Decline and instability of the scattered trees in sandy soils), the remaining trees in these areas should be harvested. Following this removal, the area would not meet the definition of a Woodland. The plantations in other areas would continue to be managed for timber production. At the end of the remaining plantation's lifespan, it would be expected that the plantation would be removed completely at rotation.

Because the plantations were established and managed for timber and will be removed completely at rotation, it is suggested that the Significant Woodland classification be removed from the plantations. This classification change would not affect the plantation's status as Woodlands and be regulated by Caledon's Tree By-Law (2000-100).

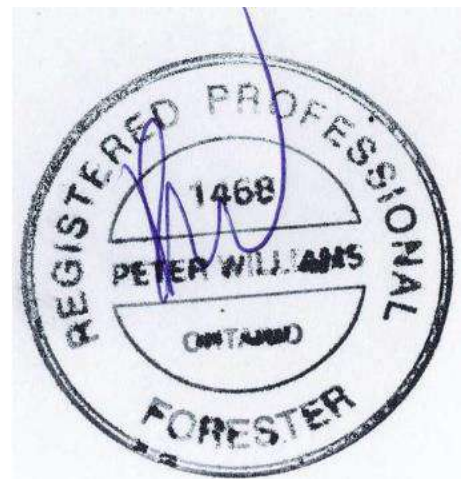
Please contact me if you have any questions about this report or require additional work.

Sincerely,



Peter Williams, M.Sc, R.P.F. CA
Consulting Forester/Arborist

cc Ariana Bergenor R.J. Burnside & Associates Limited





BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix C

Botanical Inventory

Botanical Inventory Plant List

Scientific Name	Common Name	ESA	COSEWIC	SARA	G-Rank	S-Rank	Native/ Introduced	Peel Region (Varga et al. 2000)	CVC CVC/Peel Status (2002)
<i>Acer negundo</i>	Manitoba Maple				G5	S5	N	X	X
<i>Acer negundo</i> var. <i>negundo</i>	Manitoba Maple				G5T5?	SU	N		
<i>Acer saccharinum</i>	Silver Maple				G5	S5	N	X	X
<i>Acer saccharum</i>	Sugar Maple				G5	S5	N	X	X
<i>Acer x freemanii</i>	(<i>Acer rubrum</i> X <i>Acer saccharinum</i>)				GNA	SNA	N	XSR	
<i>Alisma subcordatum</i>	Southern Water-plantain				G5	S4?	N	X	
<i>Alliaria petiolata</i>	Garlic Mustard				GNR	SNA	I	X	X
<i>Arctium lappa</i>	Great Burdock				GNR	SNA	I	X	X
<i>Asclepias syriaca</i>	Common Milkweed				G5	S5	N	X	X
<i>Asparagus officinalis</i>	Garden Asparagus				G5?	SNA	I	X	X
<i>Betula papyrifera</i>	Paper Birch				G5	S5	N	X	X
<i>Bidens cernua</i>	Nodding Beggarticks				G5	S5	N	X	X
<i>Borago officinalis</i>	Common Borage				GNR	SNA	I	X	
<i>Bromus inermis</i>	Smooth Brome				G5T5	SNA	I	X	X
<i>Caltha palustris</i>	Yellow Marsh Marigold				G5	S5	N	X	X
<i>Carex gracillima</i>	Graceful Sedge				G5	S5	N	X	X
<i>Carex hystericina</i>	Porcupine Sedge				G5	S5	N	X	X
<i>Carex lupulina</i>	Hop Sedge				G5	S5	N	X	X
<i>Carex rosea</i>	Rosy Sedge				G5	S5	N	X	X
<i>Carex stipata</i>	Awl-fruited Sedge				G5	S5	N	X	X
<i>Carex stricta</i>	Tussock Sedge				G5	S5	N	X	X
<i>Carex vulpinoidea</i>	Fox Sedge				G5	S5	N	X	X
<i>Cerastium arvense</i>	Field Chickweed				G5	S4	N		
<i>Cinna latifolia</i>	Drooping Woodreed				G5	S5	N	R4	rare
<i>Circaea canadensis</i> ssp. <i>canadensis</i>	Canada Enchanter's Nightshade				G5T5	S5	N	X	
<i>Cirsium arvense</i>	Canada Thistle				G5	SNA	I	X	X
<i>Cirsium vulgare</i>	Bull Thistle				GNR	SNA	I	X	X
<i>Clematis virginiana</i>	Virginia Clematis				G5	S5	N	X	X
<i>Clinopodium vulgare</i>	Wild Basil				G5	S5	N	X	X
<i>Convallaria majalis</i> var. <i>majalis</i>	European Lily-of-the-valley				G5	SNA	I		
<i>Cornus sericea</i>	Red-osier Dogwood				G5	S5	N	X	X
<i>Dactylis glomerata</i>	Orchard Grass				GNR	SNA	I	X	X
<i>Daucus carota</i>	Wild Carrot				GNR	SNA	I	X	X
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern				G5	S5	N	X	X

Scientific Name	Common Name	ESA	COSEWIC	SARA	G-Rank	S-Rank	Native/ Introduced	Peel Region (Varga et al. 2000)	CVC CVC/Peel Status (2002)
<i>Echinocystis lobata</i>	Wild Cucumber				G5	S5	N	X	X
<i>Elaeagnus umbellata</i>	Autumn Olive				GNR	SNA	I		
<i>Equisetum arvense</i>	Field Horsetail				G5	S5	N	X	X
<i>Equisetum fluviatile</i>	Water Horsetail				G5	S5	N	R5	rare
<i>Equisetum sylvaticum</i>	Woodland Horsetail				G5	S5	N	U	X
<i>Erigeron annuus</i>	Annual Fleabane				G5	S5	N	X	X
<i>Erigeron strigosus</i>	Rough Fleabane				G5	S5	N	X	X
<i>Eupatorium perfoliatum</i>	Common Boneset				G5	S5	N	X	X
<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed				G5	S5	N	X	X
<i>Eutrochium maculatum</i> var. <i>maculatum</i>	Spotted Joe Pye Weed				G5T5	S5	N	X	X
<i>Fraxinus pennsylvanica</i>	Red Ash				G4	S4	N	X	X
<i>Galium asprellum</i>	Rough Bedstraw				G5	S5	N	U	X
<i>Geranium robertianum</i>	Herb-Robert				G5	S5	N	X	X
<i>Glyceria grandis</i>	Tall Mannagrass				G5	S5	N	X	X
<i>Glyceria striata</i>	Fowl Mannagrass				G5	S5	N	X	X
<i>Helianthus divaricatus</i>	Woodland Sunflower				G5	S5	N	U	X
<i>Helianthus strumosus</i>	Pale-leaved Sunflower				G5	S5	N	R1	rare
<i>Hesperis matronalis</i>	Dame's Rocket				G4G5	SNA	I	X	X
<i>Hypericum perforatum</i> ssp. <i>perforatum</i>	Common St. John's-wort				GNR	SNA	I		
<i>Impatiens capensis</i>	Spotted Jewelweed				G5	S5	N	X	X
<i>Iris pseudacorus</i>	Yellow Iris				GNR	SNA	I	X	X
<i>Iris sibirica</i>	Siberian Iris				GNR	SNA	I		
<i>Juglans nigra</i>	Black Walnut				G5	S4?	N	X	X
<i>Juncus effusus</i> ssp. <i>effusus</i>	Soft Rush				G5T5?	SNA	I	X	
<i>Larix laricina</i>	Tamarack				G5	S5	N	X	X
<i>Leersia oryzoides</i>	Rice Cutgrass				G5	S5	N	X	X
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil				GNR	SNA	I	X	X
<i>Lycopus uniflorus</i>	Northern Water-horehound				G5	S5	N	X	X
<i>Lysimachia nummularia</i>	Creeping Yellow Loosestrife				GNR	SNA	I	X	X
<i>Lythrum salicaria</i>	Purple Loosestrife				G5	SNA	I	X	X
<i>Matteuccia struthiopteris</i>	Ostrich Fern				G5	S5	N	X	X
<i>Myosotis scorpioides</i>	True Forget-me-not				G5	SNA	I	X	X
<i>Onoclea sensibilis</i>	Sensitive Fern				G5	S5	N	X	X
<i>Oxalis stricta</i>	Upright Yellow Wood-sorrel				G5	SNA	I	X	X
<i>Parthenocissus quinquefolia</i>	Virginia Creeper				G5	S4?	N		X

Scientific Name	Common Name	ESA	COSEWIC	SARA	G-Rank	S-Rank	Native/ Introduced	Peel Region (Varga et al. 2000)	CVC CVC/Peel Status (2002)
<i>Parthenocissus vitacea</i>	Thicket Creeper				G5	S5	N		
<i>Phalaris arundinacea</i>	Reed Canarygrass				G5	S5	N	X	X
<i>Phalaris arundinacea</i> var. <i>arundinacea</i>	Reed Canarygrass				G5TNR	S5	N	X	
<i>Phleum pratense</i>	Common Timothy				GNR	SNA	I	X	X
<i>Picea abies</i>	Norway Spruce				G5	SNA	I	X	X
<i>Picea glauca</i>	White Spruce				G5	S5	N	R	X
<i>Picea mariana</i>	Black Spruce				G5	S5	N	R	rare
<i>Pilosella caespitosa</i>	Meadow Hawkweed				GNR	SNA	I	X	X
<i>Pinus resinosa</i>	Red Pine				G5	S5	N	R	rare
<i>Poa palustris</i>	Fowl Bluegrass				G5	S5	N	X	X
<i>Populus balsamifera</i>	Balsam Poplar				G5	S5	N	X	X
<i>Populus tremuloides</i>	Trembling Aspen				G5	S5	N	X	X
<i>Prunus serotina</i>	Black Cherry				G5	S5	N	X	X
<i>Prunus virginiana</i>	Chokecherry				G5	S5	N	X	X
<i>Quercus macrocarpa</i>	Bur Oak				G5	S5	N	X	X
<i>Ranunculus acris</i>	Common Buttercup				G5	SNA	I	X	X
<i>Rhamnus cathartica</i>	European Buckthorn				GNR	SNA	I	X	X
<i>Ribes cynosbati</i>	Eastern Prickly Gooseberry				G5	S5	N	X	X
<i>Ribes nigrum</i>	European Black Currant				GNR	SNA	I	X	X
<i>Robinia pseudoacacia</i>	Black Locust				G5	SNA	I	X	X
<i>Rosa multiflora</i>	Multiflora Rose				GNR	SNA	I	X	X
<i>Rubus idaeus</i> ssp. <i>strigosus</i>	North American Red Raspberry				G5T5	S5	N	X	X
<i>Rumex crispus</i>	Curled Dock				GNR	SNA	I	X	X
<i>Salix alba</i>	White Willow				G5	SNA	I	X	X
<i>Salix bebbiana</i>	Bebb's Willow				G5	S5	N	X	X
<i>Salix discolor</i>	Pussy Willow				G5	S5	N	X	X
<i>Salix eriocephala</i>	Cottony Willow				G5	S5	N	X	X
<i>Salix lucida</i>	Shining Willow				G5T5	S5	N	R	rare
<i>Salix petiolaris</i>	Meadow Willow				G5	S5	N	X	X
<i>Sambucus canadensis</i>	Common Elderberry				G5T5	S5	N	X	X
<i>Sambucus racemosa</i>	Red Elderberry				G5	S5	N	X	X
<i>Saponaria officinalis</i>	Bouncing-bet				GNR	SNA	I	C	X
<i>Scirpus atrovirens</i>	Dark-green Bulrush				G5	S5	N	X	X
<i>Silene vulgaris</i>	Bladder Campion				GNR	SNA	I	C	X
<i>Solanum dulcamara</i>	Bittersweet Nightshade				GNR	SNA	I	X	X

Scientific Name	Common Name	ESA	COSEWIC	SARA	G-Rank	S-Rank	Native/ Introduced	Peel Region (Varga et al. 2000)	CVC CVC/Peel Status (2002)
<i>Solidago altissima</i>	Tall Goldenrod				G5	S5	N	X	X
<i>Solidago canadensis</i>	Canada Goldenrod				G5	S5	N	X	X
<i>Solidago canadensis</i> var. <i>canadensis</i>	Canada Goldenrod				G5T5	S5	N	X	
<i>Solidago gigantea</i> var. <i>gigantea</i>	Giant Goldenrod				G5T5	S5	N	X	
<i>Sorbaria sorbifolia</i>	False Spiraea				G5	SNA	I	X	X
<i>Spiraea alba</i>	White Meadowsweet				G5	S5	N	X	X
<i>Symphotrichum lanceolatum</i> ssp. <i>lanceolatum</i>	Eastern Panicked Aster				G5T5	S5	N	X	
<i>Symphotrichum puniceum</i>	Purple-stemmed Aster				G5	S5	N	X	X
<i>Syringa vulgaris</i>	Common Lilac				GNR	SNA	I	X	X
<i>Taraxacum officinale</i>	Common Dandelion				G5	SNA	I	X	X
<i>Thalictrum pubescens</i>	Tall Meadow-rue				G5	S5	N	X	X
<i>Thuja occidentalis</i>	Eastern White Cedar				G5	S5	N	X	X
<i>Tragopogon dubius</i>	Yellow Goatsbeard				GNR	SNA	I	X	X
<i>Trifolium repens</i>	White Clover				GNR	SNA	I	X	X
<i>Tussilago farfara</i>	Coltsfoot				GNR	SNA	I	X	X
<i>Typha angustifolia</i>	Narrow-leaved Cattail				G5	SNA	I	X	X
<i>Typha latifolia</i>	Broad-leaved Cattail				G5	S5	N	X	X
<i>Typha x glauca</i>	(<i>Typha angustifolia</i> X <i>Typha latifolia</i>)				GNA	SNA	N	X	X
<i>Ulmus americana</i>	White Elm				G4	S5	N	X	X
<i>Valeriana officinalis</i>	Common Valerian				GNR	SNA	I	X	X
<i>Veronica beccabunga</i>	European Speedwell				GNR	SNA	I		
<i>Veronica officinalis</i>	Common Speedwell				G5	SNA	I	X	X
<i>Vicia cracca</i>	Tufted Vetch				GNR	SNA	I	X	X
<i>Vincetoxicum rossicum</i>	European Swallowwort				GNR	SNA	I	X	X
<i>Vitis riparia</i>	Riverbank Grape				G5	S5	N	X	X

Varga, S., Leadbeater, D., Webber, J., Kaiser, J., Crins, B., Kamstra, J., Banville, D., Ashley, E., Miller, G., Kingsley, C., Jacobsen, C., Mewa, K., Tebby, L., Mosley, E., and E. Zajc. 2000. Distribution and Status of the Vascular Plants of the Greater Toronto Area. Ontario Ministry of Natural Resources Aurora District. 103 pp.

Credit Valley Conservation. Plants of the Credit River Watershed, 2002

ESA Status

Species at Risk in Ontario list: The list of species that are classified as species at risk under the Endangered Species Act (2007).

- EXT: Extinct – A species that no longer exists anywhere.
- EXP: Extirpated – A species that no longer exists in the wild in Ontario but still occurs elsewhere.
- END: Endangered – A species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's Endangered Species Act (ESA).
- THR: Threatened – A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.
- SC: Special Concern (formerly Vulnerable) – A species with characteristics that make it sensitive to human activities or natural events.
- NAR: Not at Risk – A species that has been evaluated and found to be not at risk.
- DD: Data Deficient (formerly Indeterminate) – A species for which there is insufficient information for a provincial status recommendation.

COSEWIC Status

Committee on the Status of Endangered Wildlife in Canada status: Species has been assessed by COSEWIC as having status, but status is not necessarily adopted on the official Schedule 1 to SARA.

- EXT: Extinct – A species that no longer exists.
- EXP: Extirpated – A species no longer existing in the wild in Canada but occurring elsewhere.
- END: Endangered – A species facing imminent extirpation or extinction.
- THR: Threatened – A species likely to become endangered if limiting factors are not reversed.
- SC: Special Concern (formerly vulnerable) – A species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats.
- NAR: Not At Risk – A species that has been evaluated and found to be not at risk of extinction given the current circumstances.
- DD: Data Deficient (formerly Indeterminate) – Available information is insufficient to resolve a species' eligibility for assessment or to permit an assessment of the species' risk of extinction.

SARA Schedule 1 Status

Species at Risk Act Schedule 1 Status: Schedule 1 is the official list of species that are classified as extirpated, endangered, threatened, and of special concern. The Act establishes Schedule 1, as the official list of species at risk. It classifies those species as being either Extirpated, Endangered, Threatened, or a Special Concern. Once listed, the measures to protect and recover a listed species are implemented.

- EXT: Extinct – A species that no longer exists.
- EXP: Extirpated – A species that no longer exists in the wild in Canada but exists elsewhere in the wild.
- END: Endangered – A species that is facing imminent extirpation or extinction.
- THR: Threatened – A species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.
- SC: Special Concern – A species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats.

Global Rank

- GX Presumed Extinct (species)/Eliminated (ecological communities and systems) — Species not located despite intensive searches and virtually no likelihood of rediscovery. Ecological community or system eliminated throughout its range, with no restoration potential.
- GH Possibly Extinct (species)/ Eliminated (ecological communities and systems) — Known from only historical occurrences but still some hope of rediscovery. There is evidence that the species may be extinct or the ecosystem may be eliminated throughout its range, but not enough to state this with certainty.
- G1 Critically Imperiled—At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2 Imperiled—At high risk of extinction or elimination due to very restricted range, very few populations, steep declines, or other factors.
- G3 Vulnerable—At moderate risk of extinction or elimination due to a restricted range, relatively few populations, recent and widespread declines, or other factors.
- G4 Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5 Secure—Common; widespread and abundant.

Variant Ranks

- G#G#: Range Rank – A numeric range rank (e.g., G2G3, G1G3) is used to indicate the range of uncertainty about the exact status of a taxon or ecosystem type. Ranges cannot skip more than two ranks (e.g., GU should be used rather than G1G4).
- GU Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends. NOTE: Whenever possible (when the range of uncertainty is three consecutive ranks or less), a range rank (e.g., G2G3) should be used to delineate the limits (range) of uncertainty.
- GNR: Unranked – Global rank not yet assessed
- GNA: Not Applicable – A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

Rank Qualifiers

- ?: Inexact Numeric Rank – Denotes inexact numeric rank; this should not be used with any of the Variant Global Conservation Status Ranks or GX or GH.
- Q: Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable; resolution of this uncertainty may result in change from a species to a subspecies or hybrid, or inclusion of this taxon or type in another taxon or type, with the resulting taxon having a lower priority (numerically higher) conservation status rank. The “Q” modifier is only used at a global level and not at a national or subnational level.
- C: Captive or Cultivated Only – Taxon or ecosystem at present is presumed or possibly extinct or eliminated in the wild across their entire native range but is extant in cultivation, in captivity, as a naturalized population (or populations) outside their native range, or as a reintroduced population or ecosystem restoration, not yet established. The “C” modifier is only used at a global level and not at a national or subnational level. Possible ranks are GXC or GHC. This is equivalent to “Extinct” in the Wild (EW) in IUCN’s Red List terminology (IUCN 2001).

Subnational Rank

- S-Rank: Provincial (or Subnational) ranks are used by the Natural Heritage Information Centre (NHIC) to set protection priorities for rare species and natural communities. These ranks are not legal designations. Provincial ranks are assigned in a manner similar to that described for global ranks but consider only those factors within the political boundaries of Ontario.
- S1: Critically Imperiled – Critically imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.
- S2: Imperiled – Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.
- S3: Vulnerable – Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
- S4: Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- S5: Secure – Common, widespread, and abundant in the nation or state/province.
- S#S#: Range Rank – A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).
- SX: Presumed Extirpated – Species or community is believed to be extirpated from the nation or state/province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.
- SH: Possibly Extirpated (Historical) – Species or community occurred historically in the nation or state/province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20-40 years. A species or community could become NH or SH without such a 20–40-year delay if the only known occurrences in a nation or state/province were destroyed or if it had been extensively and unsuccessfully looked for. The NH or SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.
- SE: Species is considered exotic in Ontario
- SNR: Unranked – Nation of state/province conservation status not yet assessed.
- SU: Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
- SNA: Not Applicable – A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

Native?:

- N: Native to Ontario. Species does not have exotic status under NHIC database.
- I: Introduced to Ontario. Species has exotic status rank under NHIC database.



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Appendix D

Breeding Bird Table

Breeding Bird Survey Summary Table

Common Name	Scientific Name	Provincial SRANK ¹	Provincial SARO (Endangered Species Act, 2007) ²	Federal COSEWIC ³	Federal SARA (Species at Risk Act) ³	Federal SARA Schedule ⁴	Provincial MNRF Area Sensitive Species ⁵	Highest Number Recorded (All Habitat Units Combined)	Highest Recorded Breeding Evidence ⁶
Alder Flycatcher	<i>Empidonax alnorum</i>	S5B						1	POSS, S
American Crow	<i>Corvus brachyrhynchos</i>	S5						2	POSS, S
American Goldfinch	<i>Spinus tristis</i>	S5						1	POSS, H
American Redstart	<i>Setophaga ruticilla</i>	S5B					Yes	2	POSS, S
American Robin	<i>Turdus migratorius</i>	S5						3	POSS, S
Black-capped Chickadee	<i>Poecile atricapillus</i>	S5						7	PROB, T
Blue Jay	<i>Cyanocitta cristata</i>	S5						5	PROB, T
Brown-headed Cowbird	<i>Molothrus ater</i>	S5						1	PROB, T
Chipping Sparrow	<i>Spizella passerina</i>	S5B, S3N						1	POSS, S
Common Yellowthroat	<i>Geothlypis trichas</i>	S5B, S3N						1	POSS, S
Downy Woodpecker	<i>Dryobates pubescens</i>	S5						1	POSS, S
Eastern Kingbird	<i>Tyrannus tyrannus</i>	S4B						1	POSS, S
Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	SC	1		3	PROB, T
Golden-crowned Kinglet	<i>Regulus satrapa</i>	S5						2	PROB, 2
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	S5B						2	POSS, S
House Wren	<i>Troglodytes aedon</i>	S5B						4	PROB, T
Indigo Bunting	<i>Passerina cyanea</i>	S5B						2	PROB, T
Mourning Dove	<i>Zenaida macroura</i>	S5						1	POSS, H
Northern Cardinal	<i>Cardinalis cardinalis</i>	S5						2	POSS, S
Northern Flicker	<i>Colaptes auratus</i>	S5						1	POSS, S
Pileated Woodpecker	<i>Dryocopus pileatus</i>	S5					Yes	1	POSS, S
Pine Siskin	<i>Spinus pinus</i>	S5						1	POSS, S
Pine Warbler	<i>Setophaga pinus</i>	S5B, S3N					Yes	3	POSS, S
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>	S5						1	POSS, S
Red-breasted Nuthatch	<i>Sitta canadensis</i>	S5					Yes	3	PROB, T
Red-eyed Vireo	<i>Vireo olivaceus</i>	S5B						1	POSS, S
Red-tailed Hawk	<i>Buteo jamaicensis</i>	S5						2	PROB, A
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	S5						1	POSS, S
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	S5B						1	POSS, S
Song Sparrow	<i>Melospiza melodia</i>	S5						4	POSS, S
Swamp Sparrow	<i>Melospiza georgiana</i>	S5B, S4N						1	POSS, S
TOTAL SPECIES	31								

¹S-Ranks (provincial)

Provincial (or Subnational) ranks are used by the Natural Heritage Information Centre (NHIC) to set protection priorities for rare species and natural communities. These ranks are not legal designations. Provincial ranks are assigned in a manner similar to that described for global ranks, but consider only those factors within the political boundaries of Ontario (Please refer to: <http://explorer.natureserve.org/nsranks.htm>)

SX — Presumed Extirpated - Species or community is believed to be extirpated from the province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

SH — Possibly Extirpated (Historical) - Species or community occurred historically in the province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20–40 years. A species or community could become SH without such a 20–40-year delay if the only known occurrences in a province were destroyed or if it had been extensively and unsuccessfully looked for. The SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.

S1 — Critically Imperiled - Critically imperiled in the province or state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the province.

S2 — Imperiled - Imperiled in the province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the province.

S3 — Vulnerable - Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 — Apparently Secure - Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 — Secure - Common, widespread, and abundant in the province.

SNR — Unranked - Province conservation status not yet assessed.

SU — Unrankable - Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.

SNA — Not Applicable - A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

S#S# — Range Rank - A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

S#? — Inexact or Uncertain - Denotes inexact or uncertain numeric rank.

Breeding Status Qualifiers

B – Breeding Conservation status refers to the breeding population of the species in the nation or state/province.

N – Nonbreeding Conservation status refers to the non-breeding population of the species in the province.

M – Migrant species occurring regularly on migration at particular staging areas or concentration spots where the species might warrant conservation attention. Conservation status refers to the aggregating transient population of the species in the province.

²SARO *Endangered Species Act, 2007*

(Provincial status from <http://www.ontario.ca/environment-and-energy/how-species-risk-are-listed#section-3>)

The provincial review process is implemented by the MNRF's Committee on the Status of Species at Risk in Ontario (COSSARO).

Extinct - A species that no longer exists anywhere.

Extirpated (EXT) - Lives somewhere in the world, and at one time lived in the wild in Ontario, but no longer lives in the wild in Ontario.

Endangered (END) - Lives in the wild in Ontario but is facing imminent extinction or extirpation.

Threatened (THR) - Lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address factors threatening it.

Special concern (SC) - Lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats.

Not at Risk (NAR) - A species that has been evaluated and found to be not at risk.

Data Deficient (DD) - A species for which there is insufficient information for a provincial status recommendation.

³SARA (*Federal Species at Risk Act*) Status and Schedule (includes COSEWIC Status)

The Act establishes Schedule 1, as the official list of wildlife species at risk. It classifies those species as being either Extirpated, Endangered, Threatened, or Special Concern. Once listed, the measures to protect and recover a listed wildlife species are implemented.

Extinct - A wildlife species that no longer exists.

Extirpated (EXT) - A wildlife species that no longer exists in the wild in Canada but exists elsewhere.

Endangered (END) - A wildlife species facing imminent extirpation or extinction.

Threatened (THR) - A wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.

Special Concern (SC) - A wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.

Data Deficient (DD) - A category that applies when the available information is insufficient (a) to resolve a wildlife species' eligibility for assessment or (b) to permit an assessment of the wildlife species' risk of extinction.

Not At Risk (NAR) - A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances.

⁴SARA Schedule

Schedule 1: is the official list of species that are classified as extirpated, endangered, threatened, and of special concern.

Schedule 2: species listed in Schedule 2 are species that had been designated as endangered or threatened and have yet to be reassessed by COSEWIC using revised criteria. Once these species have been reassessed, they may be considered for inclusion in Schedule 1.

Schedule 3: species listed in Schedule 3 are species that had been designated as special concern and have yet to be reassessed by COSEWIC using revised criteria. Once these species have been reassessed, they may be considered for inclusion in Schedule 1.

The Act establishes Schedule 1 as the official list of wildlife species at risk. However, please note that while Schedule 1 lists species that are extirpated, endangered, threatened and of special concern, the prohibitions do not apply to species of special concern.

Species that were designated at risk by COSEWIC prior to October 1999 (Schedule 2 & 3) must be reassessed using revised criteria before they can be considered for addition to Schedule 1 of SARA. After they have been assessed, the Governor in Council may on the recommendation of the Minister, decide on whether or not they should be added to the List of Wildlife Species at Risk.

⁵Source: Ontario Ministry of Natural Resources. 2000. *Significant Wildlife Habitat Technical Guide* & Appendices.

⁶Ontario Breeding Bird Atlas - Breeding Evidence Codes

<u>Observed</u>	
X	<u>Species observed during its breeding season, but NOT in suitable nesting habitat (no breeding evidence found).</u> <u>Note that this code is rarely used as birds tend to occupy nesting habitat during the breeding season. Do not use for species known to be migrants.</u>
.....Column Break.....	
.....Column Break..... <u>Possible</u>	
H	<u>Species observed in suitable nesting Habitat during its breeding season.</u>
S	<u>Singing male or adult producing other sounds associated with breeding (e.g., calls or drumming) in suitable nesting habitat during the species’ breeding season.</u>
.....Column Break.....	
<u>Probable</u>	
M	<u>Multiple singing/calling/drumming individuals (7 or more) heard during one</u>

	<u>visit to a single square and in suitable nesting habitat during the species’ breeding season. Use with caution to avoid counting migrants.</u>
P	<u>Pair observed in suitable nesting habitat during the species’ breeding season.</u>
I	<u>Presumed Territory based on the presence of an adult bird (usually singing, but not necessarily so), in the same suitable nesting habitat patch on at least two visits, one week or more apart, during the species’ breeding season.</u> <u>Use discretion when using this code. “T” is not to be used for colonial birds, or species that might forage or loaf a long distance from their nesting site (e.g., Turkey Vulture, and male waterfowl).</u>
D	<u>Courtship or displays involving a male and female (e.g., courtship feeding, copulation) or antagonistic behavior between two or more individuals (e.g., territorial disputes or chases), in suitable</u>

	<u>nesting habitat during the species’ breeding season.</u>
V	<u>Bird Visiting a probable nest site in suitable nesting habitat during the species’ breeding season.</u>
A	<u>Agitated behavior or alarm calls of an adult in suitable nesting habitat during the species’ breeding season.</u>
B	<u>Brood patch or cloacal protuberance on an adult in suitable nesting habitat during the species’ breeding season.</u>
N	<u>Nest-building by wrens or nest hole excavation by woodpeckers (both may build dummy or roosting nests, so nest-building alone is not enough to confirm breeding).</u>
.....Column Break.....	
<u>Confirmed</u>	
NB	<u>Nest building, including the carrying of nesting material, by all species except wrens and woodpeckers.</u>

<u>D</u> <u>D</u>	<u>Distraction Display, injury-feigning, or other displays attempting to draw attention away from a nest or young.</u>
<u>N</u> <u>U</u>	<u>Empty Nest Used or identifiable eggshells from earlier in the same nesting season.</u>
FY	<u>Recently Fledged Young (nidicolous species – whose young are raised in a nest) or downy young (nidifugous species – whose young leave the nest soon after hatching) incapable of sustained flight.</u>
<u>AE</u>	<u>Adult Entering, occupying, or leaving a nest site (visible or not) or whose behavior suggests the presence of an occupied nest.</u>
<u>FS</u>	<u>Adult carrying a Faecal Sac.</u>
<u>CF</u>	<u>Adult carrying food for young.</u>
<u>NE</u>	<u>Nest containing eggs.</u>
<u>NY</u>	<u>Nest with young (seen or heard).</u>



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Appendix E

SAR Screening Table

Background Review of Potential Species at Risk and Species of Conservation Concern on the Subject Lands and/or Adjacent Lands

COMMON NAME **(Source)	SCIENTIFIC NAME	Provincial S-RANK ¹	Provincial SARO Status ²	COSEWIC ³	Federal SARA Status ³	Federal SARA Schedule ⁴	Habitat Description ⁵	Habitat Present / Species Observed ?
Bird								
Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	THR	Schedule 1	Generally, prefer open grasslands and hay fields for nesting, typically featuring relatively tall vegetation. Sometimes uses large fields of winter wheat and rye in southwestern Ontario. Sensitive to vegetation structure and composition. Positively associated with high grass-to-forb ratios; moderate litter depth; tolerate wetter portions of fields compared to Eastern Meadowlark (EAME) and more likely to nest closer to field centres rather than field margins. Lower tolerance to presence of patches of bare ground. Appear to prefer larger fields than EAME. ⁹	<p>A cultural meadow dominated by Smooth Brome (<i>Bromus inermus</i>) and Goldenrod (<i>Solidag sp.</i>) is present on the subject lands. The meadow is approximately 1.2 ha in size.</p> <p>A meadow of 1.2 ha and boxed in by Red Pine (<i>Pinus resinosa</i>) plantation is not large enough to provide habitat for Bobolink.</p> <p>No Bobolink were observed during the breeding bird surveys.</p>
Canada Warbler	<i>Cardellina canadensis</i>	S5B	SC	SC	THR	Schedule 1	Generally, prefer wet coniferous, deciduous, and mixed forest types, with a dense shrub layer. Nests on the ground, on logs or hummocks, and uses dense shrub layer to conceal the nest. ⁷	<p>Potential habitat is present on the subject lands. Conifer and mixedwood swamps are present well beyond the footprint of the proposed development. As such, breeding bird surveys in those units were not within the scope of this EIS.</p> <p>No Canada Warbler were observed during the breeding bird surveys.</p>
Chimney Swift	<i>Chaetura pelagica</i>	S3B	THR	THR	THR	Schedule 1	Historically nested in large hollow trees, other tree cavities and cracks in cliffs. Currently, most are found in developed areas in large, uncapped chimneys. Proximity to lakes is also a preferred habitat feature as they will forage for flying insects close to water. ⁷	<p>Only one building with a chimney is present on the subject lands and it will not be removed for the proposed development. The chimney is lined and unsuitable for Chimney Swift.</p> <p>No Chimney Swift were observed during the breeding bird surveys.</p>
Eastern Meadowlark	<i>Sturnella magna</i>	S4B, S3N	THR	THR	THR	Schedule 1	Generally, prefer grassy pastures, meadows, and hay fields. Prefers moderately tall grass with abundant litter cover, a high proportion of grass cover, moderate forb density, low proportions of shrub and woody vegetation cover, and low percent of bare ground. Prefers to nest in drier sites and frequently nests around field margins. ⁹	<p>A cultural meadow dominated by Smooth Brome (<i>Bromus inermus</i>) and Goldenrod (<i>Solidag sp.</i>) is present on the subject lands. The meadow is approximately 1.2 ha in size.</p> <p>A meadow of 1.2 ha and boxed in by Red Pine (<i>Pinus resinosa</i>) plantation is not large enough to provide habitat for Eastern Meadowlark.</p>

COMMON NAME **(Source)	SCIENTIFIC NAME	Provincial S-RANK ¹	Provincial SARO Status ²	COSEWIC ³	Federal SARA Status ³	Federal SARA Schedule ⁴	Habitat Description ⁵	Habitat Present / Species Observed ?
								No Eastern Meadowlark were observed during the breeding bird surveys.
Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	SC	Schedule 1	Prefers open space near the nest in the form of forest edges, clearings, roadways, and water. Does not require large areas of woods but occurs less frequently in woodlots surrounded by development than in those without. ⁷	Habitat for this species is present on the subject lands. As discussed in Section 5.2, breeding Eastern Wood-pewee were confirmed on the subject lands in ecosite CUP3-C. Section 8.3 of the EIS discusses the impacts and mitigation measures in more detail.
Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	THR	Schedule 1	Inhabits and breeds in woodlands ranging from small (3 ha) and isolated to large and contiguous. The presence of tall trees and a thick understorey are usually prerequisites for site occupancy. ⁷	No potential habitat is present on the subject lands. No Wood Thrush were observed during breeding bird surveys.
Fish								
Redside Dace	<i>Clinostomus elongatus</i>	S1	END	END	END	1	Found in pools and slow-moving areas of small streams and headwaters with a gravel bottom. Generally found in areas with overhanging grasses and shrubs. During spawning, they are found in shallow parts of streams. ⁹	Through the review of the DFO SAR and NHIC mapping it was determined that Redside Dace are not present in the vicinity of the subject lands. No in-water works or site alteration within the 30 m buffer of the stream is proposed. As such, aquatic sampling of the stream was not within the scope of this EIS.
Insects								
Monarch	<i>Danaus plexippus</i>	S2N, S4B	SC	END	SC	1	Throughout their life cycle, Monarchs use three different types of habitats. Only the caterpillars (larvae) feed on milkweed plants and are confined to meadows and open areas where milkweed grows. Adult butterflies can be found in more diverse habitats where they feed on nectar from a variety of wildflowers. The largest threat to Ontario Monarchs is habitat loss and fragmentation at overwintering sites in central Mexico where forests are being logged and converted into agricultural fields and pastures. Widespread pesticide and herbicide use throughout the Monarch's range may also limit recovery. ⁹	Milkweed (<i>Asclepias syriaca</i>), the larval host for Monarch is present. However, the subject lands are located far from Lake Erie and so do not qualify as Significant Wildlife Habitat (SWH). Several adult Monarchs were observed on the subject lands during field surveys in 2022 and 2023. Section 8.0 of the EIS outlines how Milkweed will be used in seed mixes to provide improved habitat for pollinators.

COMMON NAME **(Source)	SCIENTIFIC NAME	Provincial S-RANK ¹	Provincial SARO Status ²	COSEWIC ³	Federal SARA Status ³	Federal SARA Schedule ⁴	Habitat Description ⁵	Habitat Present / Species Observed ?
Mammals								
Little Brown Myotis	<i>Myotis lucifugus</i>	S3	END	END	END	1	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius. Maternal Roosts: Often associated with buildings (attics, barns etc.). Occasionally found in trees (25-44 cm dbh). ¹¹	Habitat suitability of the forest ecosites was assessed according to MECP's "Treed Habitats - Maternity Roost Surveys". According to the protocol, CUP ecosites are not listed as candidate habitat for Little Brown Myotis and Northern Myotis. The area of disturbed CUP plantation measures approximately 0.85 ha. One candidate tree was identified in the ecosite, equaling a snag density of 1.2 snags/hectare. With a density below 10 snags/hectare, the site does not qualify as habitat for SAR bats. As habitat is not present, no targeted surveys were completed.
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	END	END	1	Overwintering habitat: Caves and mines that remain above 0 degrees Celsius. Maternal Roosts: Often associated with cavities of large diameter trees (25-44 cm dbh). Occasionally found in structures (attics, barns etc.) ¹¹	
Tri-colored Bat	<i>Perimyotis subflavus</i>	S3?	END	END	END	1	Overwintering habitat: Deepest parts of caves and mines where temperature is the least variable. Maternal Roosts: Less is known about roosts of Tri-colored Bats. Most roost sites found within forested habitats. May roost in clumps of dead foliage and lichens. In more anthropogenically modified landscapes, maternity roosts may be barns or similar human-made structures. ¹¹	No potential habitat is present on the subject lands. As such, targeted surveys were not completed for this species.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	END	END	1	Overwintering habitat: Cool caves and abandoned mines with low humidity and temperatures and relatively stable microclimates. Cave hibernacula known to be used by Eastern Small-footed Myotis in Ontario are found primarily in limestone, but also in sandstone. Maternal Roosts: In Ontario, summer habitats, including sites of maternity colonies, are very poorly understood. Some reports include anthropogenic buildings (shed/barn, old structures), rocky habitats. However, the extent of the use of summer rock roosts in Ontario has not been determined. ¹²	No potential habitat is present on the subject lands. As such, targeted surveys were not completed for this species.

COMMON NAME **(Source)	SCIENTIFIC NAME	Provincial S-RANK ¹	Provincial SARO Status ²	COSEWIC ³	Federal SARA Status ³	Federal SARA Schedule ⁴	Habitat Description ⁵	Habitat Present / Species Observed ?
Plants								
Butternut	<i>Juglans cinerea</i>	S2?	END	END	END	1	Butternut grows best in rich, moist and well-drained soils or limestone gravel sites. They are less commonly found in dry, rocky, and sterile soils. They generally grow alone or in small groups in deciduous forests that are commonly comprised of Basswood, Black Cherry, Beed, Black Walnut, Elm, Hemlock, Hickory, Oak, Red Maple, Sugar Maple, Poplar, White Ash and Yellow Birch. In Ontario, they can be found throughout southern Ontario, south of the Canadian Shield. ⁹	Potential habitat is present on the subject lands in wooded ecosites. Targeted searches for Butternut were conducted during ELC and botanical inventory of the scoped area to be surveyed. All areas within 50 m of the proposed development were surveyed and no Butternut were found.
Reptiles and Amphibians								
Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	SC	1	Generally, inhabit shallow waters where they can hide under the soft mud and leaf litter. Nesting sites usually occur on gravely or sandy areas along streams. Snapping Turtles often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits. ¹⁰	Potential habitat is present on the subject lands, in the meadow marshes. No potential nesting sites were observed. All potential habitat is located far from the development and as such, targeted surveys were not included in the scope of this EIS. No Snapping Turtle were observed during surveys on the subject lands.

¹S-Ranks (provincial)
Provincial (or Subnational) ranks are used by the Natural Heritage Information Centre (NHIC) to set protection priorities for rare species and natural communities. These ranks are not legal designations. Provincial ranks are assigned in a manner similar to that described for global ranks, but consider only those factors within the political boundaries of Ontario (Please refer to: <http://explorer.natureserve.org/nsranks.htm>)

SX — Presumed Extirpated - Species or community is believed to be extirpated from the province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

SH — Possibly Extirpated (Historical) - Species or community occurred historically in the province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20–40 years. A species or community could become SH without such a 20–40-year delay if the only known occurrences in a province were destroyed or if it had been extensively and unsuccessfully looked for. The SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.

S1 — Critically Imperiled - Critically imperiled in the province or state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the province.

S2 — Imperiled - Imperiled in the province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the province.

S3 — Vulnerable - Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 — Apparently Secure - Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 — Secure - Common, widespread, and abundant in the province.

SNR — Unranked - Province conservation status not yet assessed.

SU — Unrankable - Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.

SNA — Not Applicable - A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

S#S# — Range Rank - A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

S#? – Inexact or Uncertain - Denotes inexact or uncertain numeric rank.

Breeding Status Qualifiers
B – Breeding Conservation status refers to the breeding population of the species in the nation or state/province.
N – Nonbreeding Conservation status refers to the non-breeding population of the species in the province.
M – Migrant species occurring regularly on migration at particular staging areas or concentration spots where the species might warrant conservation attention. Conservation status refers to the aggregating transient population of the species in the province.

²SARO Endangered Species Act, 2007
(Provincial status from <http://www.ontario.ca/environment-and-energy/how-species-risk-are-listed#section-3>)
The provincial review process is implemented by the MNRF's Committee on the Status of Species at Risk in Ontario (COSSARO).

Extinct - A species that no longer exists anywhere.

Extirpated (EXT) - Lives somewhere in the world, and at one time lived in the wild in Ontario, but no longer lives in the wild in Ontario.
Endangered (END) - Lives in the wild in Ontario but is facing imminent extinction or extirpation.
Threatened (THR) - Lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address factors threatening it.
Special concern (SC) - Lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats.
Not at Risk (NAR) - A species that has been evaluated and found to be not at risk.
Data Deficient (DD) - A species for which there is insufficient information for a provincial status recommendation.

³**SARA (Federal Species at Risk Act) Status and Schedule (includes COSEWIC Status)**
The Act establishes Schedule 1, as the official list of wildlife species at risk. It classifies those species as being either Extirpated, Endangered, Threatened, or Special Concern. Once listed, the measures to protect and recover a listed wildlife species are implemented.

Extinct - A wildlife species that no longer exists.
Extirpated (EXT) - A wildlife species that no longer exists in the wild in Canada but exists elsewhere.
Endangered (END) - A wildlife species facing imminent extirpation or extinction.
Threatened (THR) - A wildlife species that is likely to become an endangered if nothing is done to reverse the factors leading to its extirpation or extinction.
Special Concern (SC) - A wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.
Data Deficient (DD) - A category that applies when the available information is insufficient (a) to resolve a wildlife species' eligibility for assessment or (b) to permit an assessment of the wildlife species' risk of extinction.
Not At Risk (NAR) - A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances.

⁴**SARA Schedule**
Schedule 1: is the official list of species that are classified as extirpated, endangered, threatened, and of special concern.
Schedule 2: species listed in Schedule 2 are species that had been designated as endangered or threatened and have yet to be re-assessed by COSEWIC using revised criteria. Once these species have been re-assessed, they may be considered for inclusion in Schedule 1.
Schedule 3: species listed in Schedule 3 are species that had been designated as special concern and have yet to be re-assessed by COSEWIC using revised criteria. Once these species have been re-assessed, they may be considered for inclusion in Schedule 1.

The Act establishes Schedule 1 as the official list of wildlife species at risk. However, please note that while Schedule 1 lists species that are extirpated, endangered, threatened and of special concern, the prohibitions do not apply to species of special concern.

Species that were designated at risk by COSEWIC prior to October 1999 (Schedule 2 & 3) must be reassessed using revised criteria before they can be considered for addition to Schedule 1 of SARA. After they have been assessed, the Governor in Council may on the recommendation of the Minister, decide on whether or not they should be added to the List of Wildlife Species at Risk.

Sources:
⁷Species at Risk Public Registry <https://species-registry.canada.ca/>
⁸McCracken, J.D. et al. 2013. Recovery Strategy for the Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario, viii + 88 pp.
⁹SARO List Species Descriptions (Species at risk in Ontario | ontario.ca)
¹⁰Ontario Nature Reptile and Amphibian Atlas (ON Reptile & Amphibian Atlas (ontarioinsects.org))
¹¹Environment Canada. 2015. Recovery Strategy for Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*) and Tri-colored Bat (*Perimyotis subflavus*) in Canada [Proposed]. Species at Risk Act Recovery Strategy Series. Environment Canada, Ottawa. lx + 110 pp.
¹²Humphrey, C. 2017. Recovery Strategy for the Eastern Small-footed Myotis (*Myotis leibii*) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario. vii + 76 pp.
¹⁴Department of Fisheries and Oceans (DFO) Aquatic Species at Risk found online at: <http://www.dfo-mpo.gc.ca/species-especes/sara-lep/identify-eng.html>.

