TOWN OF CALEDON
PLANNING
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September 8, 2026

Environmental Impact Study
12541 & 12577 Airport Road
Town of Caledon

Prepared For:

Nishan GTA Inc.

Prepared By:

Beacon Environmental Limited

Date:	*Project:*
2026-08-21	**220196**

BEACON ENVIRONMENTAL

GUIDING SOLUTIONS IN THE NATURAL ENVIRONMENT

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Report Versions Issued

Version	Date	Revisions
1.	March 2021`	First submission
2.	August 2026	Second submission. Updated to reflect changes in policy, existing conditions, and new site plan and SWM plan.

1. Introduction

Beacon Environmental Limited (Beacon) has been retained by Nishan GTA Inc. to prepare an Environmental Impact Study (EIS) as a requirement for a Temporary Use By-law for 12541 and 12577 Airport Road in the Town of Caledon, Regional Municipality of Peel (hereafter referred to as the "subject property"; **Figure 1**). The application is to permit commercial vehicle parking for three years on the subject property.

The subject property forms a slightly irregular rectangular parcel of land encompassing an area of approximately 11.9 ha located on the east side of Airport Road, north of Regional Road 14 (Mayfield Road), just north of the Tullamore Secondary Plan area, which is predominantly employment lands. The subject property currently supports two residences and accessory buildings on the western end. A tributary associated with the West Humber River, known as Salt Creek, traverses the subject property at the south corner. A small marsh (approximately 0.35 ha) occurs in the north corner, with a hedgerow extending along the northern property boundary.

The subject property is within the Urban Area as per Schedule B1 of the Town's Official Plan (OP) and designated New Employment Area in OP Schedule B4.

The Town of Caledon OP (2025) and the Region of Peel Official Plan (ROP; 2022) include policies that require an EIS/NHE be prepared to assess the potential impacts of a development proposal within proximity to natural heritage features. The objectives of the EIS are:

- To identify and characterize the natural heritage and hydrological features associated with the subject property and adjacent lands based on background information and site-specific field investigations;
- To assess the potential direct or indirect impacts of development on ecological/hydrological features and functions;
- To recommend appropriate mitigation measures to avoid, minimize, or off-set/compensate for impacts; and
- To assess conformity with applicable federal, provincial, and municipal natural heritage polices and regulations.

Terms of Reference (TOR) the EIS, were established in consultation with TRCA in 2020. A record or correspondence is included in **Appendix A**.

The EIS was originally submitted in March 2021. This report is an update to the previous EIS submission, which addresses changes to the proposed development, agency comments on the first submission, and policy changes that have occurred since the first submission.

A meeting was held with the Town's Environmental Planner, Jason Elliott, on May 12, 2026 to discuss the project. During this meeting it was confirmed that the majority of the previous field work completed for the original EIS could be relied on for this updated EIS, though further review of the headwater drainage features was required. The Town also advised that TRCA be contacted to confirm if regulated features such as the top of valley slope required re-staking. TRCA confirmed via email that the previously staked line was acceptable (pers. comm. Andrea Terella, July 26, 2026).

2. Policy Review

The following policy documents were reviewed with respect to natural heritage features on the subject property in order to determine the applicable policy framework.

2.1 Federal *Fisheries Act* (1985)

All fish habitat is protected under the Federal *Fisheries Act* (1985). In Ontario, Fisheries and Oceans Canada (DFO) manages fish habitat and the Ministry of Natural Resources (MNR) manages fisheries.

The *Fisheries Act* defines fish habitat as:

> *Water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas.*

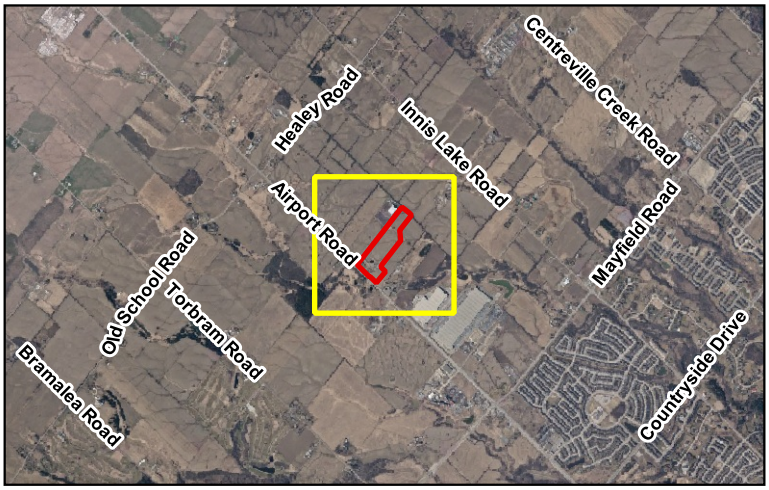
The protection provisions of the *Fisheries Act* apply to all fish and fish habitat throughout Canada, and the Act sets out authorities for the regulation of works, undertakings or activities that risk harming fish and fish habitat. Specifically, the protection provisions include two core prohibitions. One is against persons carrying on works, undertakings or activities that result in the "death of fish by means other than fishing" (subsection 34.4[1]), and the other is "harmful alteration, disruption or destruction of fish habitat" (subsection 35[1]; also referred to as "HADD"). The protection provisions are applied in conjunction with other applicable federal laws and regulations related to aquatic ecosystems, including the federal *Species at Risk Act* (SARA).

Proponents are responsible for planning and implementing works, undertakings or activities in a manner that avoids harmful impacts, specifically the death of fish and HADD. Where proponents believe that their work, undertaking or activity will result in harmful impacts to fish and fish habitat, DFO will work with proponents to assess the risk of their proposed work, undertaking or activity resulting in the death of fish or HADD of fish habitat and provide advice and guidance on how to comply with the *Fisheries Act.*

Development activities taking place in or near water may affect fisheries by adversely affecting fish or fish habitat. DFO recommends that proponents of these activities should:

- Understand the types of impacts their projects are likely to cause;
- Take measures to avoid and mitigate impacts to the extent possible; and
- Request authorization from the Minister and abide by the conditions of any such authorization, when it is not possible to avoid and mitigate impacts of projects that are likely to cause serious harm to fish.





Site Location	Figure 1
12541 & 12577 Airport Road, Caledon	
BEACON ENVIRONMENTAL	Project: 220196 Last Revised: November 2020
Client: Nishan Transport Inc.	Prepared by: BD Checked by: LC
N 1:7,000	Inset Map:1:70,000

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2.2 Federal *Species at Risk Act* (2002)

The federal SARA (2002) is intended to prevent federally endangered or threatened wildlife (including plants) from becoming extinct in the wild, and to help in the recovery of these species. The Act is also intended to help prevent species listed as Special Concern from becoming endangered or threatened. To ensure the protection of Species at Risk (SAR), SARA contains prohibitions that make it an offence to kill, harm, harass, capture, take, possess, collect, buy, sell, or trade an individual of a species listed in Schedule 1 of SARA as endangered, threatened, or extirpated.

SARA applies primarily to lands under federal jurisdiction and largely relies on provincial laws to protect federal SAR habitat. On private land, SARA prohibitions apply only to aquatic species and migratory birds to the extent that the *Migratory Birds Convention Act* (MBCA; 1994) applies.

DFO identifies Salt Creek as critical habitat for Redside Dace (*Clinostomus elongatus*). In July 2024, DFO finalized the "*Recovery Strategy and Action Plan for the Redside in Canada*", which identified meander belt plus 30 m as regulated habitat for Redside Dace. An order under SARA to regulate this critical habitat under SARA was made in January 2025.

2.3 Migratory Birds Convention Act (1994)

The federal MBCA (1994) protects the nests, eggs, and young of most bird species from harassment, harm, or destruction. Generally, this means that clearing of vegetation or removal of other nesting habitats should be avoided during the breeding bird season. Environment Canada considers the general nesting period I of breeding birds in nesting zone C2 to be between early April and Late August; therefore, vegetation clearing should generally be undertaken between September 1 and March 31.

The exception to the general nesting period is for species that re-use their nests and are listed on Schedule 1 of the Migratory Birds Regulations, such as Pileated Woodpecker (*Dryocopus pileatus*). To remove the nest of a Schedule 1 species, the nest must be documented to be unoccupied for a defined period or a permit must be obtained.

The nests of species regulated under SARA that do not re-use nests, such as Bobolink (*Dolichonyx oryzivorus*) or Eastern Meadowlark (*Sturnella magna*), do not receive protection when they are not in use (e.g., in winter). Under SARA, these species are only protected insofar as they are protected by the MBCA, which is only when the habitat is occupied (with exceptions for some species that are considered to have defined "residences").

2.4 *Species Conservation Act (2025)*

On March 30, 2026 the Province of Ontario repealed the *Endangered Species Act, 2007* and enacted the *Species Conservation Act, 2025* (SCA), including several supporting regulations. The purpose of the SCA is, per Section 1,

(a) to identify species at risk based on the best available scientific information, including information obtained from community knowledge and Indigenous traditional knowledge; and
(b) to provide for the protection and conservation of species at risk while taking into account social and economic considerations, including the need for sustainable economic growth in Ontario.

Ontario Regulation (O. Reg.) 60/26 provides the Protected Species in Ontario List under the SCA. Notably, this list no longer includes avian or fish species which receive protection under the federal legislation (i.e., SARA, *Fisheries Act*).

Should a protected species or its habitat be identified on the subject property, approvals under the SCA may be required. These approvals are generally granted through a proponent-led registration process per O. Reg. 75/26, whereas permit activities are governed under O. Reg. 74/26. There are also exemptions as provided under O. Reg. 61/26, which prescribes activities impacting protected species or their habitat that can proceed without a registration or permit.

2.5 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS 2024) provides policy direction to municipalities on matters of provincial interest as they relate to land use planning and development. The PPS provides for appropriate land use planning and development while protecting Ontario's natural heritage. Development governed by the *Planning Act* must be consistent with the policy statements issued under the PPS. These are outlined in Section 4.1 - Natural Heritage, Section 4.2 – Water, and Section 5.2 - Natural Hazards of the PPS, and relevant sections from each are provided in the following pages.

The PPS includes policies that speak to the identification and protection of natural heritage systems, as well as levels of protection for the various components that comprise such systems. Some of these features are present in the Study Area and must be assessed in the context of these policies.

The policies specific to natural heritage are found in Section 4.1 of the PPS and are provided in their entirety below:

1 Natural features and areas shall be protected for the long term.

2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

4. Development and site alteration shall not be permitted in:
a. Significant wetlands in Ecoregions 5E, 6E and 7E; and
b. Significant coastal wetlands.

5 *Development and site alteration shall not be permitted in:*
   a. *Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
   b. *Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
   c. *Significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
   d. *Significant wildlife habitat;*
   e. *Significant areas of natural and scientific interest; and*
   f. *Coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4(b).*

Unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

8 *Development and site alteration shall not be permitted 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 on their ecological functions.*

9 *Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.*

Section 4.2 of the PPS pertains to protection of water resources. Key polices are outlined below:

1. *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
   a. *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
   b. *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
   c. *identifying water resource systems;*
   d. *maintaining linkages and functions of water resource systems;*
   e. *implementing necessary restrictions on development and site alteration to:*
      1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
      2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
   f. *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
   g. *ensuring consideration of environmental lake capacity, where applicable.*

2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

Section 5.2 of the PPS pertains to natural hazards. Relevant polies are as follows:

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*

2. *Development shall generally be directed to areas outside of:*
    a. *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
    b. *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
    c. *hazardous sites.*

3. *Development and site alteration shall not be permitted within:*
    a. *the dynamic beach hazard;*
    b. *defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);*
    c. *areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
    d. *floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

In general, Conservation Authorities are the delegated agency responsible for regulating development in relation to natural hazards.

2.6 Regional Municipality of Peel Official Plan (2022)

As per Ontario Bill 23 *(More Homes Built Faster Act, 2022)* and Bill 185 *(Cutting Red Tape to Build More Homes Act, 2024)*, the ROP, as of July 1, 2024, constitutes an official plan of Peel's lower-tier municipalities of Brampton, Caledon, and Mississauga. As such, the Town of Caledon is responsible for implementation of the ROP. Where the Region of Peel was previously required to be the approval authority for certain Official Plan reviews and amendments under the *Planning Act*, the Province is now become the approval authority.

The ROP (2022) contains policies aimed at protecting, maintaining, and restoring a Greenlands System consisting of "Core Areas", "Natural Areas and Corridors (NAC)", and "Potential Natural Areas and Corridors (PNAC)". Key elements of the Region's Greenlands System include the following:

- Areas of Natural and Scientific Interest (ANSI);
- Environmentally Sensitive or Significant Areas (ESA);
- Escarpment Natural Areas;
- Escarpment Protection Areas;
- Fish and wildlife habitat;
- Habitats of threatened and endangered species;
- Wetlands;
- Woodlands;
- Valley and stream corridors;
- Shorelines;
- Natural lakes;
- Natural corridors;
- Groundwater recharge and discharge areas;
- Open space portions of the Parkway Belt West Plan; and
- Other natural features and functional areas.

The above key elements are to be interpreted, identified, and protected in accordance with the policies of the ROP.

2.6.1 Core Areas

Core Areas represent those features and areas that are considered to be significant at the provincial and regional levels. They generally correspond with significant features and areas listed in the PPS and include:

- Significant Wetlands;
- Significant Coastal Wetlands;
- Core Woodlands;
- ESA;
- Provincial Life Science ANSI;
- Significant Habitat of Threatened and Endangered Species;
- Escarpment Natural Areas of the Niagara Escarpment Plan; and
- Core Valley and Stream Corridors.

Core Areas of the Greenlands System are mapped on Schedule A of the ROP. Criteria for identifying additional core features of the Greenlands System are provided in the ROP.

Policy 2.3.2.6 prohibits development and site alteration within the Core Areas of the Greenlands System in Peel except for:

- Forest, fish, and wildlife management;
- Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;
- Essential infrastructure exempted, pre-approved or authorized under an environmental assessment process;

- Passive recreation;
- Minor development and minor site alteration;
- Existing uses, buildings, or structures;
- Expansions to existing buildings or structures;
- Accessory uses, buildings, or structures; and
- A new single residential dwelling on an existing lot of record, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on May 23, 2014. A new dwelling built after May 23, 2014 in accordance with this policy shall be deemed to be an existing building or structure for the purposes of the exceptions permitted in clauses g) and h) above.

The above noted exceptions are permitted provided that:

a) the exceptions are permitted in accordance with the policies in an approved local municipal official plan or the Niagara Escarpment Plan, where applicable; and
b) any development and site alteration will not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions and that:
i. there is no reasonable alternative location outside of the Core Area and the use, development or site alteration is directed away from the Core Area to the greatest extent possible;
ii. if avoidance of the Core Area is not possible, the impact to the Core Area feature is minimized;
iii. any impact to the Core Area or its functions is mitigated through restoration or enhancement to the greatest extent possible; and
iv. where ecosystem compensation is determined to be appropriate and feasible, including for essential infrastructure, it may be considered in accordance with local municipal or conservation authority ecosystem compensation guidelines.;
c) within significant wetlands and significant coastal wetlands the above exceptions may only be considered in accordance with federal and provincial legislation, regulations and policies (e.g. Conservation Authorities Act); and
d) when developing policies to allow the exceptions, the local municipalities may consider appropriate implementation tools including existing approval requirements and tools of other agencies

2.6.2 Natural Areas and Corridors (NAC) and Potential Natural Areas and Corridors (PNAC)

NAC include:

- Evaluated non-provincially significant wetlands;
- Woodlands meeting one or more of the criteria in Table 1 of the ROP;
- Significant wildlife habitat meeting one or more of the criteria in the Ministry of Natural Resource's (MNR) Significant Wildlife Habitat Technical Guide and associated Criteria Schedules for Ecoregions 6E and 7E;
- Fish habitat;
- Regionally significant life science ANSI;

- Provincially significant earth science ANSI;
- Escarpment Protection Areas of the Niagara Escarpment Plan;
- The Lake Ontario shoreline and littoral zone and other natural lakes and their shorelines;
- Any other valley and stream corridors that have not been defined as part of the Core Areas;
- Sensitive headwater areas and sensitive ground water discharge areas; and
- Any other natural features and functional areas interpreted as part of the Greenlands System Natural Areas and Corridors by the local municipalities, in consultation with the conservation authorities and the MNR, including, as appropriate, elements of the Potential Natural Areas and Corridors.

PNAC include:

- Unevaluated wetlands and coastal wetlands;
- Cultural woodlands and cultural savannahs within the Urban System and Rural Service Centres meeting one or more of the criteria in Table 1 of the ROP;
- Any other woodlands greater than 0.5 hectares;
- Regionally significant earth science ANSI;
- Sensitive groundwater recharge areas;
- Portions of Historic shorelines;
- Open space portions of the Parkway Belt West Plan Area;
- Potential ESAs identified as such by the conservation authorities; and
- Any other natural features and functional areas interpreted as part of the Greenlands System Potential Natural Areas and Corridors, by the individual area municipalities in consultation with the conservation authorities.

NAC's and PNAC's represent natural features and areas that are considered locally significant. NAC's and PNAC's are considered locally important. Regional policies pertaining to NAC's and PNAC's defer their interpretation, protection, restoration, enhancement, proper management, and stewardship to local municipalities.

The Salt Creek valleyland is identified as a Core Area in the Region's Greenlands mapping as illustrated in OP Schedule C2.

2.7 Town of Caledon Official Plan (2025)

Part D, Chapter 13 of the Town's OP pertains to the Natural Environment System (NES). The policies contained within this chapter are intended to promote a systems approach to identify, protect, enhance, and restore the NES. The policies apply to recognized, potential, and unidentified components of the NES.

The Town's NES is made up of:

- *Core Areas of the Greenlands System as identified and protected in the Region of Peel Official Plan, and which are designated Natural Features and Areas by this Plan;*
- *Natural Areas and Corridors and Potential Natural Areas and Corridors of the Greenlands System as identified and protected in the Region of Peel Official Plan, and which are designated Supporting Features and Areas by this Plan;*
- *The Greenbelt Plan Natural Heritage System;*
- *The Greenbelt Plan Urban River Valleys;*
- *The Natural Heritage System for the Growth Plan;*
- *The Natural Core Area and Natural Linkage Area designations within the Oak Ridges Moraine Conservation Plan;*
- *The Escarpment Natural Area and Escarpment Protection Area designations within the Niagara Escarpment Plan;*
- *Provincially significant Earth Science Areas of Natural and Scientific Interest;*
- *Regionally significant Earth Science Areas of Natural and Scientific Interest; and*
- *The water resource system which includes permanent and intermittent streams, wetlands, seepage areas and springs, kettle lakes, highly vulnerable aquifers and significant groundwater recharge areas and Areas of High and Low Aquifer Vulnerability within the Oak Ridges Moraine Conservation Plan Area.*

Section 13.3 and 13.4 contain the policies that apply to Natural Features and Areas and Supporting Features and Areas. A proposal for new development or site alteration adjacent to a feature in the Natural Features and Areas or Supporting Features and Areas overlay designation outside of the Greenbelt will require an EIS and/or hydrological evaluation to determine that there will be no negative impacts on the feature or their ecological function and/or hydrological functions.

Section 13.11 contains the policies that apply to the water resources system. As per Section 13.11.1,

> *The water resource system includes the following key hydrological areas, key hydrological features, and other components:*
>
> *a) Aquifers and unsaturated zones;*
> *b) Areas of high aquifer vulnerability;*
> *c) Groundwater recharge and discharge areas;*
> *d) Highly vulnerable aquifers;*
> *e) Lakes and kettle lakes;*
> *f) Permanent and intermittent streams;*
> *g) Seepage areas and springs;*
> *h) Significant groundwater recharge areas;*
> *i) Significant surface water contribution areas;*
> *j) Water tables; and*
> *k) Wetlands.*

As per Section 13.11.2,

> *Development or site alteration will not be permitted in the water resource system unless it can be demonstrated, to the satisfaction of the Town and relevant approval authorities, that it will not have negative impacts on:*

a) The quantity and quality of water in key hydrological areas, key hydrological features, sensitive surface water features, and sensitive groundwater features;
b) The hydrological functions of key hydrological areas, key hydrological features, sensitive surface water features, and sensitive groundwater features;
c) The interaction and linkage between key hydrological areas, key hydrological features, sensitive surface water features, and sensitive groundwater features and other components of the Natural Environment System;
d) The natural hydrological characteristics of watercourses such as base flow, form and function, and headwater drainage areas;
e) Natural drainage systems and shorelines areas; and
f) Flooding or erosion.

The Salt Creek valleyland is identified as a "Natural Feature and Area" in Schedules B1 and B4 of the Town's OP. Two additional drainage features on the subject property are identified as "Permanent and Intermittent Streams" in OP Schedule D1 (Natural Environment System). The Town's OP contains environmental policies that are relevant to the subject property that need to be considered through this EIS to demonstrate that the proposed development achieves the related policy tests.

2.8 *Conservation Authorities Act* and Associated TRCA Policies

Part VI of the *Conservation Authorities Act* (CA Act; 2024) sets out the regulatory powers of conservation authorities. The CA Act prohibits, in the absence of a permit, development 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 are prohibited. Development activities are also prohibited in hazardous lands in the absence of a permit issued by the TRCA.

Under *O. Reg. 41/24* (2024) of the CA Act, the TRCA regulates hazard lands including floodplains, watercourses, valleylands, shorelines, and wetlands. TRCA also regulates other areas which include areas within 30 m of a wetland.

The TRCA may issue a permit for a prohibited activity if, in its opinion,

- The activity is not likely to affect the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock;
- The activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- Any other requirements that may be prescribed by the regulations are met.

The subject property is regulated by TRCA due to the presence of wetlands and watercourses. These features are regulated as they relate to natural hazards and flood attenuation. Any development or site alteration adjacent or within regulated features may trigger the need for a permit.

The *Living City Policies for Planning and Development in the Watersheds of the TRCA* (LCP) was enacted in 2014. These policies were written to support the former regulation (O. Reg. 166/06) which

is no longer in force; therefore, the natural heritage policies are no longer applicable.; however, policies related to natural hazards and wetlands will be address where appropriate. Section 8 of the LCP contain policies concerning development and interference with wetlands and alterations to shorelines and watercourses. Generally, the polices direct development away from these regulated features. The subject property contains natural hazards (floodplain, valley slope) and wetlands that are regulated by TRCA.

3. Methodology

Beacon completed a review of background information and visited the subject property to characterize the natural heritage resources and functions on and adjacent to the subject property. The information sources reviewed, and surveys undertaken are summarized below.

3.1 Background Review

Background information was gathered and reviewed at the outset of the project. This involved consideration of the following documents or information sources relevant to the subject property:

- PPS (2024);
- ROP (2022);
- Town of Caledon OP (2025);
- TRCA policies and regulations;
- SCA (2025);
- Provincially tracked species layer (Ontario GeoHub);
- Ontario Reptile and Amphibian Atlas (ORAA);
- Ontario Breeding Bird Atlas (OBBA);
- Natural Heritage Information Centre (NHIC) Data *via* the Make-A-Map application;
- Species at risk range maps (Government of Ontario);
- High resolution aerial photography of the property;
- Natural and physical feature layers (e.g. topographic, wetland, waterbody, watercourse data from Ontario GeoHub;
- Ontario Geological Survey and soil physiography (Chapman and Putnam) datasets; and
- Aeiral photography.

3.2 Field Investigations

Field investigations on the subject property were undertaken by Beacon staff throughout 2020 and in some cases confirmed in 2026. Seasonal surveys included vegetation inventories, as well as wildlife and SAR habitat assessments. **Table 1** below lists the dates on which visits occurred.

Table 1. Summary of Field Investigations

Surveys Undertaken	Dates
Headwater Drainage Feature Assessment (HDFA)	June 16, June 30 and November 15, 2020 and April 17 and May 22, 2026.
Vegetation Community Mapping and Floral Survey	June 30 and July 12, 2020; May 15, 2026
Breeding Bird Surveys	June 9, June 18, and June 30, 2020
Geomorphic Assessment	August 12, 2020
Feature Staking with the TRCA	November 12, 2020

3.2.1 Ecological Communities and Floral Survey

The existing vegetation communities were identified and mapped using the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al*. 1998) through a site visit conducted on June 30, 2020. This is the standard method used for describing vegetation communities in southern Ontario. The 2020 classification was confirmed through a field review on May 15, 2026.

A plant species inventory was also completed at this time as well as on July 12, 2020 to document the flora present on the subject property and determine if any endangered and threatened species of plant, shrub or tree are present on the subject property.

3.2.2 Headwater Drainage Feature Assessment

A Headwater Drainage Feature (HDF) Assessment was completed in 2020 and again on April 17 and May 22, 2026. The data for Headwater Drainage Features (HDFs) were collected according to the Assessing HDF protocol as described in Section 4, Module 10 the Ontario Stream Assessment Protocol (Stanfield 2017), scoped for data relevance and adapted to a reach-based approach.

The features were classified according to the *Evaluation, Classification and Management of Headwater Drainage Features Guidelines* (Toronto and Region Conservation Authority and Credit Valley Conservation 2014). Aerial photograph interpretation formed the basis for the HDF assessment. The guidelines use an integrated approach for the evaluation of key attributes of drainage features including flow and feature form (combined under the term hydrology), riparian vegetation, fish and fish habitat and terrestrial habitat. The evaluation divides headwater drainage features into segments, with breaks between segments occurring where key attributes change. Following a series of seasonal assessments, each segment is assigned a rating of its functional significance of “important”, “valued”, “contributing” or “limited”. The functional significance of all attributes of each segment is then considered to determine the recommended management option for each segment. These evaluations can lead to one of six possible management recommendations:

- **Protection** – Important Functions: i.e., swamps with amphibian breeding habitat; perennial headwater drainage features; seeps and springs; SAR habitat; permanent fish habitat with woody riparian cover;
- **Conservation** – Valued Functions: i.e., seasonal fish habitat; with woody riparian cover; marshes with amphibian breeding habitat; or general amphibian habitat with woody riparian cover;

- **Mitigation** – Contributing Functions: i.e., contributing fish habitat with meadow vegetation or limited cover.;
- **Recharge Protection** – Recharge Functions: i.e., features with no flow with sandy or gravelly soils;
- **Maintain or Replicate Terrestrial Linkage** – Terrestrial Functions: i.e., features with no flow with woody riparian vegetation and connects two other natural features identified for protection; and
- **No Management Required** – Limited Functions: i.e., features with no or minimal flow; cropped land or no riparian vegetation; no fish or fish habitat; and no amphibian habitat.

3.2.3 Breeding Bird Surveys

Three breeding bird surveys were conducted for the subject property on the mornings of June 9, 18 and 30, 2020 (start times of 06:55, 07:15, and 05:35 hrs. respectively), under appropriate weather conditions (while the temperature was within 5° C of normal, no rain nor excessively windy). The breeding bird community was surveyed using a roving type survey, in which all parts of the subject property were walked to within 50 to 100 m and all birds heard or observed and showing some inclination toward breeding were recorded as breeding species. All birds heard and seen were recorded in the location observed on an aerial photograph of the site.

3.2.4 Feature Staking

TRCA staked the feature limits with Beacon staff on the subject property on November 21, 2020. Features that were staked included the top of bank associated with the Salt Creek and a wetland at the northern corner of the property. TRCA confirmed these limits remain valid in July 2026.

3.2.5 Incidental Wildlife

Wildlife observations and any evidence observed of wildlife presence or breeding or foraging habitat, were noted during all field activities throughout the field program, including visual observations of species, tracks, or scat as well as auditory observations.

4. Existing Conditions

This rural property is under active anthropogenic uses. The subject property is within a rural landscape and is in a matrix of agricultural lands, but south of the area has undergone residential development.

The results of field investigations are depicted in **Figure 2** and are described in greater detail below.



Existing Conditions

Figure 2

12541 & 12577 Airport Road, Caledon

Legend

- Subject Property
- Watercourse (MNR 2020)
- Drainage Feature
- Ecological Communities
- Staked Top of Bank (TRCA Nov. 12 2020)
- Staked Top of Bank + 10 m
- Staked Wetland (TRCA Nov.12 2020)
- Staked Wetland + 10 m
- Meander Belt
- Meander Belt + 30 m
- Unevaluated Wetland (MNR 2026)
- Semi-terrestrial Crayfish Burrow (June 2020)
- Semi-terrestrial Crayfish Burrow (April & May 2026)

Code	Wetland Communities
MAM2-2	Reed-canary Grass Mineral Meadow Marsh
MAM2-MAS2-1	Mineral Meadow Marsh/Cattail Mineral Shallow Marsh
	Cultural Communities
CUM1	Mineral Cultural Meadow
	Other Communities
AG	Agricultural Crop
ANT	Anthropogenic
HE	Hedgerow

BEACON ENVIRONMENTAL

Project: 220196
Last Revised: June 2026

Client: Nishan Transport Inc.

Prepared by: BD
Checked by: AP

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4.1 Vegetation

4.1.1 Ecological Communities and Land Use

Ecological communities were mapped and described according to the ELC system for southern Ontario (Lee *et al*. 1998) and are illustrated in **Figure 2**. A description of these communities is provided below. The staked top of bank is also shown on **Figure 2**.

Anthropogenic (ANT)/Agricultural (AG)

Approximately 90% of the subject property is being utilized for anthropogenic purposes associated with agricultural activity, including two residences, barns and outbuildings and lawn.

Some fields that were in row crops in 2020 have since been stripped of topsoil and re-classified as anthropogenic. This area has 35–60% vegetation cover and is dominated by ruderal species such as Wild Carrot (*Daucus carota*) and Creeping Thistle (*Cirsium arvense*), with associates of Red Clover (*Trifolium pratense*), Bull Thistle (*Cirsium vulgare*), Curly Dock (*Rumex crispus*), Crabgrass (*Digitaria*) species, and Dandelion (*Taraxacum officinale*).

Planted garden trees around the houses included: Honey Locust (*Gleditsia triacanthos*), White Spruce (*Picea glauca*), Crimson King Maple (*Acer platanoides 'Crimson King'*), and some fruit trees.

Dry-moist Old Field Meadow (CUM1-1)

Two relatively small areas of Dry-moist Old Field Meadow (CUM1-1) communities are located adjacent to the Anthropogenic area, and in the northeastern portion of the subject property. The small southeastern CUM1-1 that was present in 2020 has also been stripped of topsoil. These communities are dominated by Reed Canary Grass (*Phalaris arundinacea*) with associates of Chicory (*Cichorium intybus*) and Cow Vetch (*Vicia cracca*). Sparsely distributed shrubs of European Buckthorn (*Rhamnus cathartica*) and Common Hawthorn (*Crataegus monogyna*) along with a single, large Bur Oak (*Quercus macrocarpa*) were also present in the northmost community.

Mineral Meadow Marsh (MAM2) – Cattail Mineral Shallow Marsh (MAS2-1) Complex

A small marsh community, approximately 0.35 ha, occurs in the northwest corner associated with drainage feature WHT-1. This community is mainly comprised of mineral meadow marsh at the interface of the agricultural field, dominated by invasive European Reed (*Phragmites australis ssp. australis*) with Narrow-leaved Cattail (*Typha angustifolia*) and Horsetail (*Equisetum*) species to a lesser extent. The secondary channel to the north is dominated by Narrow-leaved Cattail. Intervening meadow marsh inclusions appeared to be dominated by Goldenrod (*Solidago*) species with an abundant carpet of moss. One large Bur Oak is present in the eastern end of the community. The northern inclusion, abutting the hedgerow is drier and was not staked by TRCA. The southern limit of this community was staked by the TRCA (November 2020).

Reed-canary Grass Mineral Meadow Marsh (MAM2-2)

This marsh community is associated with Salt Creek and is dominated by non-native and invasive Reed Canary Grass, with lesser, scattered occurrences of cattail.

This community is bordered by agricultural field and a small colony of Staghorn Sumac (*Rhus typhina*).

Hedgerow (HE)

A Hedgerow (HE) is situated along the western boundary, dominated by non-native European Buckthorn with Wild Grape (*Vitis riparia*) and the occasional Manitoba Maple (*Acer negundo*), Black Walnut (*Juglans nigra*) and American Elm (*Ulmus americana*). The northern hedgerow is dominated by European Buckthorn and Hawthorns. Reed Canary Grass dominates the ground cover along the edges of the hedgerow and where the canopy is more open.

4.1.2 Flora

A total of 92 vascular plant species were recorded on the subject property. A list of vascular plants identified on the subject property is provided in **Appendix B**.

Of the species identified, just 36 (38%) are considered native to Ontario, while the remainder are considered to be non-native. All native species have been assessed by the MNR as common to very common in Ontario. The high number of non-native species is indicative of the anthropogenic disturbance on the subject property.

The majority of species inventoried have a high range of habitat tolerances, as evident by the high proportion of species with a low coefficient of conservatism (CC) values. None of the species recorded during surveys are of global, national, or provincial significance.

4.2 Breeding Birds

Over the three breeding bird surveys 23 breeding bird species were recorded (**Appendix C**). Most of the species observed are widespread and common species that are frequently found in rural contexts and are disturbance-tolerant species.

The three most abundant species were Song Sparrow (*Melospiza melodia*), Savannah Sparrow (*Passerculus sandwichensis*), and Red-winged Blackbird (*Agelaius phoeniceus*). The few species observed in the cultivated fields were: Savannah Sparrow, Horned Lark (*Eremophila alpestris*) and Killdeer (*Charadrius vociferous*). The Savannah Sparrow is considered a field/grassland area-sensitive species. Area-sensitive species are those which either require a larger area in which to nest, or which are more productive in larger area. The Savannah Sparrow, is nonetheless, a very common and widespread species in south and central Ontario. No other area-sensitive species were observed.

The hedgerows, plus the portion of the property adjacent to Airport Road, which contained buildings, a pond and scattered trees, held the majority of species, although none were found in large numbers.

Two avian SAR were observed. Two pairs of Barn Swallow (*Hirundo rustica*) were observed nesting; one nest was found in the large barn and another in the small shed near the house. This species is federally listed as threatened under SARA and listed as special concern in Ontario by the Committee on the Status of Species at Risk in Ontario.

One Bobolink (*Dolichonyx oryzivorus*), a federally threatened species, was observed on one of the three survey days (June 18), singing briefly in a hedgerow on the border of the property. It was considered a wandering bird and not a breeding species due to the brief nature of the use of the property (perched in the hedgerow) when observed; the lack of suitable breeding habitat on the subject property; and its absence from the two other surveys.

No species listed provincially as S1 through S3 (Critically Imperiled, Imperiled or Vulnerable) were observed.

Four TRCA L3 avian species were observed: Wild Turkey (*Meleagris gallopavo*), Horned Lark (*Eremophila alpestris*), Brown Thrasher (*Toxostoma rufum*), and Vesper Sparrow (*Pooecetes gramineus*). L3 species are of "regional concern; restricted in occurrence and/or requires specific site conditions; generally occurs in natural rather than cultural areas" whereas L4 species are "widespread regionally but are vulnerable to long-term declines in urban areas" and L5 species are "not of conservation concern". Despite the L3 definition, these four species are all found in non-forested non-wetland habitats that are heavily altered by humans. In south-central Ontario, Vesper Sparrow and Horned Lark are found in large open fields that are usually cultivated. Wild Turkeys are increasing and tend to use habitats that have adjacent woodland and open field habitats. Over the last few decades, the population of this species in Ontario has increased significantly. Brown Thrasher is a species usually found in extensive shrublands, although as here, can be found in hedgerows and scattered woody vegetation within an agricultural landscape.

4.3 Incidental Wildlife Observations

Other wildlife likely to occur on the subject property includes those that are commonly associated with rural and urban fringe such as: Grey Squirrel (*Sciurus carolinensis*), Raccoon (*Procyon lotor*), White-tailed Deer (Odocoileus virginianus), Skunk (*Mephitis mephitis*), Red Fox (*Vulpes vulpes*) and Coywolf (*Canis* X *latrans*).

The presence of semi-terrestrial crayfish species (i.e., Chimney or Digger Crayfish) (*Creaserinus fodiens*) was noted in two locations within the subject property. In 2020, one burrow was adjacent to the WHT-1 feature at the northern-most portion of the property, and the second burrow was adjacent to the inlet culvert at the upstream extent of the SCT-1 channel. In 2026, burrows were not observed in their previous locations; however, two burrows were observed at the southwestern limit of the staked wetland, upgradient of the WHT-1 drainage feature.

4.4 Endangered or Threatened Species

To determine what endangered or threatened species have previously been recorded in the vicinity of the subject property, records from the resources identified in **Section 3.1** were reviewed. Through this review, 13 species that are identified as endangered or threatened under the provincial SCA and/or

SARA were identified as having previously been recorded in the vicinity of the subject property. The full list of species is provided in **Appendix D**.

An assessment of the existing conditions of the subject property and the presence of potentially suitable habitat for these species was completed. Through this assessment, it was determined that the site supports habitat for Redside Dace and Barn Swallow, which are listed under SARA as endangered and threatened respectively.

In July 2024, DFO finalized the "*Recovery Strategy and Action Plan for the Redside in Canada*", which identified meander belt plus 30 m as regulated habitat for Redside Dace. An order under SARA to regulate this critical habitat under SARA was made in January 2025.

A geomorphic assessment was completed to determine the extent of the regulated habitat for Redside Dace (i.e., meander belt width plus 30 m). This Geomorphic Assessment was prepared by Beacon (2021) under separate cover.

4.5 Aquatic Resources

The southern two-thirds of the subject property drain towards Salt Creek, a small catchment area located within the West Humber River subwatershed, within the larger Humber River watershed. Within the central portion of the subject property, a small drainage feature flows easterly and connects to Salt Creek approximately 1 km to the east of the subject property. This drainage channel is identified as SCT-1. Watercourses and drainage features are illustrated in **Figure 2**.

The northern portion of the subject property is within the West Humber River subwatershed catchment area. A small drainage features exists within the northern-most portion of the property and is identified as WHT-1. WHT-1 connects to the West Humber River south of Countryside Drive approximately 5.5 km downstream of the subject property.

During geotechnical investigations, several boreholes were drilled on the subject property. Soil Engineers Limited (Soil Eng; 2020) concluded that because groundwater was not recorded in the boreholes during the drilling operation and upon the completion of drilling, that continuous groundwater does not exist in the boreholes within the depth of investigation. In this regard, it is assumed there is no groundwater contribution to either headwater drainage feature.

4.5.1 Salt Creek

Salt Creek, which traverses the southwest corner of the subject property, is classified by MNR as warmwater fish habitat. MNR fish records for this tributary include: Blackchin Shiner (*Notropis heterodon*), Blacknose Dace, Blacknose Shiner (*Notropis heterolepis*), Bluntnose Minnow (*Pimephales notatus*), Brook Stickleback (*Culaea inconstans*), Common Shiner (*Luxilus cornutus*), Creek Chub (*Semotilus atromaculatus*), Fantail Darter (*Etheostoma flabellare*), Fathead Minnow (*Pimephales promelas*), Johnny Darter (*Etheostoma nigrum*), Rainbow Darter (*Etheostoma caeruleum*), Rock Bass (*Ambloplites rupestris*), and White Sucker (*Catostomus commersonii*).

In addition, Salt Creek is identified by DFO as critical habitat Redside Dace, a federally endangered fish species. Critical habitat for Redside Dace includes the meander belt of the Creek, plus 30 m of riparian vegetation on both sides of the meander belt as illustrated in **Figure 2**.

4.5.2 Headwater Drainage Feature Assessment

Two HDFs were identified on the subject property, which are illustrated in **Figure 2**. Both are shown as to be within the TRCA regulated area. A summary of HDF characteristics and management recommendation is provided in **Table 2**.

SCT-1

SCT-1 emerges along the western boundary of the subject property through a large (750 mm) corrugated steel pipe (CSP) culvert. From here the drainage path of SCT-1 traverses a brown field in an easterly direction. During the 2026 field investigations, flows were observed during the initial spring visit (April 17, 2026). Conditions were dry during the second site visit.

The SCT-1 drainage path has been altered and channelized sometime between the field investigations in 2020 and 2026. The feature has been heavily modified and now consists of a dug drainage path surrounded by brownfield. Due to improper grading standing water was observed at the eastern end of the feature. The SCT-1 channel exits the subject property through a CSP culvert which is roughly half the diameter (350 mm) of the inlet culvert. Evidence of scouring at the outlet of the culvert suggest that the feature provides ephemeral flows during spring freshet or during large rain events.

Channel substrates were recorded as predominantly silts, with some sands, and a small amount of gravel noted near the inlet and outlet CSP culverts. This is consistent with the soil within the agricultural lands.

SCT-1 provides contributing function to the downstream feature through ephemeral flows. It has been given the management recommendation of mitigation.

Evidence of semi-terrestrial crayfish species were observed along the SCT-1 channel by ecologists during the June 30, 2020 breeding bird field investigation but were not recorded during the 2026 field investigation.

WHT-1

The WHT-1 feature flows onto the subject property from a hedgerow of European Buckthorn (*Rhamnus cathartica*) and cattail (*Typha* spp.) which separates the northern corner of the subject property from the industrial warehouse and truckyard to the west of the subject property.

The WHT-1 feature exhibits low sinuosity as it meanders through the cattail within the subject property. At approximately its midway point within the subject lands, the flow path becomes heavily braided as it flows through denser vegetation. WHT-1 is an unconfined swale with no defined channel banks and exhibits small riffles and pools which contain substrates composed of clays and silts. Riparian vegetation consisted of mostly cattails and short grasses along its northern bank, and agricultural field

to the south. The average bankfull width was recorded at approximately 1650 mm with an average bankfull depth recorded at approximately 200 mm. No evidence of groundwater was noted along the WHT-1 channel within the subject property, as confirmed by Soil Eng (2020).

Evidence of semi-terrestrial crayfish species were observed in proximity to the WHT-1 channel during the June 16 and 30, 2020 and April and May 2026 site visits.

Table 2 . HDF Management Recommendations

HDF	Hydrology	Riparian	Terrestrial Habitat	Fish Habitat	Management Recommendation	Beacon Management Recommendations
SCT-1	Contributing	Limited	Limited	Contributing	Mitigation	Mitigation
WH1	Valued	Important	Valued	Contributing	Conservation	Conservation

4.6 Assessment of Significant Natural Heritage Features

The findings of this study have been used to determine if the subject property support any natural heritage components that are recognized under the PPS, the ROP, or the Town OP. The results of this assessment are presented in **Table 2**

Table 3. Assessment of Significant Natural Heritage Features

Natural Heritage Features and Areas	Assessment	Present on property?
Significant Wetlands	No significant wetlands identified by MNR on or directly adjacent to the subject property.	No
Significant Woodlands	There is no woodlands on or adjacent to the subject property.	No
Significant Valleylands	The Salt Creek valleyland is identified as a Core Area of the Regional Greenland System and a Natural Heritage Feature and Area in the Town's OP. The limit of the valleyland is represented by the top of bank to Salt Creek was staked by the TRCA in 2020.	Yes (Salt Creek)
Significant Wildlife Habitat (SWH)	Evidence of semi-terrestrial crayfish were recorded from two locations (**Figure 2**), The presence of a single burrow meets MNRF's suggested criteria for SWH. However, MNRF (2015) notes, the guidelines, *are advisory only and may be updated as technology or techniques improve. They provide information to assist in understanding the policy. They do not add to or detract from policy. Except as otherwise specified (e.g. where requirements are established by legislation or regulation), they do not represent the only acceptable approaches.* Perhaps the greatest challenge in applying these guidelines is that functional thresholds for the criteria are generally absent. The criteria provided by MNRF for SWH is simply the presence of Chimney Crayfish or their chimneys (burrows) in suitable meadow marsh, swamp or moist terrestrial sites. However, firstly, some chimneys are not occupied (they may have been at some point, but chimneys alone are not indicative of occupied habitat and crayfish move around. Secondly, these animals also move around on an annual basis. Thirdly, an appropriate threshold for significance (e.g., "ten occupied burrows") has not been established by the Town. One burrow was observed along the wetland edge at the northern corner of the subject property in 2020 and in 2026; therefore, there is likely a very small population associated with this wetland. Based on MNRF's suggested criteria and a lack of thresholds established by the Town, this marsh has been identified as potential SWH; however, in Beacon's professional opinion, the presence of one burrow should not constitute SWH. The burrow associated with the SCT-1 channel was found during the June 2020 visit and was not recorded in subsequent visits in July or September 2020 or May 2026. The SCT-1 channel does not include marsh or swamp habitat and lacked moist conditions during most of the 2020 field visits, nor the May 2026 visit. Therefore, the presence of one crayfish burrow along an HDF within an agricultural field, last observed in June 2020, is not considered SWH. Several Barn Swallow nests, a special concern species in Ontario, were observed in buildings on the subject property. However, given the small number of active nests observed (2), Beacon does not consider the buildings to be SWH.	Semi-terrestrial crayfish and Barn Swallow both confirmed on subject property, but in very low numbers. In Beacon's opinion, the habitat does not warrant consideration as SWH
Fish Habitat	Fish habitat is present within Salt Creek, which cuts across the south-eastern corner of the subject property. Mapping provided by the MNR identifies the watercourse as a warmwater watercourse.	Yes (Salt Creek)
Habitat for Endangered or Threatened Species	Salt Creek has been identified as critical habitat for Redside Dace by DFO. The meander belt has been calculated and 30 m added to identify the regulated area.	Yes (Meander belt of Salt Creek +30 m)
Significant Area of Natural and Scientific Interest	There are no ANSI's on or adjacent to the subject property.	No
Permanent and Intermittent Streams	The Town's OP identifies two "Permanent and Intermittent Streams" on the subject property, including Salt Creek and tributary to Salt Creek (SCT-1). SCT-1 is an ephemeral headwater drainage feature, which does not qualify as a permanent or intermittent stream. Only Salt Creek qualifies as such.	Yes (Salt Creek)
Supporting Features and Areas	There are no Supporting Features or Areas identified on the subject property in the Town's OP; however, the EIS confirmed the presence of an unevaluated wetland at the northern corner of the subject property. Unevaluated wetlands are included in the Supporting Features and Areas designation.	Yes (Unevaluated Wetlands)
Potential Enhancement Areas	There are no enhancement areas identified on the subject property in the Town's OP and no potential areas for enhancement were identified through this EIS.	No

5. Proposed Development Plan

The Temporary Use proposal is to permit a gravel parking area for transport trucks and trailers on the subject property. There will be no new structures or buildings constructed as part of this application; all existing structures will be retained unaltered. The parking area will be constructed in the existing agricultural area (**Figure 3**).

To facilitate this use, a private stormwater management (SWM) system is required. A Stormwater Management Report (Masongsong Associates Engineering Limited [MAEL] 2026) has been prepared which outlines the proposed servicing infrastructure.

The proposed drainage system will collect runoff from the gravel parking areas and convey the stormwater through a gravity storm sewer system to the proposed SWM pond. The SWM pond is located at the lowest point of the development located along the eastern property boundary. The stormwater collected will then be discharged to Salt Creek in the southwest corner of the property.

Quality control will be achieved through a treatment train approach. The proposed system as stated in the FSSR includes:

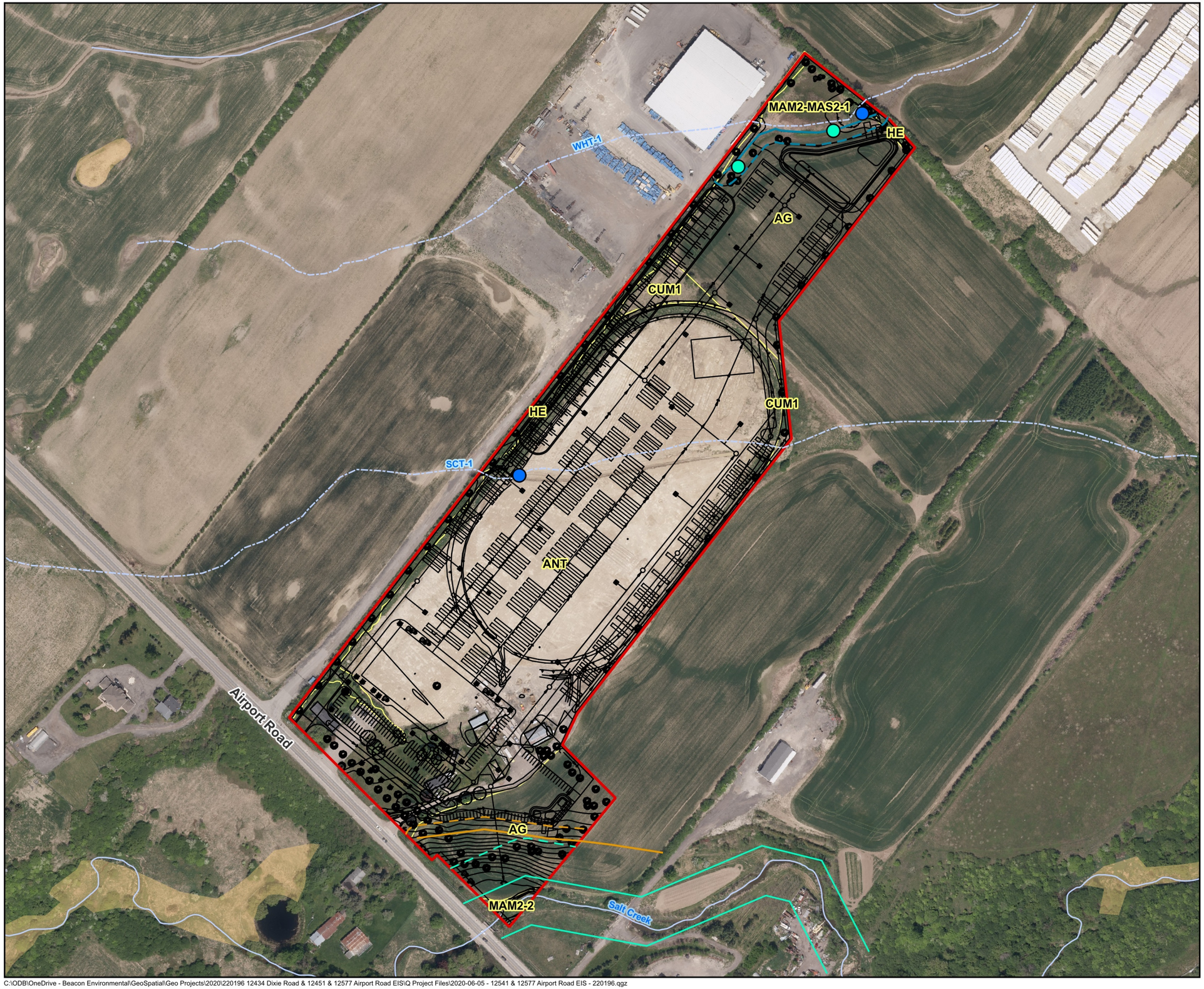
- Source control through gravel surfaces and site grading;
- Pretreatment by an Oil Grit Separator (OGS);
- Additional treatment within the dry/infiltration SWM Pond;
- Controlled discharge to the receiving system;
- 600 m length of +3.0 m deep storm pipe from pond outlet to headwall for thermal; and
- Mitigation.

6. Impact Assessment

This impact assessment addresses the potential impacts of the proposed development on the natural heritage features associated with subject property. The assessment of development impacts considers existing conditions and the potential disturbances or stressors related to the development.

6.1 Removal of Tableland Vegetation

To accommodate the proposed development the removal of agricultural lands, shrub hedgerow, cultural meadow will be required from the tablelands of subject property. The proposed vegetation removals are outside of the boundary of the natural heritage features on the subject property and their associated setbacks.



Proposed Development	Figure 3

12541 & 12577 Airport Road, Caledon

Legend

- Subject Property
- Proposed Development
- Watercourse (MNRF 2020)
- Drainage Feature
- Ecological Communities
- Staked Top of Bank (TRCA Nov. 12 2020)
- Staked Top of Bank + 10 m
- Staked Wetland (TRCA Nov.12 2020)
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- Meander Belt + 30 m
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	Other Communities
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6.2 Alterations to Hydrology

With grade changes and the expansion of impervious surfaces, the proposed development has the potential to increase surface water runoff and decrease infiltration, which, in turn, can affect existing hydrological features such as wetlands and watercourses. Such impacts are typically mitigated through the SWM plan. The majority of the subject property drains southwest and southeast in the general direction of Salt Creek. The existing drainage pattern was considered in developing the proposed grading plan, which maintains the general direction of drainage while improving drainage efficiency through a formal storm sewer system and centralized SWM facility (MAEL 2026). Per the FSSR (MAEL 2026), the water balance objective for the proposed development is to retain the first 5 mm of runoff from the contributing drainage area. To achieve this, a dedicated water balance storage volume is provided within the lower portion of the pond, consisting of the first 23 cm depth of storage above the pond bottom and an infiltration gallery with depth of 35 cm and an area of 2,065 m^2 (MAEL 2026).

6.3 Impacts to Aquatic Habitat

Salt Creek is fish habitat, including critical habitat for Redside Dace as defined under SARA. Critical habitat for Redside Dace, which is defined as the meander belt of Salt Creek plus 30 m of riparian vegetation on either side, is contained within the staked top of bank (**Figure 2**).

Development is outside of critical habitat with the exception of the SWM outfall, which is located within 30 m of the meander belt. A localized area of disturbance within the valleyland will be required to install the outfall. This is a temporary disturbance that can be restored upon completion of construction but will require approval from DFO.

Redside Dace is a coolwater species that is sensitive to temperature changes. Stormwater warms up as it travels over impervious surface or sits in a SWM pond, which can have negative impacts on fish habitat when discharged to watercourses. To mitigate this impact, outflows from the SWM pond will be conveyed through a 600 m underground pipe, which will cool the water prior to entering Salt Creek (MAEL 2026). Consultation with DFO will be required to confirm the thermal mitigation strategy.

Grading, grubbing and excavation during construction have the potential to result in soil erosion and the movement of sediment into adjacent watercourses, which can have negative impacts on wildlife on aquatic habitat. This impact can be mitigated by implementing an erosion and sediment control (ESC) plan as discussed in **Section 7.6**.

Post-development run-off from paved surfaces can become contaminated with sediment and other deleterious substances, which could have negative impacts on watercourses and aquatic habitat if runout is not controlled. Post-development, stormwater from the subject property will be directed to the SWM pond which has been designed to meet municipal stormwater quantity and quality controls.

A request for review (RFR) should be submitted to the DFO in relation to works associated within Redside Dace habitat to ensure conformity with federal requirements.

6.4 Removal of Headwater Drainage Feature

As shown in **Figure 3,** the proposed development plan will result in the removal of the SCT-1 feature. This feature is identified as a "Permanent and Intermittent Steam" in the Town's OP. However, based on site-specific field investigations, the primary function of this headwater segment is to convey ephemeral surface water flows and limited allochthonous material downstream to aquatic habitats associated within Salt Creek. No seasonal or permanent fish or terrestrial habitat would be directly impacted by the removal of SCT-1. For SCT-1, the final management recommendation is "mitigation" as the feature appears to provide ephemeral flows during freshet and rain events to the downstream feature. Replication of hydrologic contributions to Salt Creek will be mitigated though the proposed SWM system. A dry stormwater management pond in the northeast corner of the subject property is proposed to mitigate the loss of this feature. Stormwater will be directed to the pond and discharge to Salt Creek via a 600 m underground pipe.

Regarding WHT-1, based on the HDFA guidelines (TRCA and Credit Valley Conservation 2014), WHT-1 qualifies for a management recommendation of "conservation" as it provides perennial flows, along with valued riparian and terrestrial characteristics. With conservation status, the function of the feature should be maintained or replicated to replace the external flows.

The HDF is contained within a wetland feature, which receives full protection with a 10 m buffer. Therefore, no direct impacts on this feature are anticipated.

6.5 Anthropogenic Effects on Wildlife Post Development

The change in land use from farmed fields to commercial development can result in indirect disturbance to adjacent existing natural features including noise, light and human traffic.

6.5.1 Noise and Light Effects on Wildlife

Indirect impacts such as noise and light associated with construction activity and a change in land use can affect wildlife that inhabit adjacent natural areas, though the effects of a single development are often difficult to quantify. These stressors can be significant in previously undisturbed environments where wildlife is not accustomed to human activity. The subject property is within an existing rural matrix, which is becoming more urbanized. The natural features associated with subject property are currently influenced to some extent by the light and noise associated with Airport Road and adjacent development. Most of the species observed within these areas are widespread and common species that are frequently found in rural contexts and are disturbance-tolerant species. Wildlife inhabiting these areas are expected to be adapted to some level of anthropogenic noise and light. While the proposed development is not anticipated to substantially increase existing noise and light stressors on wildlife associated with adjacent natural heritage features, opportunities to minimize such disturbances including vegetated buffers as well as lighting design considerations can help minimize the effects as discussed are discussed in **Section 7.5** of this report.

6.5.2 Human Access to Natural areas

Increased access into natural areas can result in direct effects on flora and fauna, notably from human trampling or dumping of waste into natural areas. This can cause damage to plant structure, reduce plant cover, reduce soil. smother native species, encourage non-native plants and disturb wildlife habitat. A higher risk of such impacts is associated with residential development where individual lots abut natural heritage features. Such impacts are less likely to be an issue on the subject property where the proposed development is commercial/industrial, rather than residential, as fewer indirect disturbances associated with people are expected. However, there is the potential for dumping and accumulation of debris resulting from the development. Mitigation measures including application of buffers and permeant fencing at the development limit will help prevent such encroachments and accumulation of debris within the NES as discussed in **Section 7.5** of this report.

6.6 Wildlife Habitat

6.6.1 Semi-terrestrial Crayfish habitat

The presence of semi-terrestrial crayfish was observed in the marsh at the northeast corner of the subject property in both 2020 and 2026. The species of crayfish was not confirmed; however, both species that occur in Ontario are designated S3 (vulnerable) by the NHIC. As discussed above, this wetland, which supports crayfish, will be protected with a 10 m buffer. Therefore, no direct impacts on this habitat are anticipated.

6.6.2 Breeding Bird habitat

Habitat for a small number of common rural bird species associated with the tablelands of the subject property will be removed. Direct impacts on breeding birds can be avoided by removing vegetation when birds are not actively nesting. Removal of trees and other vegetation should only be undertaken when birds are not actively nesting as discussed further in **Section 7.4**

7. Mitigation Measures

The following section recommends mitigation measures to minimize the effects of the proposed development discussed in the preceding section.

7.1 Mitigation by Design

The proposed development is located within agricultural lands that have been previously disturbed. Buffers were applied to natural heritage features to establish appropriate development limits. The objective of a buffer is to mitigate potential indirect impacts by insulating the NES from the proposed development. Factors that are considered in establishing appropriate buffer widths include the sensitivity and significance of the natural features including habitat requirements of species utilizing

features, the proposed land use and risk of potential impacts to the feature, the land use context (i.e., surrounding land uses and existing form), current best practices, as well as policy objectives and regulatory requirements.

The following buffers/setbacks have been applied to inform the design of the development:

- Wetlands - 10 m;
- Top of Bank - 10 m;
- Salt Creek - 30 m; and
- Meander Belt - 30 m.

Aside from the proposed SWM outlet to Salt Creek, no development is prosed within the NES features or buffer. The SWM outfall extends into the valleyland to the edge of the meander belt; therefore, it impacts the regulated habitat for Redside Dace. Further discussion regarding this impact is provided in **Section 7.2.2.**

7.2 Mitigation for Redside Dace Impacts

7.2.1 Water Quality

Stormwater from the development will be directed to Salt Creek. To mitigate impacts on water quality, the SWM system includes an OGS designed to meet requirements for level 1 enhanced treatment (80% TSS removal & 90% capture). The OGS will receive runoff from the entire site drainage area through the proposed underground storm sewer network prior to discharge into the SWM Pond. The proposed SWM pond has been designed as a dry/infiltration pond and will provide additional treatment and attenuation of stormwater runoff prior to controlled discharge to the Salt Creek.

Redside Dace is a coolwater species that is sensitive to temperature changes. Stormwater warms up as it travels over impervious surface or sits in SWM ponds, which can have negative impacts on fish habitat when discharged to watercourses. To mitigate this impact, outflows from the SWM pond will be conveyed through a 600 m underground pipe, which is expected to provide sufficient cooling prior to being entering Salt Creek (MAEL 2026).

7.2.2 Habitat Encroachment

The proposed stormwater outfall is located within the 30 m setback to the meander belt, which is regulated by DFO as critical habitat for Redside Dace. During construction of the outfall, the work area should be isolated from the creek by establishing sediment and erosion control measures to prevent sediment from entering the waterway. All areas within the valleyland that are disturbed by construction of the outfall should be fully resorted with native species. Due to the location of the outfall within 30 m of the meander belt, a request for review (RFR) should be prepared and submitted to DFO. Proposed mitigation for the encroachment includes an enhanced buffer planting plan within the meander belt setback.

7.3 Water Balance

The majority of the subject property drains southwest and southeast in the general direction of Salt Creek. The grading maintains the general direction of drainage through a formal storm sewer system and centralized stormwater management facility, which discharges to Salt Creek, meeting the requirement for quality and quantity control (MAEL 2026). MAEL (2026) completed a review of potential low impact development techniques (LID), but given the nature of the development, conventional practices were not considered practical. As per the FSSR, the proposed SWM strategy utilizes an infiltration gallery within the SWM pond to achieve the infiltration targets the site.

7.4 Mitigation of Vegetation Removals Effects

7.4.1 Timing of Vegetation Removal

The provincial *Fish and Wildlife Conservation Act* and federal MBCA together protect the nests, eggs and young of most bird species from harm or destruction. Environment Canada considers the general nesting period of breeding birds in southern Ontario to be between late March and the end of August. During this period, it is possible to encounter nesting birds. To ensure that nesting birds are not disturbed, surveys for nests should be conducted prior to vegetation removal (i.e., trees, shrubs and grasses) and building or structures that may house nests. These surveys must be conducted within 48 hours prior to the removal of the vegetation or structure. If a nest is found, then vegetation clearing (in an area around the nest) must wait until nesting has concluded.

The peak nesting period in southern Ontario is mid-May through mid-July during which vegetation removal should be avoided or delayed until the peak season has completed.

Habitat for Barn Swallow, listed as threatened under SARA, is associated with several of the existing buildings, which are proposed for re-use as part of the proposed development. Any modification to the buildings that could affect their habitat function for Barn Swallow should be conducted when Barn Swallow are not nesting: Under SARA, Barn Swallow nests are protected as residence from May 1 or the date when adults are first seen building or occupying the nest, whichever is earlier, to August 31 or the date when a bird is last seen at the nest, whichever is later.

7.4.2 Tree replacement

To mitigate the loss of trees from the tablelands, compensation should be provided based on the Town of Caledon's requirements for tree replacement.

7.5 Mitigation of Anthropogenic Effects on Wildlife

7.5.1 Lighting Design

To minimize light effects on wildlife in adjacent natural areas, to the extent possible given security and safety requirements, the future configuration of lighting associated with the proposed redevelopment

close to the natural areas should be downturned and pointed away from the natural system, specifically the wetlands, woodlands and watercourse areas. In addition, the use of low-intensity lighting, such as warm (amber/yellow) LEDs (2700 K or less) and keeping lux levels to the minimum required for safety (ideally below 10 lux) can help reduce light effects on the natural areas.

7.5.2 Fencing Installation

It is recommended that a permanent fence be installed to current municipal standards between the subject property and natural feature boundary to minimize encroachments and accumulation of debris within the NES.

7.6 Erosion and Sediment Control

Any grading and site alterations should be confined to the established limits of Erosion and Sediment Control (ESC) measures should be regularly inspected and maintained in good-working order throughout the construction period. ESC measures should be removed upon completion of construction after exposed soils have been stabilized.

Detailed erosion and control engineering drawings and reports will be required during the detailed engineering design and submitted in support of the site plan or subdivision process or in support of a site alteration permit depending on timing. ESC Plans will be prepared at detailed design.

Standard Best Management Practices should also be employed during the construction process.

Site-specific ESC measures are outlined in the accompanying FSSR (MAEL 2026) including;

- Silt fencing;
- Mud mats at construction entrances;
- Sediment traps or check dams;
- Temporary ditch stabilization;
- Stockpile protection;
- Temporary seeding or mulching of exposed soils; and
- Regular inspection and maintenance of ESC Measures.

ESC measures shall remain in place until disturbed areas have been permanently stabilized.

The erosion control system should be inspected:

- Following major rainfall events;
- During spring runoff;
- After construction activities; and
- As part of routine annual maintenance.

Inspection items include:

- Erosion of swales;
- Embankment stability;
- Outlet condition;
- Riprap displacement;
- Sediment accumulation; and
- Vegetation establishment.

Any deficiencies should be corrected promptly to maintain long-term system performance.

The proposed erosion control strategy combines extended detention storage, controlled outlet structures, vegetated swales, stabilized drainage channels, and outlet protection measures to minimize erosion both within the development and downstream receiving drainage system. The design is intended to provide long-term stability while reducing maintenance requirements and protecting municipal infrastructure.

8. Policy Conformity

A summary of federal, provincial and municipal environmental protection and planning policies and regulations applicable to the subject property were discussed in **Section 2**. An evaluation of how the proposed development complies with the applicable environmental policies and legislation are summarized below in **Table 4**.

Table 4. Policy Conformity Assessment

Applicable Policy / Legislation	Policy Intent	EIS Findings & Recommendations
***Fisheries Act* (1984)**	Provides legal protection to fish habitat on public and private lands.	Potential direct impacts on fish habitat will be mitigated through stormwater management and erosion and sediment control measures recommended in this report. Redside Dace habitat is addressed under SARA.
***Species at Risk Act* (SARA 2002)**	SARA provides legal protection to federally listed threatened and endangered species. This legislation mainly applies to federally owned lands. On private property, it applies to aquatic species (e.g. fish) and birds; however, it only affords protection to birds to the extent that the Migratory Birds Convention Act applies.	Critical habitat for Redside Dace, which is protected under SARA, is associated with Salt Creek. No development is proposed within critical habitat for Redside Dace; however, based on proximity of the SWM outfall to this habitat, if there is potential for disturbance to this habitat during construction; a request for review will be submitted to DFO. Habitat for Barn Swallow, listed as threatened under SARA, is associated with several of the exiting buildings, which are proposed for re-use as part of the proposed development. Any modification to the buildings that could affect their habitat function for Barn Swallow should be conducted when Barn Swallow are not nesting: Under SARA, Barn Swallow nests are protected as residence from May 1 or the date when adults are first seen building or occupying the nest, whichever is earlier, to August 31 or the date when a bird is last seen at the nest, whichever is later.
***Migratory Birds Convention Act* (1994)**	Provides legal protection to most bird species while nesting and raising young.	Removal of vegetation and structures supporting breeding birds will be required. Removals must be undertaken when birds are not nesting.
***Species Conservation Act* (2025)**	Provides legal protection to threatened and endangered species in Ontario, other than birds and aquatic species that are protected under SARA.	No listed species were observed on the subject property.
Provincial Planning Statement (2024)	The PPS contains policies for the protection of natural heritage features, including: • Habitat of threatened or endangered species; • Significant wetlands; • Significant coastal wetlands; • Significant woodlands; • Significant valleylands; • Significant wildlife habitat; • Significant areas of natural and scientific interest; and • Fish habitat. The PPS does not permit development or site alteration in PSW or significant coastal wetlands. The PPS does not permit development or site alteration in habitat for threatened or endangered species or Fish Habitat except in accordance with provincial and federal requirements. The PPS does not permit development within significant woodlands, significant wildlife habitat, significant valleylands, or ANSIs un unless it can be demonstrated through an EIS that there will be no negative impacts.	The EIS confirmed the presence of the following features on or adjacent to the subject property: • Significant valleyland; and • Fish Habitat. The valleyland feature associated with Salt Creek satisfy the criteria to be considered a Core Valley and Stream Corridor based on the criteria provided in the Region of Peel Official Plan. With the exception of a SWM outfall, there will be no development or site alteration within or adjacent to the valleyland. Potential indirect impacts on fish habitat associated with Salt Creek will be mitigated through stormwater management and erosion and sediment control measures recommended in this report and companion technical reports (FSSR).
Peel Region Official Plan (2022)	The Peel Region Official Plan contains policies for protecting, maintaining, and restoring a Greenlands System consisting of Core Areas, Natural Areas and Corridors (NAC), and Potential Natural Areas and Corridors (PNAC).	The Salt Creek valleyland is identified as a Core Area in the Region's Greenlands mapping as illustrated in OP Schedule C2. The limits of the Salt Creek valleyland were confirmed and buffers applied to ensure its protection. A SWM outfall is required within the valleyland to convey flows to the creek post development. Areas disturbed during construction of the outfall will be fully restored; therefore, no long-term negative impacts are anticipated.
Caledon Official Plan (2024)	Chapter 13 of the Town's OP pertains to the Natural Environment System (NES) and contains polices intended to promote a systems approach to identify, protect, enhance, and restore the NES.	The Salt Creek valleyland is identified as a "Natural Feature and Area" in Schedules B1 and B4 of the Town's OP. Two additional drainage features (SCT-1 and WHT-1) on the subject property are identified as "Permanent and Intermittent Streams" in OP Schedule D1 (Natural Environment System). The limits of the Salt Creek valleyland were confirmed and buffers applied to ensure its protection. A SWM outfall is required within the valleyland to convey flows to the creek post development. Areas disturbed during construction of the outfall will be fully restored; therefore, no long-term negative impacts are anticipated.

Applicable Policy / Legislation	Policy Intent	EIS Findings & Recommendations
		SCT-1 was identified as an ephemeral HDF and does not qualify as Permanent or Intermittent Stream. This feature will be removed with its function replicated through the SWM system. WHT-1 exhibited permanent flow and will be protected within a wetland feature. Though not mapped as NHS in the Town's OP, there is a small wetland at the northeast corner of the subject property. Unevaluated wetlands are included in the Supporting Features and Areas designation. This wetland will be protected with a 10 m buffer.
Ontario Regulation 41/24 and TRCA policies	TRCA regulates hazard lands including valleylands, floodplains, watercourse, and wetlands and ensures implementation of the Natural Hazard sections of the PPS.	The Salt Creek valleyland and wetland on the subject property are regulated by TRCA. The top of bank and wetland limits were staked by TRCA in 2020 and 10 m setback were applied to these features in accordance with TRCA policy. With the expectation of a SWM outfall, the proposed development is outside the staked features and associated setbacks. The SWM outfall to Salt Creek outlets near the bottom of the valley slope. A permit from TRCA will be required for development or site alteration within the regulated area.

9. Summary

Beacon has conducted a background review and seasonally appropriate field investigations in order to prepare this EIS for the proposed development on the subject property. Beacon has reviewed the existing natural heritage policies as they pertain to the subject property along with field investigations to understand the existing conditions and natural heritage features and functions of the property. Field investigations included HDFA, breeding bird surveys, ELC, and threatened and endangered species habitat review.

The proposed development has been described and depicted in **Figure 3**, and an impact analysis was undertaken in the context of natural heritage features and functions. Potential impacts that have been identified include the removal of the headwater drainage feature, changes to wetland hydrology, vegetation removal and potential impacts to Redside Dace and their habitat.

Vegetation Protection Zones have been applied that are sufficient to protect these features and their ecological functions from impacts of the proposed development

To identifies potential direct and indirect impacts on the NES and recommends several mitigation measures to avoid or minimizes impacts. With the implementation of the recommended mitigation measures, consultation with the appropriate agencies, and the issuance of permits and required authorizations, the proposed development plan achieves conformity with applicable natural heritage policies as set out in the PPS, ROP, Town of Caledon OP, and the policies and guidelines of TRCA. Consultation with DFO will be conducted to ensure compliance with and to obtain any necessary approvals, permits and authorizations under SARA and *Fisheries Act* in relation to Redside Dace

Prepared by:
Beacon Environmental Ltd.



Amber Pitawanakwat, B.Sc.
Ecologist

Reviewed by:
Beacon Environmental Ltd.



Dan Westerhof, B.Sc., M.E.S.
Senior Terrestrial Ecologist,
ISA Certified Arborist (ON-1536A)

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Appendix A



Terms of Reference

From:	Tychon Carter-Newman
To:	Lauren Cymbaly
Cc:	"Rohan Sovig"; raj@nishantransport.com; Brian Henshaw; Carolyn Glass
Subject:	RE: 12541 & 12577 Airport Road, Caledon – Confirm EIS Terms of Reference (Beacon PN#218196)
Date:	Monday, November 9, 2020 2:08:31 PM
Attachments:	image001.png

Hi Lauren,

Hope you had a great weekend! TRCA staff have reviewed the Terms of Reference for the EIS at **12541 & 12577 Airport Road, Caledon** and have provided the following comments:

- TRCA staff are satisfied with the Terms of Reference for the EIS however;
- There appears to be a drainage feature and associated wetland in the center of the subject property and TRCA staff will need to stake the limits of the wetland.
- TRCA staff will need to stake the top of bank.

We are aiming to stake all features and the top of bank on Thursday, assuming that conditions will be favorable. If we are unable to adequately stake the wetland limits, we may have to return in the spring to confirm the delineation. I hope this makes sense - please let me know if you have any questions.

Thanks,

Tychon Carter-Newman, **MCIP, RPP**
Planner
Development Planning and Permits | Planning and Engineering Services

T: (416) 661-6600 x 5936
E: tychon.carter-newman@trca.ca
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Apply for a TRCA Permit
Regulation Area Search Tool

Toronto and Region Conservation Authority

From: Lauren Cymbaly <lcymbaly@beaconenviro.com>
Sent: Tuesday, October 20, 2020 5:06 PM
To: Tychon Carter-Newman <Tychon.Newman@trca.ca>
Cc: 'Rohan Sovig' <rsovig@mgp.ca>; raj@nishantransport.com; Brian Henshaw <bhenshaw@beaconenviro.com>; Carolyn Glass <cglass@beaconenviro.com>
Subject: RE: 12541 & 12577 Airport Road, Caledon – Confirm EIS Terms of Reference (Beacon PN#218196)

Hi Tychon,

As noted in our previous e-mails (attached for reference), we would like to confirm the TOR for this file and we provide the following response to your recent comments in red:

- *Please include Stormwater and Low Impact Development strategy and a discussion regarding ecologically justified siting of infrastructure in support of the SWM strategy.*
    - The SWM component of the project is being prepared by others and will be reviewed as part of the EIS assessment.

- *Please include an amphibian survey.*
    - Potential amphibian habitat associated with wetland features identified on the subject property are proposed to be retained and an appropriate buffer provided. Under the assumption that the feature provides amphibian habitat, it is our opinion that an additional assessment of the function of the wetland (amphibian survey) will not provide additional information as to its status or associated protection policies and therefore does not warrant a delay in the project.

- Please include a fish survey according to the HDF Assessment (not Salt Creek tributary).
    - As per the HDFA Guidelines, should flow within the drainage features with direct connections to downstream habitat be such that a fish community survey is warranted, a survey will be conducted, pending authorization from MNRF.

- TRCA will also require the delineation of all natural features and hazards. A site visit for the TRCA to stake the feature limits may be required.
    - Please see attached email and associated documents regarding this line item and please advise whether the TRCA would like to visit the property and have any of the features staked as soon as possible. The proponent is hoping to make their ZBA submission this year.

Thank you,

Regards,
Lauren

Lauren Cymbaly, M.E.S., Dipl. Eco. Restoration / Ecologist
BEACON ENVIRONMENTAL
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To protect our staff, families, clients and the greater community, all Beacon staff are working remotely. We will continue to provide timely communications *via* email and telephone and are committed to providing the highest level of service possible during this challenging time.

From:	Lauren Cymbaly
To:	Tychon Carter-Newman
Cc:	"Rohan Sovig"; raj@nishantransport.com; Brian Henshaw; Carolyn Glass
Subject:	RE: 12541 & 12577 Airport Road, Caledon – Confirm EIS Terms of Reference (Beacon PN#218196)
Date:	Tuesday, October 20, 2020 5:04:00 PM
Attachments:	RE 12541 12577 Airport Road Caledon EIS Terms of Reference - Feature Staking Requirements.msg 12541 12577 Airport Road Caledon EIS Terms of Reference.msg

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Regards,
Lauren

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From:	Lauren Cymbaly
To:	Anthony.Syhlonyk@trca.ca
Cc:	Brian Henshaw; Carolyn Glass; Rohan Sovig
Subject:	12541 & 12577 Airport Road, Caledon – EIS Terms of Reference
Date:	Wednesday, August 12, 2020 3:55:00 PM
Attachments:	2020-06-30 - Figure 01 - Site Location Airport Road - 220196.pdf

Hi Anthony,

We have been retained by Nishan Transport Inc., care of Rohan Sovig, MCIP, RPP, Planner from Malone Given Parsons Ltd., to move forward with an Environmental Impact Study (EIS) for the proposed Zoning Bylaw Amendment to support the temporary construction and use of the property for transportation vehicular storage / parking on the property located at municipal addresses 12541 & 12577 Airport Road in the Town of Caledon (please see attached for Site Location Map for property limits and location details).

It is our understanding that the TRCA has already provided preliminary comments on the file as part of the Development Application Review Team (DART) to move forward with the temporary use by-law application. Beacon has reviewed the comments and we are touching base to confirm the Terms of Reference for the EIS, and propose the following scope of work:

Ecology Characterization Surveys – Spring / summer 2020

A site visit was completed to review existing habitat conditions; vegetation communities will be characterized and mapped using ELC. A floral species list will also be compiled to document species occurrences, assess habitat conditions and address any observed plant species of conservation concern or listed species covered by the ESA (including a search for Butternut).

Headwater Drainage Feature (HDFA)

Beacon is completing an HDFA in general accordance with the Headwater Drainage Feature (HDF) Assessment Protocol (TRCA/CVC 2014).

Breeding Birds

A breeding bird survey including three early morning surveys covering the subject properties were completed in June 2020.

Species at Risk Screening

Beacon has developed a screening tool to determine potential habitat for endangered and threatened species that could occur in the area of the subject property that would be subject to the provincial Endangered Species Act. Potential habitat of E&T species will be noted, and will be confirmed through seasonal field investigations if required.

Consultation with the MECP will move forward regarding any habitat covered by the Endangered Species Act which may be affected by the project.

Geomorphic Assessment

In support of the EIS, a geomorphic assessment will be undertaken to inform the determination of watercourse erosion hazard limits and Redside Dace regulated habitat. Specifically, the geomorphic assessment will include a background review of available materials including topographic mapping, watershed reports, recent and historic aerial photography. Existing geomorphic conditions will be documented using standard rapid assessment protocols. Following applicable policies and guidelines, the meander belt will be delineated; Redside Dace regulated habitat will be identified referencing 30 m from the meander belt. Study findings will be summarized in a technical memo (1 draft and 1 final) to be appended to the EIS.

Data Analysis and Report Preparation

The EIS report will include the following:

- Results of background review and agency consultation;
- Overview of relevant natural heritage policies and regulations;
- Existing conditions assessment of natural heritage features, including summary of field investigations and results of wildlife surveys, HDFA, habitat assessments and geomorphic assessment;
- Description of the proposed development and / or site alteration activities;
- Assessment of potential impacts to any natural heritage features and functions as a result of the proposed development; and
- Conformity of the proposed development with the applicable municipal and provincial natural heritage policies as well as the TRCA regulations and policies.

Please advise if the TRCA is in agreement with the scope and approach. Also, please advise if the TRCA requires a site visit and or feature staking to move forward with this application.

Beacon has recently visited the property. If you have any questions or wish to discuss any natural heritage aspects of the project in more detail, please don't hesitate to contact us anytime.

Regards,
Lauren

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To protect our staff, families, clients and the greater community, all Beacon staff are working remotely. We will continue to provide timely communications *via* email and telephone and are committed to providing the highest level of service possible during this challenging time.

Appendix B



Vascular Plant Species List

Appendix B

Vascular Plant Species List

Floral Inventory				
Scientific Name	**Common Name**	**COSEWIC**	**SARO**	**SRank**
Acer negundo	Manitoba Maple			S5
Acer platanoides	Norway Maple			SE5
Acer saccharum	Sugar Maple			S5
Achillea millefolium	Common Yarrow			SE5?
Agrostis gigantea	Redtop			SE5
Agrostis stolonifera	Creeping Bentgrass			SE5
Alliaria petiolata	Garlic Mustard			SE5
Alopecurus pratensis	Meadow Foxtail			SE5
Ambrosia artemisiifolia	Common Ragweed			S5
Arctium minus	Common Burdock			SE5
Arisaema triphyllum	Jack-in-the-pulpit			S5
Asclepias syriaca	Common Milkweed			S5
Barbarea vulgaris	Bitter Wintercress			SE5
Betula papyrifera	Paper Birch			S5
Bromus inermis	Smooth Brome			SE5
Caragana arborescens	Siberian Pea Shrub			SE1
Carex sp.	Sedge Species			
Carya ovata	Shagbark Hickory			S5
Chelidonium majus	Greater Celandine			SE5
Cicuta bulbifera	Bulbous Water-hemlock			S5
Cirsium arvense	Canada Thistle			SE5
Cirsium vulgare	Bull Thistle			SE5
Convolvulus arvensis	Field Bindweed			SE5
Crataegus sp.	Hawthorn Species			
Dactylis glomerata	Orchard Grass			SE5
Daucus carota	Wild Carrot			SE5
Dipsacus fullonum	Common Teasel			SE5
Erigeron strigosus	Rough Fleabane			S5
Erigeron subtrinervis	Hairy Showy Fleabane			
Eutrochium maculatum	Spotted Joe Pye Weed			S5
Fraxinus pennsylvanica	Red Ash			S4
Geum aleppicum	Yellow Avens			S5
Gleditsia triacanthos	Honey Locust			S2?
Hypericum perforatum	Common St. John's-wort			SE5
Impatiens capensis	Spotted Jewelweed			S5
Juniperus virginiana	Eastern Red Cedar			S5
Leonurus cardiaca	Common Motherwort			SE5
Leucanthemum vulgare	Oxeye Daisy			SE5
Lolium arundinaceum	Tall Ryegrass			SE5
Lolium perenne	Perennial Ryegrass			SE4
Lonicera tatarica	Tatarian Honeysuckle			SE5
Lotus corniculatus	Garden Bird's-foot Trefoil			SE5
Lycopus americanus x europaeus	Hybrid Water-horehound			
Malus prunifolia	Pear-leaved Crabapple			SE1
Malus pumila	Common Apple			SE4
Medicago lupulina	Black Medick			SE5
Medicago sativa	Alfalfa			SE5
Melilotus albus	White Sweet-clover			SE5
Parthenocissus vitacea	Thicket Creeper			S5
Persicaria sp.	Smartweed Species			
Persicaria hydropiper	Marshpepper Smartweed			SE5
Phalaris arundinacea	Reed Canarygrass			S5
Phleum pratense	Common Timothy			SE5
Picea glauca	White Spruce			S5
Picea pungens	Blue Spruce			SE1
Picea rubens	Red Spruce			S3
Pinus strobus	Eastern White Pine			S5
Plantago lanceolata	English Plantain			SE5
Plantago major	Common Plantain			SE5
Poa pratensis	Kentucky Bluegrass			S5
Populus deltoides	Eastern Cottonwood			S5
Potentilla recta	Sulphur Cinquefoil			SE5
Pyrus communis	Common Pear			SE4
Ranunculus acris	Common Buttercup			SE5
Rhamnus cathartica	European Buckthorn			SE5
Rhus glabra	Smooth Sumac			S5
Rubus idaeus	Red Raspberry			S5
Rumex crispus	Curled Dock			SE5
Salix discolor	Pussy Willow			S5
Salix euxina	Crack Willow			SE
Salix lucida	Shining Willow			S5
Saponaria officinalis	Bouncing-bet			SE5
Securigera varia	Purple Crown-vetch			SE5
Silene vulgaris	Bladder Campion			SE5
Solidago altissima	Tall Goldenrod			S5
Solidago canadensis	Canada Goldenrod			S5
Taraxacum officinale	Common Dandelion			SE5
Thuja occidentalis	Eastern White Cedar			S5
Tilia americana	Basswood			S5
Trifolium pratense	Red Clover			SE5

Floral Inventory				
Scientific Name	Common Name	COSEWIC	SARO	SRank
Trifolium repens	White Clover			SE5
Typha latifolia	Broad-leaved Cattail			S5
Verbascum thapsus	Common Mullein			SE5
Vicia cracca	Tufted Vetch			SE5
Vitis riparia	Riverbank Grape			S5

RANK
DEFINITION
EXP
Extirpated - A wildlife species that no longer exists in the wild in Canada, but exists elsewhere.
END
Endangered - A wildlife species facing imminent extirpation or extinction.
THR
Threatened - A wildlife 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 wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.

RANK
DEFINITION
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.
THR
Threatened - A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.
SC
Special Concern - A species with characteristics that make it sensitive to human activities or natural events.

RANK
DEFINITION
NX
SX
Presumed Extirpated - Species or ecosystem is believed to be extirpated from the jurisdiction (i.e., 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. [equivalent to "Regionally Extinct" in IUCN Red List terminology]

NH
SH
Possibly Extirpated - Known from only historical records but still some hope of rediscovery. There is evidence that the species or ecosystem may no longer be present in the jurisdiction, but not enough to state this with certainty. Examples of such evidence include (1) that a species has not been documented in approximately 20-40 years despite some searching and/or some evidence of significant habitat loss or degradation; (2) that a species or ecosystem has been searched for unsuccessfully, but not thoroughly enough to presume that it is no longer present in the jurisdiction.

N1
S1
Critically Imperiled - At very high risk of extirpation in the jurisdiction due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.

N2
S2
Imperiled - At high risk of extirpation in the jurisdiction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

N3
S3
Vulnerable— At moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

N4
S4
Apparently Secure - At a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

N5
S5
Secure - At very low or no risk of extirpation in the jurisdiction due to a very extensive range, abundant populations or occurrences, with little to no concern from declines or threats.

Appendix C



Breeding Birds List

Appendix C

Breeding Birds List

Common Name	Scientific Name	Status		Provincial breeding season SRANK [b]	TRCA Status d	Area-sensitive (OMNR)c	Number of Pairs/Territories
		National Species at Risk COSEWICa	Species at Risk in Ontario Listing a				
Wild Turkey	*Meleagris gallopavo*			S5	L3		1
Killdeer	*Charadrius vociferus*			S5	L5		1
Spotted Sandpiper	*Actitis macularia*			S5	L4		2
Mourning Dove	*Zenaida macroura*			S5	L5		1
Eastern Phoebe	*Sayornis phoebe*			S5	L5		1
Horned Lark	*Eremophila alpestris*			S5	L3		3
Barn Swallow	*Hirundo rustica*	THR	THR	S4	L4		2
Blue Jay	*Cyanocitta cristata*			S5	L5		1
Black-capped Chickadee	*Poecile atricapillus*			S5	L5		2
American Robin	*Turdus migratorius*			S5	L5		2
Brown Thrasher	*Toxostoma rufum*			S4	L3		1
Cedar Waxwing	*Bombycilla cedrorum*			S5	L5		1
European Starling	*Sturnus vulgaris*			SE	L+		2
Northern Cardinal	*Cardinalis cardinalis*			S5	L5		1
Vesper Sparrow	*Pooecetes gramineus*			S4	L3		1
Savannah Sparrow	*Passerculus sandwichensis*			S4	L4	A	6
Song Sparrow	*Melospiza melodia*			S5	L5		8
Red-winged Blackbird	*Agelaius phoeniceus*			S4	L5		4
Common Grackle	*Quiscalus quiscula*			S5	L5		1
Brown-headed Cowbird	*Molothrus ater*			S4	L5		3
House Finch	*Haemorhous mexicanus*			SNA	L+		1
American Goldfinch	*Spinus tristis*			S5	L5		2 (16F)
House Sparrow	*Passer domesticus*			SNA	L+		1

Field Work Conducted On: June 8, June18, and June 30, 2020 F = foraging only

Number of Species: 23
Number of (provincial and national) Species at Risk: 1 (Barn Swallow)
Number of S1 to S3 Species: 0
Number of TRCA L1, L2 and L3 Species (Species of Concern): 4 (Wild Turkey, Horned Lark, Brown Thrasher, Vesper Sparrow)
Number of Grassland Area-sensitive Species: 1 (Savannah Sparrow)

KEY
a COSEWIC = Committee on the Status of Endangered Wildlife in Canada
a Species at Risk in Ontario List (as applies to ESA) as designated by COSSARO (Committee on the Status of Species at Risk in Ontario)
END = Endangered, THR = Threatened, SC = Special Concern

[b] SRANK (from Natural Heritage Information Centre) for breeding status if:
S1 (Critically Imperiled), S2 (Imperiled),S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure)
SNA (Not applicable…'because the species is not a suitable target for conservation activities'; includes non-native species)

c Ontario Ministry of Natural Resources (OMNR). 2000. Significant Wildlife Habitat Technical Guide (Appendix G). 151 p plus appendices.

d Toronto and Region Conservation Authority L rank (Dec 2010):
L1 to L3 Regional species of concern from highest to lowest; L4 Urban concern; L5 Secure through region; L+ Non-native

Appendix D

Assessment of Habitat of Threatened or Endangered Species

Appendix D

Assessment of Habitat of Threatened or Endangered Species

Common Name	Scientific Name	SCA Status	SARA Status	Assessment of Subject Property
Red-headed Woodpecker	*Melanerpes erythrocephalus*		Endangered	No suitable habitat
Chimney Swift	*Chaetura pelagica*		Threatened	No suitable habitat
Bank Swallow	*Riparia riparia*		Threatened	No suitable habitat
Bobolink	*Dolichonyx oryzivorus*		Threatened	No suitable habitat
Eastern Meadowlark	*Sturnella magna*		Threatened	No suitable habitat
Little Brown Myotis	*Myotis lucifugus*	Endangered	Endangered	No suitable habitat
Northern Myotis	*Myotis septentrionalis*	Endangered	Endangered	No suitable habitat
Tricolored Bat	*Perimyotis subflavus*	Endangered	Endangered	No suitable habitat
Eastern Small-footed Myotis	*Myotis leibii*	Endangered		No suitable habitat
Hoary Bat	*Lasiurus cinereus*	Endangered	Endangered	No suitable habitat
Eastern Red Bat	*Lasiurus borealis*	Endangered	Endangered	No suitable habitat
Silver-haired Bat	*Lasionycteris noctivagans*	Endangered	Endangered	No suitable habitat
Butternut	*Juglans cinerea*	Endangered	Endangered	Potentially suitable habitat, however, none were observed during field investigations
Barn Swallow	*Hirundo rustica*	SC	Threatened	Confirmed nesting in buildings
Wood Thrush	*Hylocichla mustelina*	SC	Threatened	No suitable habitat
Golden-winged Warbler	*Vermivora chrysoptera*	SC	Threatened	No suitable habitat
Prothonotary Warbler	*Protonotaria citrea*	Endangered	Endangered	No suitable habitat
Acadian Flycatcher	*Empidonax virescens*	Endangered	Endangered	No suitable habitat
Jefferson Salamander	*Ambystoma jeffersonianum*	Endangered	Endangered	No suitable habitat
Redside Dace	*Clinostomus elongatus*		Endangered	Salt Creek is identified by DFO as critical habitat