

July 12, 2021

Ms. Naomi Murphy
8471 Trafalgar Road
Halton Hills, ON
L4G 4S5

Dear Ms. Murphy:

**Re: Natural Heritage Due Diligence Screening
8471 Trafalgar Road, Halton Hills, Ontario**

1.0 INTRODUCTION

LGL Limited (LGL) was retained to carry out a Natural Heritage Due Diligence Screening to identify the potential natural heritage constraints related to the property located at 8471 in Halton Hills, Ontario. The property is 78.04 ha in size and is located between Trafalgar Road and 8th Line North, north of Steeles Avenue. The Screening has been requested to support an application to bring the property into the urban expansion area under regional phasing in 2021.

The purpose of this Screening is to provide an understanding of the development potential for the property and to provide a summary of natural heritage constraints and opportunities, as well as potential environmental requirements for further study. The Screening is based entirely on secondary source information; no field investigations were performed to validate information. No consultation with the municipality or regulatory agencies was performed. The location of the property is shown in **Figure 1**.

2.0 EXISTING LAND USE

The majority of the property is currently farmed and supports several single-family detached residences and buildings related to farming operations. Woodlands are located in the northeast and wetlands are located in the northwest portions of the property, respectively. Several tributaries of Sixteen Mile Creek cross the property in several locations.

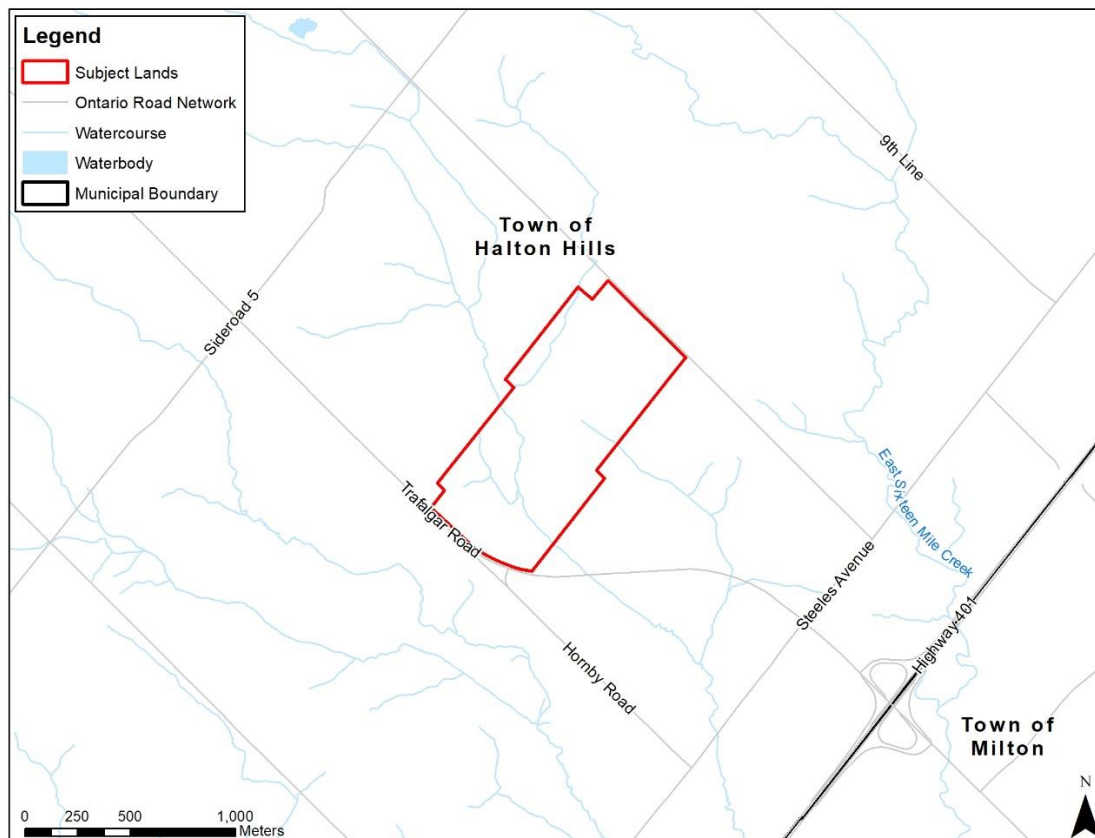


Figure 1: Key Plan

Adjacent land uses include agricultural fields, woodlands, wetlands, the Hornby Glen Golf Course and several small businesses. The Toronto Premium Outlet Mall is located on the south side of Steeles Avenue at Trafalgar Road.

3.0 MUNICIPAL DESIGNATIONS

3.1 HALTON HILLS OFFICIAL PLAN

The property is designated an 'Agricultural Area' in the Halton Hills Official Plan (2020). The watercourse located on the property is designated 'Greenlands A' and the natural heritage feature located on the northwest section of the property is designated 'Greenlands B.' The northeast natural heritage feature is not identified in Schedule A1 (Land Use Plan) or Schedule A2 (Greenbelt Plan) of the Halton Hills Official Plan.

3.2 COMPREHENSIVE ZONING BYLAW 2010-0050

The property is zoned as 'Agricultural A' with the watercourse zoned as 'Environmental Protection 1' and the wetland is zoned as 'Environmental

Protection 2' in Schedule A1 - Rural Lands of the Comprehensive Zoning Bylaw 2010-0050 (Halton Hills 2010).

3.3 HALTON REGION OFFICIAL PLAN

The property is designated an 'Agricultural Area' in the Halton Region Official Plan (2018). Woodlands, wetlands and watercourses occurring on the property are designated as components of the Regional Natural Heritage System.

3.4 NIAGARA ESCARPMENT PLAN

The property is located outside of the Niagara Escarpment Plan area.

3.5 GREENBELT PLAN

The property is located outside of the Greenbelt Plan area.

3.6 ONTARIO REGULATION 162/06

The Middle East Branch of Sixteen Mile Creek and several of the 1st order tributaries are regulated by Conservation Halton under Ontario Regulation 162/06. The Hornby Swamp Wetland Complex is also regulated under Ontario Regulation 162/06.

4.0 NATURAL HERITAGE FEATURES

The property is located mostly within the Middle East Branch of Sixteen Mile Creek sub-watershed, although the southeast corner of the property is located within the East Branch of Sixteen Mile Creek sub-watershed. The Sixteen Mile Creek watershed falls under the jurisdiction of Conservation Halton (CH). The Middle East Branch of Sixteen Mile Creek crosses the property from north to south and includes a number of 1st order headwater tributaries. The Middle East Branch of Sixteen Mile Creek has a well-defined stream channel and directly supports a coldwater fish community. The 1st order headwater tributaries have no defined channel and are characterized as agricultural swales which support indirect fish habitat.

A locally significant wetland, the Hornby Swamp Wetland Complex, is located in the northwest portion of the property. This wetland is comprised of meadow marsh, deciduous swamp and mixed swamp vegetation communities.

The natural heritage feature located in the northeast portion of the property is comprised of meadow marsh and deciduous swamp vegetation communities, but has not been classified as an unevaluated wetland or included in the Hornby Swamp Wetland Complex. No other natural heritage features occur on the property, except for a small hedgerow feature.

Woodland and wetland features are located immediately adjacent to the property to the north, south, east and west. Potential setbacks/buffers associated with these features located on adjacent lands may result in development constraints on the subject property.

There are no Provincially Significant Wetlands (PSWs), Areas of Natural or Scientific Interest (ANSIs) or Environmentally Sensitive Areas (ESAs) located on or adjacent to the property.

The surficial soils on the property are beveled till plains as part of the Peel Plain physiographic region. The topography is fairly flat across the property.

A review of the MNRF's Natural Heritage Information Centre (2021) mapping shows the presence of several species at risk within the four, 1 km grid squares covering the subject property including: Bobolink (Threatened); Eastern Meadowlark (Threatened); Eastern Wood-pewee (Special Concern); Midland Painted Turtle (Special Concern); Snapping Turtle (Special Concern) and Rusty-patched Bumble Bee (Endangered). No habitat for threatened or endangered species has been identified on the subject property, although no targeted field surveys for species at risk have been performed.

A review of aquatic species at risk mapping (2021) was completed within 1 km of the property. It was determined that no aquatic species at risk are present.

The location of natural heritage features located on and adjacent to the property is presented in **Figure 2** (attached to letter).

5.0 BUFFERS AND SETBACKS

The following setbacks will likely apply to natural heritage features located on the property based on a review of provincial, regional, municipal and conservation authority policies:

- 30 m from either bank of coldwater streams that directly support fish habitat (likely applies to the Middle East Branch of Sixteen Mile Creek and 2nd order tributaries);
- Appropriate buffers, if any, for 1st order tributaries will need to be determined through a Headwater Drainage Feature Analysis; however, the two 1st order tributaries located on the northwest portion of the property in association with the Hornby Swamp Wetland Complex will be included in the 30 m buffer for this wetland;
- 15 m from the staked top of bank for major valleys/watercourses (applies to Sixteen Mile Creek and its tributaries);

- 30 m from provincially significant wetlands and wetlands greater than two hectares in size (likely applies to the Hornby Swamp Wetland Complex) and 15 m from the limit of a wetlands less than 2 hectares in size; and,
- 10 m from the dripline of significant woodlands outside of Greenbelt Plan and Niagara Escarpment Plan areas.

Based on the presence of natural heritage features located on and adjacent to the property, an Environmental Impact Study (EIS), or equivalent, will be required to support a development application in accordance with the following policies:

- Provincial Policy Statement (Government of Ontario 2020);
- Environmental Impact Assessment Guideline (Halton Region 2020);
- Halton Hills Official Plan (Halton Hills 2020);
- Halton Hills Comprehensive Zoning Bylaw 2010-0050 (Halton Hills 2010); and,
- Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Policy Document (Conservation Halton 2006).

The preliminary screening of the property for natural heritage features, with anticipated buffers/setbacks is presented in **Figure 3** (attached to letter). These natural heritage features and anticipated buffers/setbacks should be considered as development constraints on the property, with the balance of the property offering development opportunities, subject to further investigation. The limits of natural heritage features and appropriate buffers/setbacks will be confirmed during preparation of the EIS, or equivalent. A headwater drainage study should also be prepared for the 1st order tributaries located on the property in accordance with the Evaluation, Classification and Management of Headwater Features Guidelines (CVC and TRCA 2014).

6.0 SUMMARY

This Natural Heritage Due Diligence Screening is an initial step in the land development process and does not constitute a Natural Heritage Assessment or Environmental Impact Study. While LGL has made every effort to ensure the accuracy of the information contained in this Screening, additional information may become available through field investigations, new data sources or consultation with municipalities and regulatory agencies, that could change the results of this Screening.

Based on the knowledge collected to date, natural heritage features are located on and adjacent to the property that will need to be assessed in greater detail through preparation of an EIS, or equivalent. Prior to completing an EIS, a Terms of Reference (ToR) should be prepared and submitted to the Town and

Conservation Halton for review and endorsement to confirm the scope and level of detail of the study.

Thank you for the opportunity to complete this Natural Heritage Due Diligence Screening. Please feel free to contact me if you have any questions or require further clarification.

Yours sincerely,

LGL Limited
environmental research associates

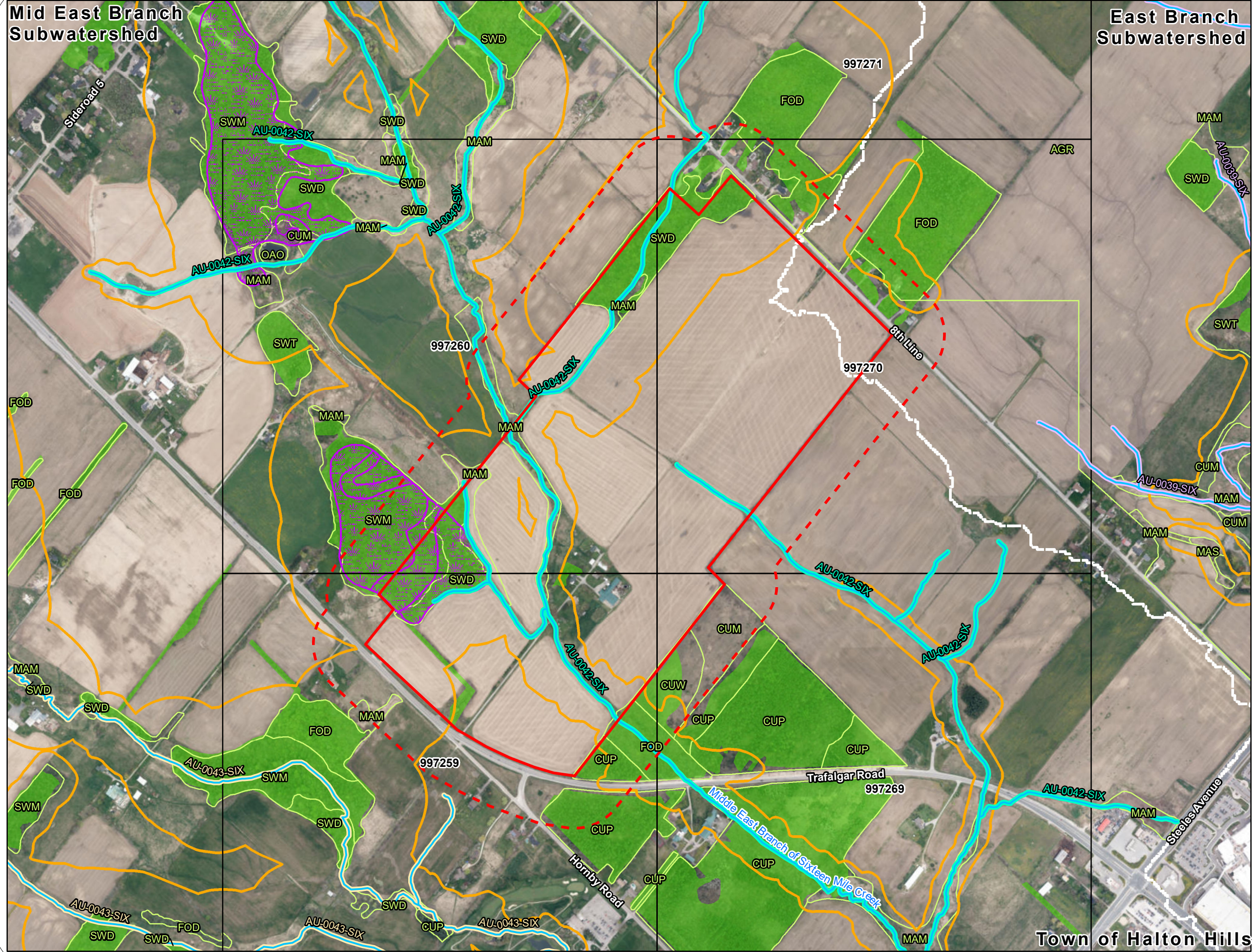
A handwritten signature in blue ink that reads "G. N. Kauffman" with a long horizontal flourish extending to the right.

Grant N. Kauffman, M.E.S.
Vice President, Ontario Region
Senior Planning Ecologist

Attachments.

Mid East Branch Subwatershed

East Branch Subwatershed



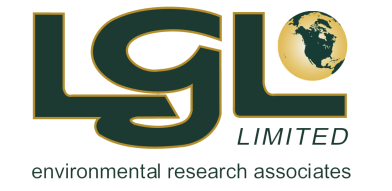
LEGEND

-  Subject Lands
-  120 m Adjacent Lands
-  Watercourse
-  Cold Water Thermal Regime
-  Cool Water Thermal Regime
-  Warm Water Thermal Regime
-  Evaluated Wetland - Other: Hornby Swamp Wetland Complex
-  Wooded Area
-  Provincially Tracked Species (1 x 1km Grid)
-  Approximate Regulation Limit (Conservation Halton)
-  ELC (Conservation Halton)
-  Subwatershed

Data sources: Ministry of Natural Resources and Forestry, Conservation Halton. Contains information licenced under the Open Government Licence - Ontario



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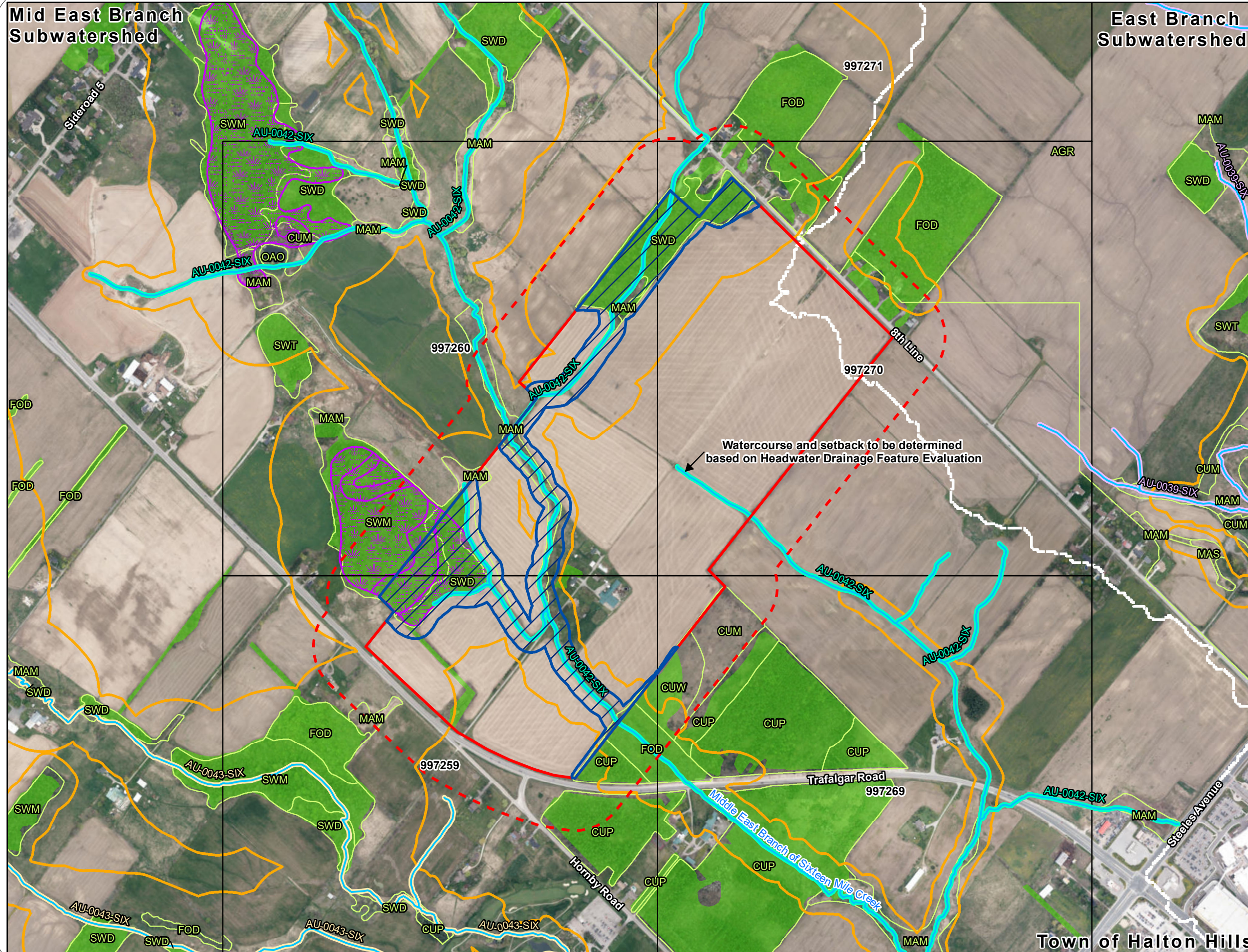


Project: TA9139	Figure: 2
Date: July, 2021	Prepared By: AJ
Scale: 1:8,500	Verified By: GNK

Town of Halton Hills














Mid East Branch Subwatershed

East Branch Subwatershed

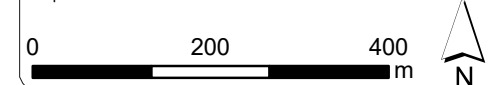


Watercourse and setback to be determined based on Headwater Drainage Feature Evaluation

LEGEND

-  Subject Lands
-  120 m Adjacent Lands
-  Watercourse
-  Cold Water Thermal Regime
-  Cool Water Thermal Regime
-  Warm Water Thermal Regime
-  Setbacks for Natural Heritage Features
-  Evaluated Wetland - Other:
Hornby Swamp Wetland Complex
-  Wooded Area
-  Provincially Tracked Species
(1 x 1km Grid)
-  Approximate Regulation Limit (Conservation Halton)
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Project: TA9139	Figure: 3
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