



November 18, 2022

Richmond Properties (Block 41) Inc.
Attention: Eddy Mastrogiuseppe
8305 Jane Street, Units 1-2
Concord ON L4K 5Y3

Dear Mr. Mastrogiuseppe,

**RE: Natural Heritage Opinion on Greenbelt Lands
Richmond Properties, Block 41, Vaughan, Ontario**

GEI Consultants Ltd. (GEI) completed work in preparation of an Environmental Impact Study (EIS) on behalf of Richmond Properties in support of a Draft Plan of Subdivision of a property located within Block 41, City of Vaughan, Ontario (herein referred to as the Subject Lands) (**Figure 1**). The Subject Lands are located on Lot 26, Concession 6, north of Teston Road and west of Weston Road. The Subject Lands consist primarily of active agricultural land use.

GEI previously completed work on the Block 41 lands in collaboration with a consultant team to prepare the Master Environmental Servicing Plan (MESP 2021) commissioned by the Block 41 Landowners Group. Block 41 is one of two New Community Areas in the City of Vaughan which will accommodate population growth to 2031. The Block 41 Secondary Plan, Amendment 50 to the Vaughan Official Plan, was adopted by the City of Vaughan in October 2019, and was subsequently approved with modifications by the Region of York in January 2020. Subsequent to the approval of the Block 41 Secondary Plan, a Block Plan is required to establish detailed development concepts and standards for development within the Secondary Plan Area.

The purpose of this letter is to provide a review of the Subject Lands relative to natural heritage features and land use of the mapped Greenbelt Plan area in consideration of removal from the Plan area.

1.0 EXISTING LAND USE AND NATURAL HERITAGE CONSIDERATIONS

Through preparation of the EIS for the Subject Lands and review of the Block 41 Master Environmental Servicing Plan (MESP 2021), several natural heritage features were identified adjacent to active agricultural land use of annual row crops. The City of Vaughan Official Plan (OP) (2020 Office Consolidation) designates the southern portion of the Subject Lands as Community Areas as per Schedule 1 ("Urban Structure"), with the Northern portion of the Subject Lands is identified as the Greenbelt Natural Heritage System containing two Provincially Significant Wetlands (Schedule 4; "Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas"). The following ecological studies were completed on the Richmond Properties during the preparation of the MESP and SWS in 2019 and 2020:

- Botanical Inventory and Ecological Land Classification (ELC);
- Amphibian Call Count Surveys;
- Reptile Surveys;
- Breeding Bird Surveys; and
- Headwater Drainage Feature Assessment.

Natural areas have been assessed by qualified staff from GEI using accepted standards, and based on the Ministry of Natural Resources and Forestry (MNR) Land Information Ontario (LIO) geographic database, the following features were identified on or immediately adjacent (within 120 m) to the Subject Lands:

- The Greenbelt NHS and Protected Countryside on the northern portion of the Subject Lands;
- Two Provincially Significant Wetlands part of the East Humber River Wetland Complex, along the eastern and western boundary within the Greenbelt; and
- Woodlands and several hedgerows located along Teston Road and within the Greenbelt.

No other known natural heritage features were identified on or adjacent to the Subject Lands. Field studies have determined that the active agricultural lands do not contain key natural heritage or hydrologic features, or significant habitat of endangered species, threatened species and special concern species. The lands that are presently identified within Greenbelt Protected Countryside may provide passive use opportunities by fauna that are tolerant of disturbance but are otherwise not providing a natural heritage function. The main constraint from development of the Subject Lands is the Greenbelt Plan designation.

In consideration for removal of the Subject Lands from the Greenbelt Plan area, it is assumed that natural heritage policies contained within the Official Plan of the City of Vaughan would be applied to protect natural heritage and hydrological features identified immediately on or adjacent to the subject lands with application of appropriate buffers as determined through an EIS.

Yours truly,
GEI Consultants

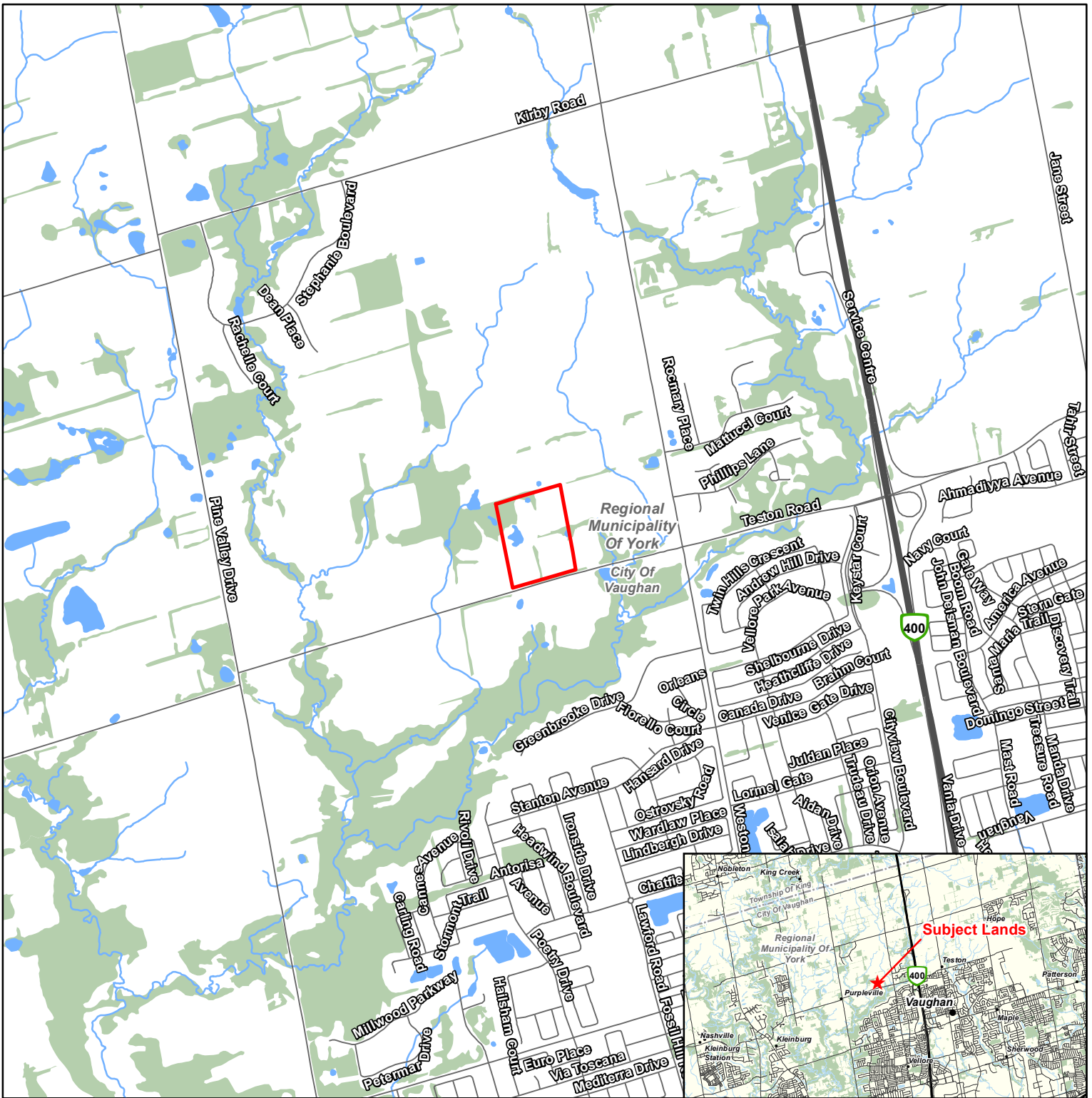
A handwritten signature in black ink, appearing to read 'JMacD'.

Julianna MacDonald
Project Manager
416-728-3199
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A handwritten signature in black ink, appearing to read 'Shelley'.

Shelley Lohnes
Senior Ecologist and Branch Lead
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Attachment – Figure 1



Project 2104204

NOTES:
 1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere.
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.

- Legend**
- Subject Lands (approximate)
 - Municipal Boundary, Lower/Single Tier
 - Municipal Boundary, Upper Tier
 - Watercourse
 - Waterbody
 - Wooded Area

Richmond Properties, Block 41, Vaughan, Ontario
 Richmond Properties (Block 41) Inc.

Figure 1
 Location of Subject Lands

0 500 m
 1:25,000

