

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
M7A 2J3

December 4, 2022
File 10736-1

**RE: Proposed Redesignation of Land Under the Oak Ridges Moraine Conservation Plan
125 Nobleton Lakes Drive, Township of King
ERO 019-6218**

Weston Consulting is the planning consultant for Nobleton Lakes Golf Course Ltd., the owner of the property located at 125 Nobleton Lakes Drive in the Township of King (the “subject lands”), and commonly referred to as the Nobleton Lakes Golf Course. We have been monitoring the proposed changes to the Oak Ridges Moraine Conservation Plan (*Ontario Regulation 140/02*) that propose to redesignate lands in the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term. This letter is submitted to request consideration that additional residential development be permitted on the subject lands as part of this review process.

This letter formally requests that the portion of the subject lands designated as *Countryside Areas* in the ORMCP be provided with additional development permissions that will support further residential development on these lands in the short term. It is proposed that the existing *Countryside Areas* designation be maintained and that additional residential housing permissions be provided for on a site specific basis given the unique conditions associated with the subject lands. This proposal seeks to maintain the integrity, existing policy designation and protection of the portion of the lands designated *Natural Core Area*, and *Natural Linkage Area*.

It is our professional planning opinion that the subject lands warrant further consideration for additional housing development, and believe there to be merit in permitting additional residential housing opportunities on *Countryside Area* designated portions of the subject lands as outlined further in this request letter. Additional residential development on the subject lands is compatible with adjacent uses, while still protecting the ecological integrity of environmentally sensitive lands.

Description of the Subject Lands

The subject lands are located along Nobleton Lakes Drive, east of Highway 27, and south of 16th Sideroad in the Township of King, and is located approximately 1.3 km north of the Nobleton settlement area. Currently located on the subject lands is a golf course (Nobleton Lakes Golf Club), which is comprised of three (3) separate parcels. The subject lands have an approximate combined area of 115.7 hectares (287 acres) with an approximate frontage of 945.17 metres along Nobleton Lakes Drive.

The Nobleton Lakes Golf Course is a 27 hole golf course that includes manicured fairways, interspersed vegetation clubhouse and parking lot. The subject lands are accessed by and surround Nobleton Lakes Drive, a municipally owned roadway by the Township of King, which terminates in a cul-de-sac. Extending from Nobleton Lakes Drive are three smaller local residential streets. A total of 43 estate residential lots directly abuts the subject lands, while the golf course encircles these residential lots, which are synonymous with the golf course. The majority of the golf course and surrounding residential lots function as an estate community.

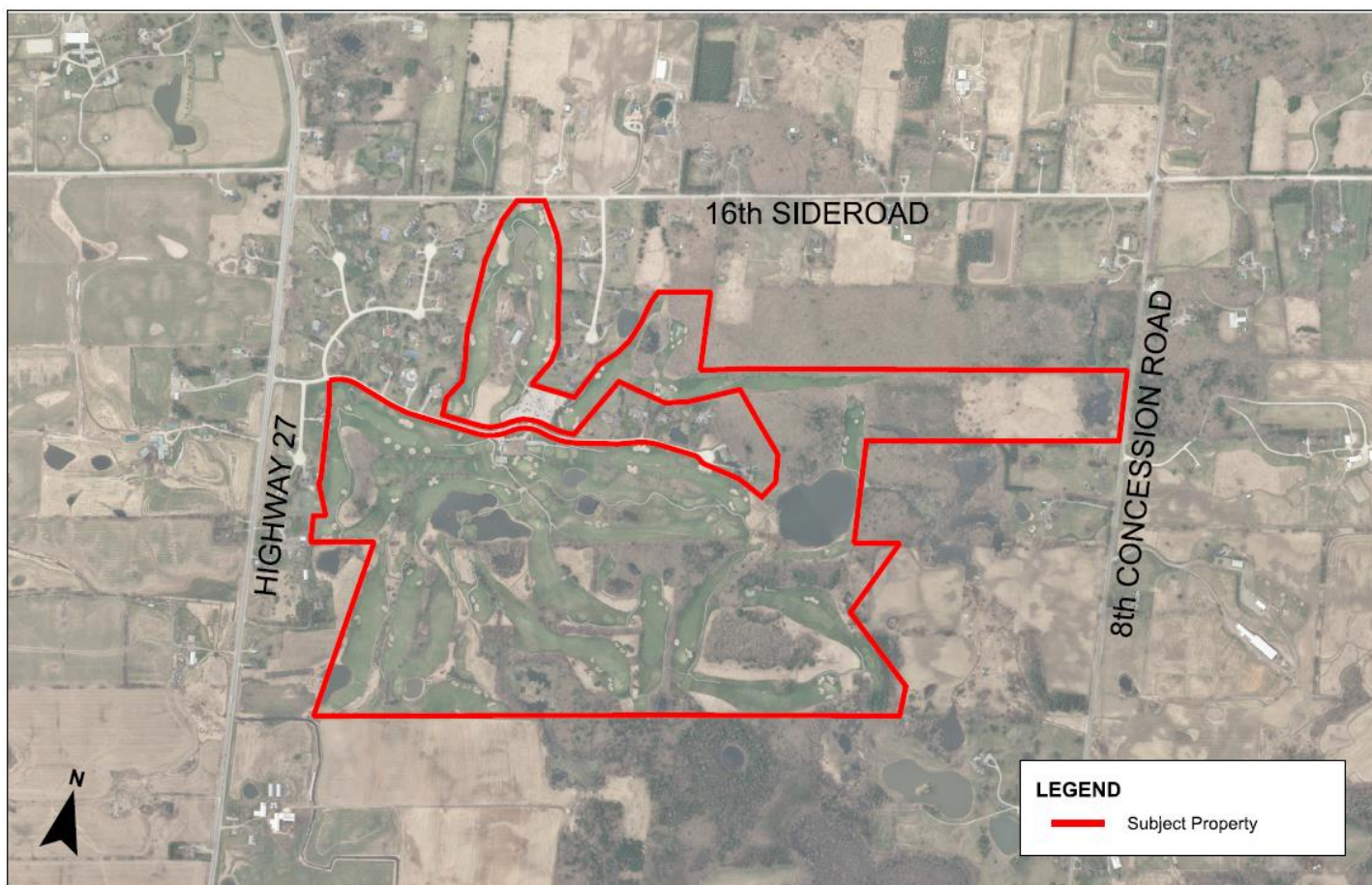


Figure 1: Aerial Photo of Subject Lands

The Oak Ridges Moraine Conservation Plan designates the majority of the subject lands as *Countryside Area* (approximately 75.5 hectares, 186.5 acres) and a portion to the east and south as *Natural Core Area*, as well as a small portion to the south as *Natural Linkage Area*. *Countryside Areas* includes rural land use areas such as agriculture, recreation, residential development, *Oak Ridges Moraine Rural Settlements*, mineral aggregate operations, parks and open space. The purpose of the *Countryside Areas* is to protect prime agricultural areas, provide for the continuation of agricultural and other rural land uses and normal farm practices, and maintain the rural character of the *Oak Ridges Moraine Rural Settlements*. The uses permitted on the lands in *Countryside Areas* include agricultural uses, home businesses, home industries, bed and breakfast establishments, small-scale commercial, industrial, institutional, and recreational uses.

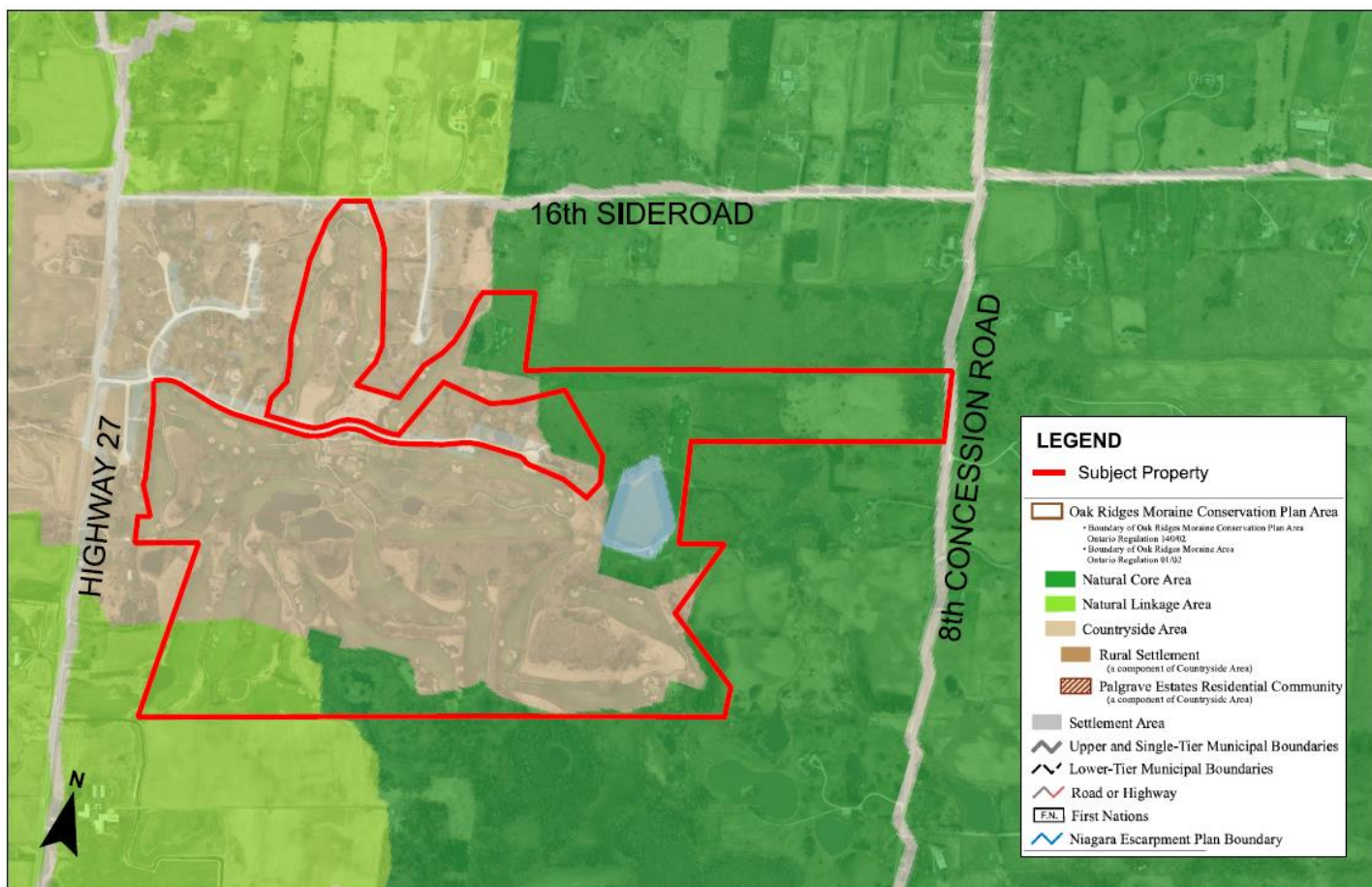


Figure 2: Oak Ridges Moraine Conservation Plan (2017) – Land Use Designation Map

From a local policy perspective, the Region of York Official Plan, Township of King Official Plan and the underlying zoning regulations have been updated over the years to conform to the ORMCP and Greenbelt Plan as required by provincial legislation. Figure 3 depicts an overlay of the site onto the Township of King Official Plan Schedule E – Countryside Land Use Designations. While the majority of the area is designated as *Rural Area*, the eastern portion of the subject lands is identified as *Oak Ridges Moraine Natural Core Area*, and the southern portion is identified as *Oak Ridges Moraine Natural Linkage Area*, which is consistent with the ORMCP mapping.

The *Rural Area* designation permits agricultural uses, mineral aggregate resource uses, recreational uses, and existing commercial and employment uses. The Township of King Oak Ridges Moraine Conformity By-law 2005-23 zones the subject lands *ORMC Oak Ridges Moraine Countryside*, *ORMFP Oak Ridges Moraine Feature Protection*, and *ORMNCL Oak Ridges Moraine Natural Core and Linkage* zones, which permits similar uses as permitted by the Official Plan such as fish, wildlife and forest management, home occupations, home industries, bed and breakfast establishments, and more.

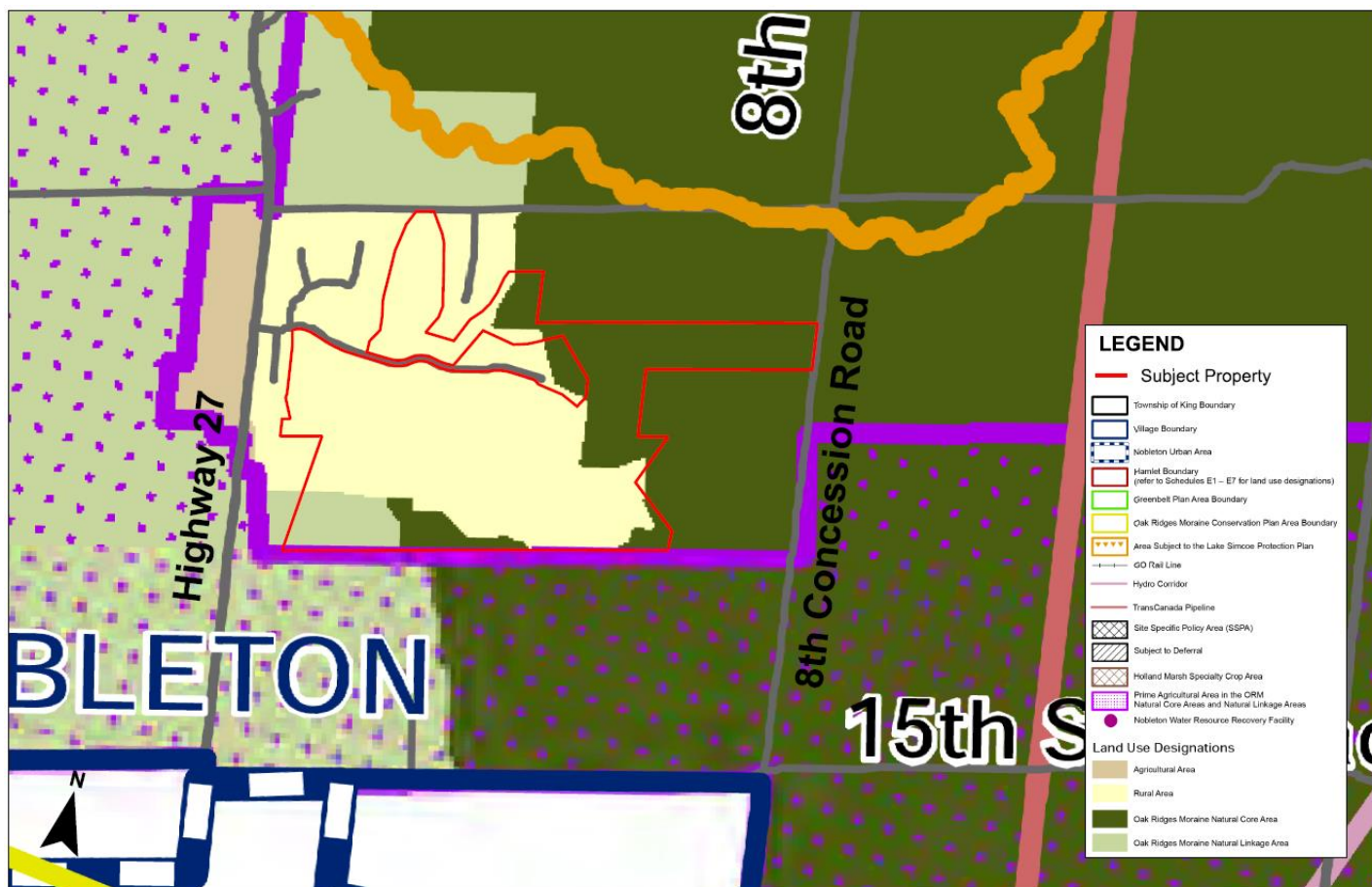


Figure 3: Township of King Official Plan Schedule E Overlay

Background

Weston Consulting and the owner of the subject lands understand that the Ministry of Municipal Affairs and Housing (MMAH) is seeking feedback on proposed changes to the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) that would redesignate some lands in the Oak Ridges Moraine Conservation Plan area. MMAH is also seeking feedback on proposed amendments to the Greenbelt Plan, Greenbelt Area boundary regulation (O. Reg.59/05), and the Oak Ridges Moraine Conservation Plan (O. Reg.140/02) that would:

- Remove lands from the Greenbelt Area that could be suitable for residential development in the near term
- Add lands in the Paris Galt Moraine to the Greenbelt Area, designated as Protected Countryside with a Natural Heritage System
- Redesignate lands in the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term

We have noted that landowners will be expected to develop detailed plans to build housing and move forward with new housing developments quickly. The Province expects that construction of new homes will begin on these lands by no later than 2025 and that significant progress on approvals and implementation shall be achieved by the end of 2023.

This letter formally requests that the portion of the subject lands designated as *Countryside Areas* in the ORMCP be provided with additional site specific development permissions that will support further residential development on

these lands in the short term. This proposal seeks to maintain the integrity, existing policy permissions and protection of the portion of the remaining lands designated *Natural Core Area*, and *Natural Linkage Area*.

Request for Additional Housing Permissions

It is our professional planning opinion that the subject lands warrant further consideration for additional housing development, and believe there to be merit in permitting additional residential housing opportunities on *Countryside Area* designated portions of the subject lands, which will build upon adjacent uses, while protecting the ecological integrity of sensitive environmental lands. As such, we believe this request should be reviewed in the context of the following considerations:

- A substantial portion of the subject lands (75.5 ha) is identified as *Countryside Areas* by the ORMCP and *Rural Area* by Township of King Official Plan, which is suitable for a range of development opportunities. The *Countryside Areas* designation is less development restrictive of the ORMCP designations, while also being the least linked to existing ecological functions in the context of the other ORMCP policies. In addition, Section 4 of the Growth Plan 2020 permits residential developments on rural lands in certain locations with previous approvals. The land uses which are not suitable within settlement areas may be permitted on rural lands provided that they are compatible with the rural landscape and surrounding local land uses, can be sustained by rural services, and do not adversely affect the protection of agricultural uses and other resource-based uses. The portion of the subject lands designated *Countryside Areas* has the potential to accommodate additional residential/estate residential housing developments, which are preferably located outside of existing settlement areas. Development within the *Countryside Areas* is already permitted within the Palgrave Estates Community, City of Kawartha Lakes, Peterborough and Northumberland Counties, proving that successful development within defined areas of the ORMCP can be appropriately accommodated.
- The subject lands are adjacent to and abut an existing estate residential subdivision to the north. Therefore, allowing additional residential development permissions within the *Countryside Areas* portion of the subject lands for similar uses is both compatible and consistent with the surrounding land use context and reflected in the existing uses already functioning within the *Countryside Areas*. This additional residential development is achievable without adversely impacting the existing natural heritage areas and will not destabilize the adjacent ecological features. New residential development will improve the overall environmental benefit by providing communal water and wastewater services for the existing and new residential lots, as suggested by the Natural Heritage Screening conducted on the subject lands by Ages Consultants Limited.
- Alternatively, an extension of water and wastewater servicing infrastructure can be extended from the current Nobleton Settlement Area, which is located approximately 1.3km to the south of the subject lands. The *Water and Wastewater Servicing in the Community of Nobleton EA* was completed as of April 2022 and determined the appropriate and preferred servicing strategy to accommodate future growth within the Nobleton Settlement Area up to the year 2041. Following the conclusion of the EA process, detailed design for the upgraded system is now underway. The PPS calls for the efficient and optimal utilization of existing and planned public infrastructure. As such, permitting additional residential development on the subject lands and future tie in to planned servicing infrastructure will further optimize these infrastructure investments.
- Section 14 of the Oak Ridges Moraine Conservation Plan has provisions for residential development in certain parts of *Countryside Areas*. The set criteria primarily intend to minimize any disturbance to the natural landscape and environment, and maintain the ecological integrity of the ORMCP Area, while also encourages clustering of development to minimize environmental impacts. The requested development permissions for

permitting further residential/estate residential development on the subject lands will be clustered around existing residential lots and on lands that are regularly manicured and maintained for recreational purposes.

- The subject lands are already disturbed by its existing use as a Golf Course. The future development will be limited to the Golf Course area that is located within the *Countryside Areas*. The remaining area within the *Natural Core Area* and *Natural Linkage Area* land uses will be protected for their designated uses, maintaining the natural heritage system in its current state.
- The landowner undertook a Natural Heritage Investigation of the subject lands in 2014. The report prepared by Ages Consultants Limited (attached to this report) concluded that:

“Redevelopment of the existing Countryside Area designation in the ORMCP might occur if relief from the ORMCP policies so long as the features are appropriately protected. There should be no adverse effect from the conversion of some of the golf course to estate lots.”

- The subject lands are adjacent to Highway 27, a Regional Arterial Road with a planned right-of-way width of 36 metres that extends from the City of Toronto to the south, and north to the City of Barrie. This primary roadway provides access to existing settlements and services, with Nobleton being located approximately 1.3km south of the subject lands.
- We note that the total proposed removal of lands within the Greenbelt Area, targeted at 7,400 acres, will be offset by the addition of 9,400 acres, resulting in a net positive increase of 2,000 acres. The requested development permissions on the subject land will add approximately 186.5 acres (75.5 hectares) of land for future residential developments without negatively impacting the natural heritage system, and maintaining the overall size and integrity of the Greenbelt and ORMCP.
- Should this request be granted, the landowner is committed to proceeding with applicable/required development applications immediately upon approval to ensure new housing opportunities are constructed within the prescribed timeframes. It is anticipated that additional ecological and servicing investigations would be required, as well as an update of the applicable municipal policy framework to permit the additional housing uses should the Province accept this request.

Summary

Based on the planning analysis provided above, our position is supportive of the direction the Province is taking with respect to the redesignation of certain lands within the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term. We believe that the 186.5 acres of the subject lands, designated *Countryside Areas*, is suitable to accommodate new residential housing given its location adjacent to existing residential developments, previous ecological investigations, servicing options and based on the current function of the property. It is our opinion that the subject lands are well suited for additional residential housing, either in the form of additional estate residential lots or a denser and more affordable housing form based on servicing capacity/upgrades. The granting of additional residential permissions within the *Countryside Areas* will assist the Province in delivering the additional housing opportunities needed by Ontarians, while still protecting the ecological integrity and function of the Greenbelt and ORMCP.

We trust that this letter provides our support for additional housing permissions within the ORMCP, and appreciate the opportunity to provide comments on this matter. We request to be notified of any decision and further consultations related to this matter and reserve the right to provide further comment.

If you have any questions, please contact the undersigned at ext. 252, or Rajaram Lamichhane at ext. 330.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPI, MCIP, RPP
Associate

cc. Nobleton Lakes Golf Course Ltd.

Att. Natural Heritage Screening Report, Ages Consultants Limited

Natural Heritage Screening Report

Nobleton Lakes Golf Club, King Township

2014

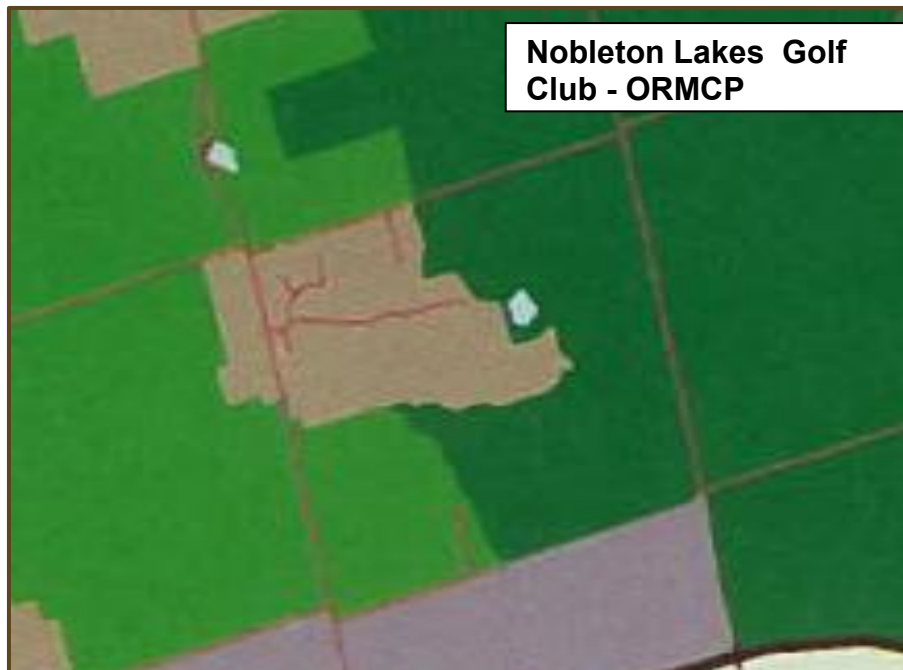
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1.0 INTRODUCTION

The Nobleton Lakes Golf Club is located on an irregular shaped property in Lots 13, 14 and 15 of the 8th Concession of King Township just south of the 16th Sideroad. Originally an 18 hole course, it was expanded to 27 holes in 1996-1997. Over the period of development of the course, some 43 estate residential lots have been created and built adjacent to the layout of the Golf Course.




The property is located on the Oak Ridges Moraine, a sensitive landform that has been governed by a Provincial Plan – the Oak Ridges Moraine Conservation Plan (ORMCP) since 2001. The designations on the property are shown below from the ORMCP and the King Township Zoning by-law (2005-23) that implements the ORMCP at the local level.



Most of the active golf course and estate lots are within the brown-tone "Countryside Area" of the ORMCP. Additional land holdings to the east are within a "Natural Core Area" (dark green) while other lands adjacent are in a "natural Linkage Area" (light green), including the south part of the Course.

The Countryside Area permits major recreation facilities such as a golf course and respects existing lots that were present at the time of passage in 2001. Any changes to the golf course would need to protect significant natural features (KNHFs) within the Countryside Area. The

Legend

-  Subject Property - approximate
-  Road
-  Lot



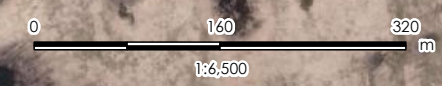
Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2014.
3. Orthoimagery © First Base Solutions, 2014. Imagery Date: 2013.

Client/Project
 Nick Torkos
 Nobleton Lakes Golf Club

Figure No.
1

Title
Study Location



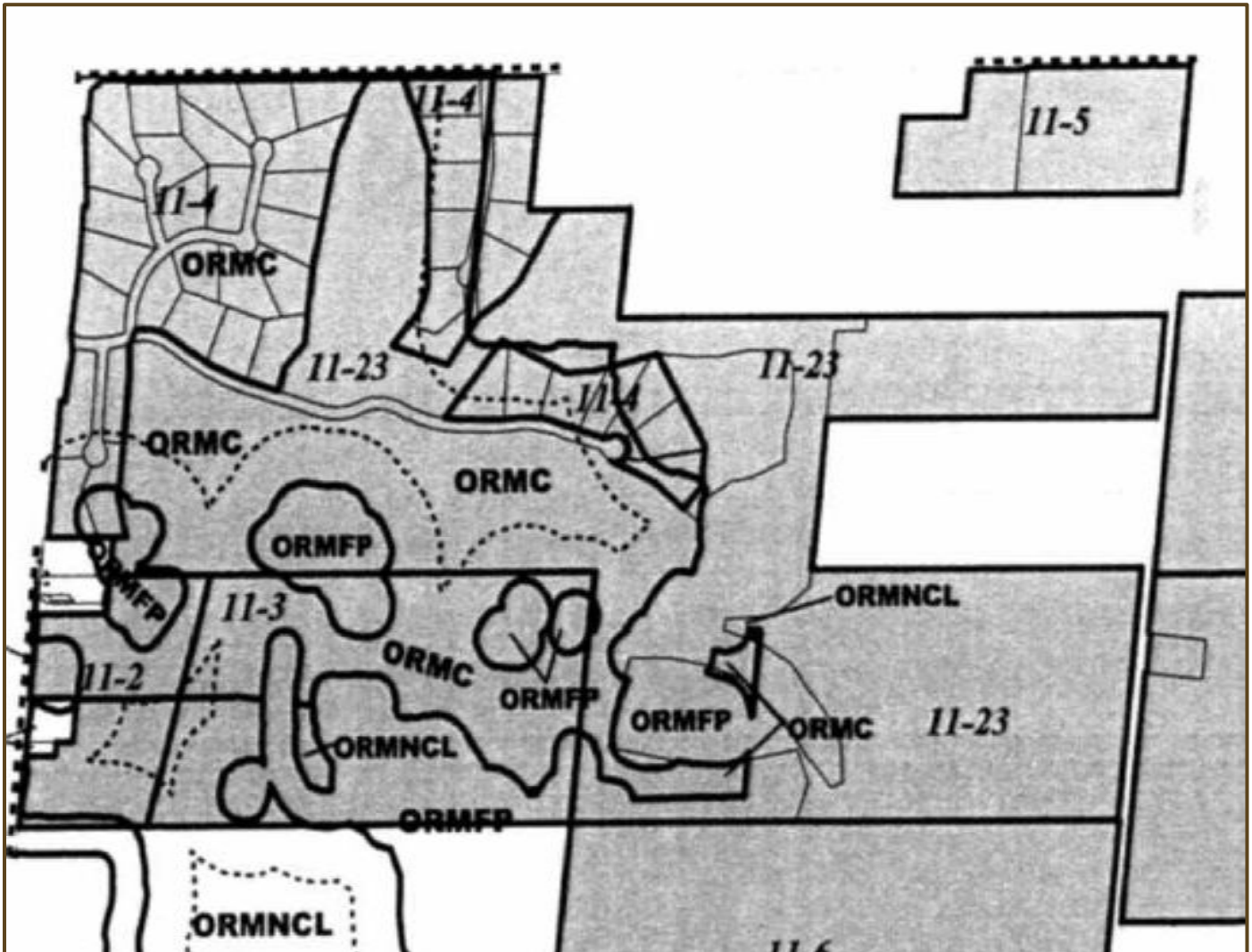
other two designations are restrictive and do not permit golf courses, but they also recognize the lots of record and land uses in 2001 and permit single dwellings on them.

The figure on the previous page shows the boundaries of the Golf Course overlaid onto a 2013 aerial photograph.

The current uses of the property predate the ORMCP and are deemed to conform to the ORMCP designations. However, any future changes in use may not conform and would require a change or amendment to the ORMCP.

However, while the ORMCP froze any further development on the Moraine and protected natural features, it was anticipated that there would be a review of the Moraine Plan in 2011. It appears this review will now happen in 2015.

The King Township zoning for the area of the property (By-law 2005-23) is shown below:



As well as the ORMCP designations (ORMC, ORMNCL), it also shows specific features in the landscape (ORMFP) – these will be discussed later. The shading and additional numbers (e.g. 11-23) show exceptions in the base zoning by-law. These exceptions have not been examined. The dotted lines indicated requirements for study around the specific features (within 120 metres).

The objective for this report is to look at the designations and features on the property so as to identify the constraints on any redevelopment that might be considered in the 2015 review of the ORMCP.

2.0 ENVIRONMENTAL DESCRIPTIONS

In this section, we provide a description of the environmental setting for the project that includes both physical and biological information.

2.1 Physical Environment Parameters

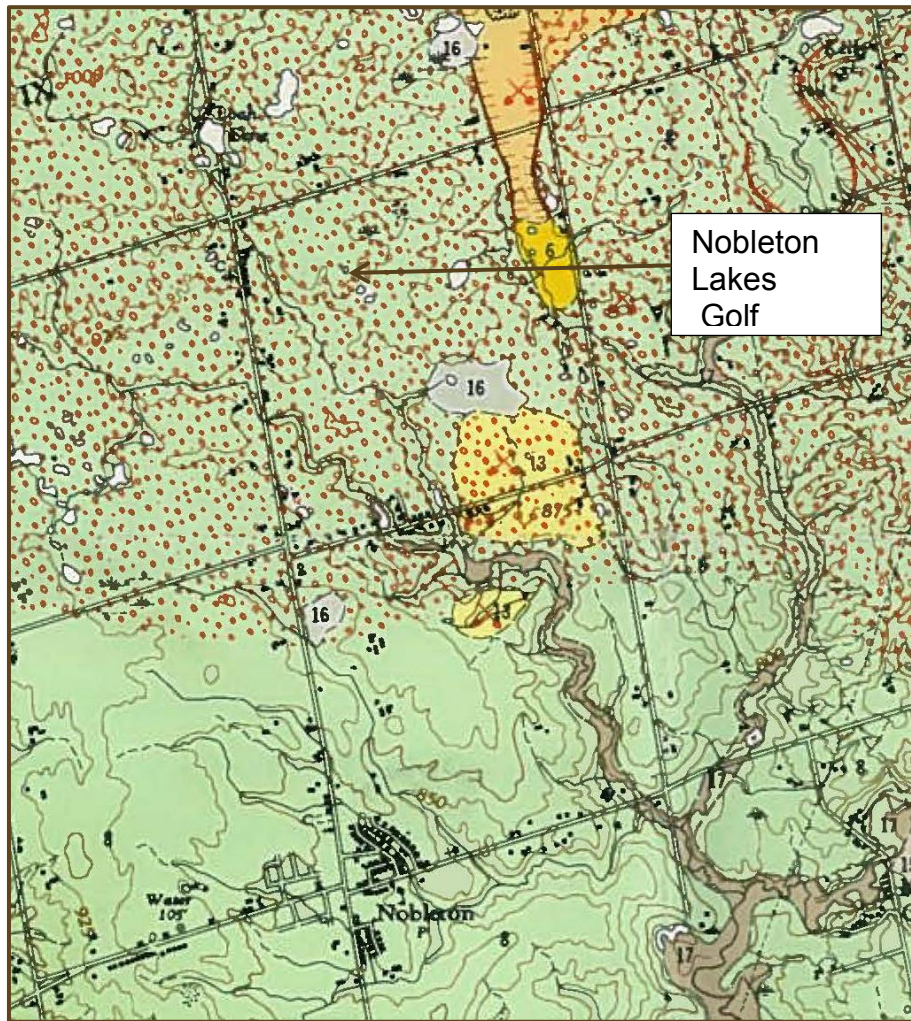
The geology of the area of the Golf Course is shown on a figure on the following page.

As stated earlier, the site is within the Oak Ridges Moraine Planning Area and on the “Moraine”. The topographic character of the property is the typical “hummocky” moraine topography. However, the area is in a unit called the “south slopes”, where the typical Moraine sands having been overridden by an ice sheet advancing from the south so that there is a “glacial till” on the surface. This is the Halton Till and it is indicated by the green tone on the geology figure. The red pattern of dots indicate where the morainal topography is found.

The agricultural soils on the property are the King Clay Loam (Steep Phase). While generally a productive soil, the topography of the area leads to it being only Class 5t for agriculture and not a prime agricultural soil or area. This is helpful as the topography and fertility are good for a golf course and there is no conflict with agricultural policy issues.

There is a small river valley (East Branch Humber River) shown south of the Course with a minor tributary entering the Golf Course from the Bell’s Lake (Loch Erne) pond to the north and flowing to the small Humber Valley. A large are of organic materials (#16) is indicated to the south.

The TRCA Humber Watershed Plan (2008) shows the Golf Course as “Urban and Urbanizing Area” indicating acknowledgement of the development that has occurred.

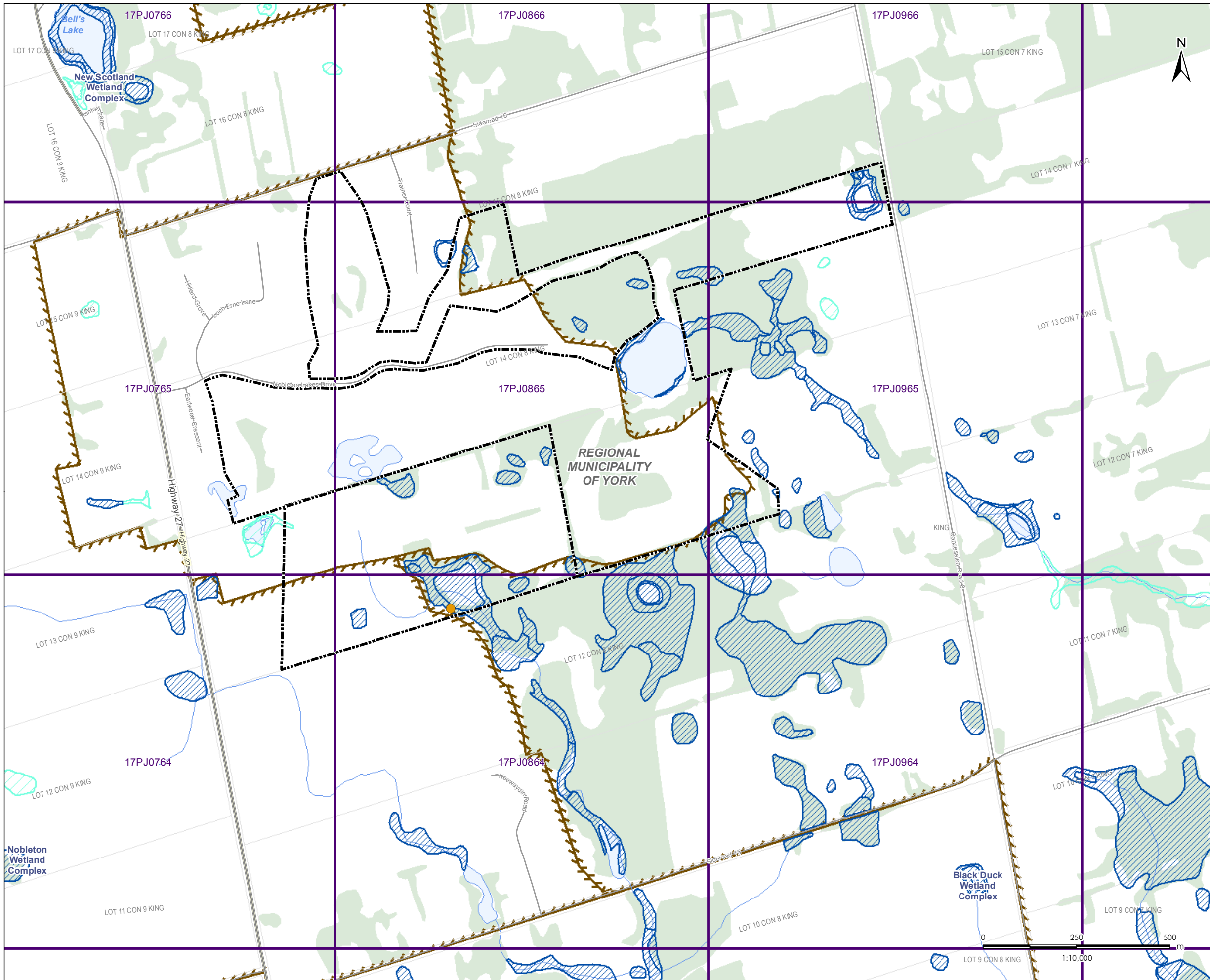


2.2 Biology

In order to identify the natural features on the property, three avenues were followed.

First, I accessed the Ministry of Natural Resources data warehouse (LIO) and Natural Heritage Information Centre (NHIC) for background information. The Land Information Ontario (LIO) data is shown on the following Figures 2A and 2B.

Figure 2A shows the MNR mapping of wooded areas, wetlands and water bodies. There is a Provincially Significant Wetland Complex (Black Duck Wetland Complex) to the south that has a number of units to the Wetland within the Nobleton Lakes property. The wooded areas identified by the MNR include various blocks as well as hedgerow features. The small tributary to the East Humber has two branches. The east tributary enters the property and the west



Legend

- Subject Property - approximate
- Great Blue Heron Nesting Site
- Major Road
- Minor Road
- Watercourse
- Lot
- Municipal Boundary, Upper
- Municipal Boundary, Lower
- NHIC grid
- Oak Ridges Moraine Conservation Plan Designation Boundaries
- Waterbody
- Wetland, Provincially Significant (Evaluated)
- Wetland, Unevaluated
- Wooded Area



Notes

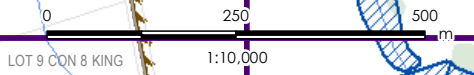
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2014.

March 2014
62677230_NobletonLakes

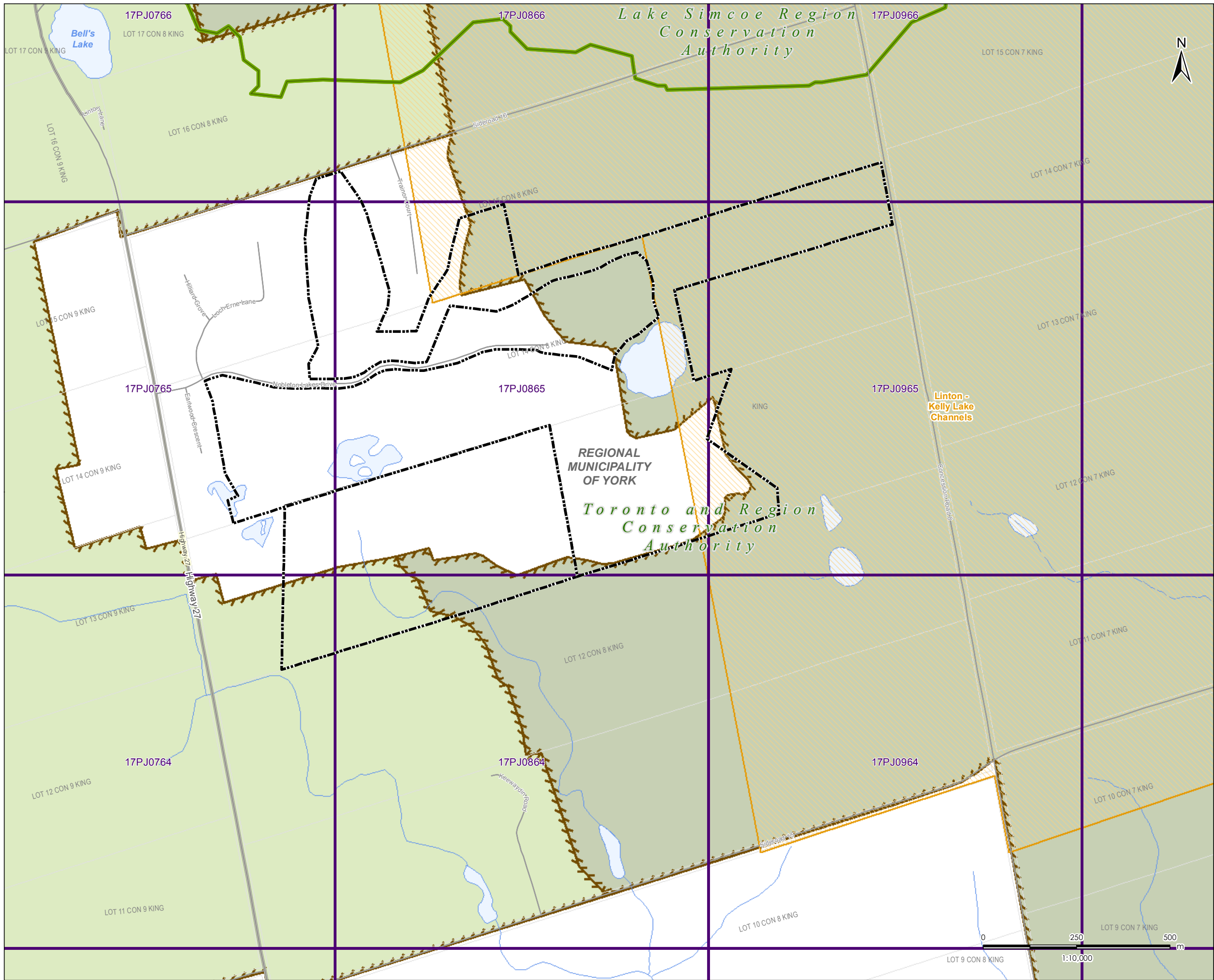
Client/Project
Nick Torkos
Nobleton Lakes Golf Club

Figure No.
2B

Title
**NHIC and LIO Records
Review Natural Features**



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 Revised: 2014-03-19 By: cweeks



Legend

- Subject Property - approximate
- Major Road
- Minor Road
- Watercourse
- ANSI, Earth Science
- Conservation Area Administrative
- Lot
- Municipal Boundary, Upper
- Municipal Boundary, Lower
- Natural Heritage System, Core Area
- Natural Heritage System, Linkage Area
- NHIC grid
- Oak Ridges Moraine Conservation Plan Designation Boundaries
- Waterbody



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2014.

March 2014
62677230_NobletonLakes

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Nick Torkos
Nobleton Lakes Golf Club

Figure No.
2B

Title
NHIC and LIO Records Review and ORMCP Designations

tributary drains lands to the west and south. Both meet below the 15th Sideroad before draining to the East Humber and are shown as “Cold” water.

Secondly, there was an Environmental Evaluation of the southern third of the Property in 1996 (Michalski and Associates) that provides additional detailed information. Parts of it are outdated, as the implementation of the additional 9 holes, altered some of the features, including wetlands and woodlands. Notably, the tributaries are recorded as ephemeral and definitely not cold water. Thus, there is a need to carefully examine the field information and the Provincial mapping.

Thirdly, the recent aerial photos (2013) document that changes have occurred.

The NHIC data for the Province documents records of unusual species occurrences with records for a 1 kilometer square grid. This grid for the area is shown on Figure 2B (following) and the observations are appended. The important records are the Jefferson Salamander and Blandings Turtle, both Threatened species, with records in the general area. The Property might provide habitat for both species.

For the purpose of the report, the recent aerials will be relied on to interpret the other two sources.

Figure 2B on the Previous page provides additional information from the MNR LIO and shows that a part of the Property is within an Provincial Earth Science ANSI (Area of Natural or Scientific Interest) – the Linton-Kelley Lake Channels. There are also more accurate lines defining the ORMCP designations on the Property.

3.0 NATURAL HERITAGE FEATURES & FUNCTIONS

Based on the information in Section 2.0, we can now describe the constraints that the designations and natural heritage features and functions place on any redevelopment of the Nobleton Lakes Golf Course

3.1 The Course and Its Environment

For purpose of this report and analysis, we looked at the ORMCP designations and the natural heritage features on the site.

As outlined earlier, there are three ORMCP designations on the Nobleton Lakes Golf Course. Only the Countryside area permits golf courses, the other two Natural Core and Natural Linkage do not. The Golf Course is grandfathered (legally non-conforming) where it extends into these two designated areas. This includes Holes 5, 6, 7, and 8 on the Woods nine; Holes 7 and 8 on the Lakes nine; and Holes 2, 3, and 4 on the View nine. As non-conforming, they can continue and may be modified so long as they respect the natural features.

At this point, it seems unlikely that the anticipated review of ORMCP will alter the boundaries or permitted uses in the restrictive zones – the Minister’s preamble to the ORMCP indicates this. Thus, any redevelopment consideration should (at least at first) focus on the Countryside Area. Figure 3 (Site Constraints and Opportunities) which follows shows the policy constrained areas.

There are also natural features within these designations that are to be protected. For this analysis, I assume that the definitions and protocols for the Key Natural Heritage Features and Hydrologically Sensitive Features will remain the same.

The following analyses, then, are the general categories for discussion of development constraints on the Property as described in the Natural Heritage Reference Manual (OMNR, 2010). These are illustrated on the following Figure 3 along with the prescribed 30 metre buffers to them. It is unlikely that the buffer requirements will change to be lesser distances as 30 metres has now become a *de facto* standard elsewhere as well.

3.1.1 Significant Wetlands

The MNR has identified the natural wetlands on the Property as part of the Black Duck PSW Complex. There are also ponds on the Property that are constructed or modified wetlands that have not been identified. For this analysis, I assume that only the MNR identified features should be treated as KNHFs or HSFs. These features are protected and require a 30 metre buffer and demonstration that the viability and functions of the wetland (particularly water balance and hydrology) will not be adversely affected.

3.1.2 Endangered and Threatened Species

The MNR NHIC search identified that two species designated as Threatened under the Endangered Species Act – Cerulean Warbler and Jefferson Salamander – have been recorded in the general vicinity of the site. While the potential presence of both species would need to be addressed in any redevelopment, they are not constraints until identified on site or immediately adjacent. Given the wetlands in the area, it is important to examine them for active breeding locations.

3.1.3 Fish Habitat

The constructed golf course ponds on site probably contain fish, but are not protected features provided they are not connected to natural fish habitat. This does not appear to be the case, so there is no fish habitat identified for this analysis.

The MNR and Township maps show a small watercourse in the south part of the property and rate it as cold water. However, the site specific work by Michalski in 1996 shows it as ephemeral and warm water (i.e. not a constraint). The status should be checked, but at this point I rely on the Michalski observations.

3.1.4 Significant Woodlands

There are extensive woodlands on and adjacent to the Property as seen on Figure 2A. Not all woodlands are significant. Using the aerial photos and the criteria for significance in Paper #7 of the Oak Ridges Moraine Technical Papers, the Significant Woodlands are shown on Figure 3. They require a 30 metre buffer.

3.1.5 Significant Valleylands and Landform

I can identify no Significant Valleylands or Landform on the Property. Any redevelopment would need to meet the Landform Conservation policies of the ORMCP. The site is in a Landform Conservation Category 2 landscape. Section 30 (6) of the ORMCP limits site disturbance to 50% of the net developable area and impervious surfaces to 20%. Generally, a redevelopment should not be intense enough to have difficulty with these limits.

3.1.6 Areas of Natural and Scientific Interest

There is an Earth Science ANSI (Linton-Kelly Lake Channels) shown on the MNR mapping over the eastern third of the property. An Earth Science ANSI is not a protected feature

(KNHF), but it does require an “earth science heritage evaluation” to ensure protection of the geological or geomorphological attributes (ORMCP Section 30 (12)).

3.1.7 Significant Wildlife Habitat

This category of analysis contains four subsets of considerations.

3.1.7.1 Migration Corridors and Linkages

The existing pattern of the landscape (wetlands, woodlands) will be protected so that any existing corridors will be retained. At this point, there do not appear to be any limitations on redevelopment. The issue can be addressed when any proposal comes forward.

3.1.7.2 Seasonal Concentration Areas

There do not appear to be any seasonal concentration areas (deer yards, colonial bird nesting site, migration stops, etc.) on the property. There is a small heronry (5 nests, see Figure 2A) to the south that should be checked to see if it still active.

3.1.7.3 Rare or Specialized Habitat











I do have the Michalski Environmental Evaluation and no area or specialized habitat appears on the site.

3.1.7.4 Species of Conservation Concern

I have identified the two threatened species in the vicinity of the site, but no specific locations on the Property are known. This should be addressed later.

The constraints identified above are shown graphically on the following figure and are summarized in a table on the next page.

Legend

-  Subject Property - approximate
-  Road
-  Lot
-  30 metre MVPZ's to KNHF's and HSF's
-  Significant Woodland
-  Black Duck PSW Complex
-  Waterbody
-  Watercourse
-  Watercourse (ephemeral)
-  Policy Constraints



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2014.
3. Orthoimagery © First Base Solutions, 2014. Imagery Date: 2013.

Client/Project
 Nick Torkos
 Nobleton Lakes Golf Club

Figure No.
3
 Title

Constraints



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 4865000

3.2 Feature and Functions: Conclusions

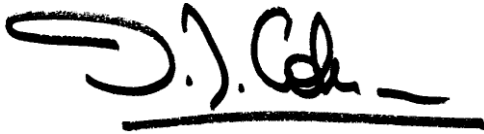
Table 3.1 FEATURES AND FUNCTIONS CONCLUSIONS		
Feature or Function	Presence	Constraint
ORMCP Designations	Natural Core Area Natural Linkage Area	Limit land uses to existing
Wetlands <ul style="list-style-type: none"> • Significant 	Various components of the Black Duck PSW Complex	Protect and apply 30 metre MVPZ
Endangered and Threatened Species <ul style="list-style-type: none"> • Fauna • Flora • Communities (Rare or Specialize Habitat) 	Jefferson salamander Cerulean Warbler in vicinity None identified None identified	Check for presence on Property None None
Fish Habitat <ul style="list-style-type: none"> • Small tributary to East Humber 	Described as ephemeral by Michalski	None. To be confirmed.
Significant Woodlands	Extensive tracts on site and adjacent	Protect and apply 30 metre MVPZ
Significant Valleylands and Landform	None present.	Meet landform conservation criteria
Areas of Natural and Scientific Interest	Earth Science ANSI	Prepare earth science heritage evaluation

Table 3.1 FEATURES AND FUNCTIONS CONCLUSIONS		
Feature or Function	Presence	Constraint
<p>Significant Wildlife Habitat</p> <ul style="list-style-type: none"> • Migration Corridors and linkages • Seasonal Concentration Areas • Rare or Specialized Habitat • Species of Conservation Concern 	<p>Natural pattern of woodlands and wetlands</p> <p>Small heronry off site</p> <p>None identified</p> <p>Two threatened species</p>	<p>Retain</p> <p>Likely none</p> <p>None</p> <p>Check for presence</p>

8.0 RECOMMENDATIONS AND CONCLUSIONS

Based on my examination of the Property, the Golf Course has developed appropriately and retained the significant features in the landscape. Redevelopment of the existing Countryside Area designation in the ORMCP might occur if relief from the ORMCP policies so long as the features are appropriately protected. There should be no adverse effect from the conversion of some of the golf course to estate lots. The southerly portion of the Course that has a Natural Linkage designation on it would require a change in the designation.

In fact, for the redevelopment, there may be an overall environmental benefit by providing the 43 current estate lots with communal services (water, wastewater).

A handwritten signature in black ink, appearing to read 'D.J. Coleman', with a horizontal line underneath.

Derek J. Coleman, PhD., R.P.P.
Ages Consultants Limited

REFERENCES

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Ontario Ministry of Natural Resources, 2009, **Oak Ridges Moraine Conservation Plan, Technical Paper 3, Supporting Connectivity and Technical Paper 7, Significant Woodlands** (Toronto: Ministry of Municipal Affairs and Housing), 7p.

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APPENDICES

NHIC Data Summary.

EO_ID	ELEMENT_TY	ELEMENT_ID	SCI_NAME	COMMNAME	S_RANK	COSEWIC	MNR_STATUS
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	8268	17PJ0764
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	8269	17PJ0764
60271	SPECIES	151086	Monarda didyma	Scarlet Beebalm	S3	8270	17PJ0764
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	8274	17PJ0765
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	8276	17PJ0765
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	8302	17PJ0766
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	8303	17PJ0766
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	10423	17PJ0864
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	10424	17PJ0864
60271	SPECIES	151086	Monarda didyma	Scarlet Beebalm	S3	10425	17PJ0864
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	10420	17PJ0865
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	10421	17PJ0865
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	10447	17PJ0866
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	10449	17PJ0866
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	9293	17PJ0964
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	9294	17PJ0964
60271	SPECIES	151086	Monarda didyma	Scarlet Beebalm	S3	9295	17PJ0964
60271	SPECIES	151086	Monarda didyma	Scarlet Beebalm	S3	9281	17PJ0965
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	9290	17PJ0965
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	9300	17PJ0965
35348	SPECIES	201116	Ambystoma hybrid pop. 1	Jefferson X Blue-spotted Salamander, Jefferson genome dominates			
35320	SPECIES	181487	Vertigo elatior	Tapered Vertigo	S2S3	9285	17PJ0966
32462	SPECIES	180752	Emydoidea blandingii	Blanding's Turtle	S3 THR	THR	9286 17PJ0966
4512	SPECIES	180411	Dendroica cerulea	Cerulean Warbler	S3B END THR	9287	17PJ0966