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URBAN DESIGN
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ARCHITECTURE

August 1, 2023

Municipal Services Office – Central
Ontario
777 Bay Street, 16th Floor
Toronto, ON M7A2J3

RE: ERO Number 019-7195
Ministry Reference Number 18-OP-237796
Regional Municipality of Durham's Durham Region 2023 Official Plan
Our File: 15123B

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") is retained by ClubLink Corporation ULC (the "Owner") on land use planning matters regarding their land holdings generally located at 2110 Concession 7, Pickering (the "Subject Lands").

Summary of Request

We are submitting this letter to request that a portion of the lands located at 2110 Concession 7 be included within the Urban Area Boundary of the Region of Durham through the Ministers decision and modifications to the 2023 Official Plan.

The Subject Lands (identified in **Figures 1 and 2**) are located outside of the Greenbelt Plan and Oak Ridges Moraine Plan areas, largely outside of the natural heritage system, and located within proximity of the Pickering Airport Lands and Seaton Community Lands. The Subject Lands are uniquely positioned to provide for employment lands within proximity to existing and planned transportation and community infrastructure. Inclusion of the Subject Lands within the Regional Urban Area Boundary will enable a logical extension of employment uses, contributing to the Region's identified employment land need.

We have made submissions to both the Region of Durham and City of Pickering throughout the Regional Official Plan Review process requesting that a portion of the lands located at 2110 Concession 7 (the "Subject Lands") be included within the Urban Area Boundary through Phase 2 of the Envision Durham Growth Management Study. These submissions were provided as a supplemental information package to request BER-12 made by Pickering Council in September 2021. The BER-12 expansion request included the Subject Lands, and was identified by the City of Pickering in their submission to the Region of Durham in May 2021 requesting that the BER-12 lands be included within the urban boundary. Our previous submission, dated January 10, 2023, is attached for reference.

Background

Our clients' lands consist of a total of 5 parcels, all addressed as 2110 Concession 7, Pickering, with a combined total area of approximately 219 hectares. These lands are generally located on the north side of Concession 7, immediately east of the federally owned Pickering Airport Lands, and north of the Seaton Community lands currently under development. The Subject Lands are approximately 39 hectares in area, and have approximately 800 metres of frontage on Concession 7. Approximately 17 ha of the subject lands form part of Cherry Downs Golf Club.

We have been actively monitoring the Region's MCR process. In March 2022, the Land Needs Assessment and alternative land needs scenarios were released for consultation and review. Within these materials, the Subject Lands were identified as "Whitebelt" lands being outside the Greenbelt and subject to potential future urban boundary expansion.

On May 25, 2022, a final recommendation package was presented to Regional Council with the preferred land need scenario and recommendations for the overall Growth Management Study. Regional Council subsequently adopted Land Needs Scenario 2a, as follows:

- Intensification rate of 50%;
- Community Area Land Need of 2,600 hectares;
- Employment intensification rate of 20%; and,
- Employment Area Land Need of 1,171 hectares.

Regional staff provided a submission window for boundary expansion requests as part of Phase 2 of the Growth Management Study, which concluded May 31, 2021. Through this submission window, City of Pickering Council requested that Durham consider all lands meeting a certain set of criteria for inclusion within the Urban Area Boundary, identified as expansion request BER-12. For the purposes of this request, a portion of our clients lands are located within the City of Pickering's BER-12 expansion request previously submitted to Durham Region through the MCR process. ClubLink Corporation ULC also submitted a letter in May 2021 requesting that a portion of the lands located at 2210 Concession 7 in Pickering be included within the Urban Area Boundary, consistent with direction of Pickering Council. The Subject Lands are located within the BER-12 expansion request area. Accordingly, a review of the Subject Lands in relation to the City's evaluation criteria was provided by ClubLink Corporation ULC to the Region and City.

We are of the opinion that these lands are desirable for inclusion within the Urban Area Boundary for employment uses. Inclusion of the Subject Lands will facilitate the detailed study of these lands, allowing for the protection of existing natural features while providing an important contribution to the Region's identified employment lands need of 1,171 hectares.

Conclusion

In our opinion, based on our review of the property, surrounding context, and Region and City criteria (assessed in Appendix 1 and 2), the Subject Lands are suitable and desirable for inclusion within the Urban Area Boundary for employment uses. This conclusion is supported by the Land Needs Analysis undertaken by the Region, will facilitate the detailed study of these lands, and provide an important contribution of employment lands to the Region's identified need of 1,171 additional hectares to 2051.

Yours truly,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Andrew Hannaford, MCIP, RPP
Associate

- cc. Andrew Tamlin, Chief Financial Officer, ClubLink Corporation ULC
Mark Bradley, Director, Development, Morguard Corporation

January 10, 2023

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Region of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3

Via email: EnvisionDurham@durham.ca

**RE: RESPONSE TO DRAFT SETTLEMENT AREA BOUNDARY EXPANSIONS MAPPING
ENVISIONS DURHAM
2110 CONCESSION 7, PICKERING
MHBC FILE: 15123B**

MHBC Planning is retained by ClubLink Corporation ULC (the "Owner") on land use planning matters regarding their land holdings generally located at 2110 Concession 7, Pickering (the "Subject Lands"). The Subject Lands consist of 5 parcels with a combined total area of 219 hectares, including a portion of the existing Cherry Downs Golf Club.

In August 2022, we submitted a supplemental package in support of Settlement Area Boundary Expansion ("SABE") request BER-12 by the City of Pickering. The supplemental package, appended to this letter (**Appendix A**), provides justification for the inclusion of the Subject Lands within the Urban Area Boundary through BER-12, and includes a Natural Heritage Report describing the suitability of the Subject Lands for development and confirming they are located outside of the Greenbelt Plan and Oak Ridges Moraine Plan areas.

We have reviewed the Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations (Report 2022-INFO-91) released by the Region of Durham on November 10, 2022. Report 2022-INFO-91 concludes the lands next to the federal airport lands are proposed to remain outside the Urban Area Boundary until such time that a federal decision to build an airport is made. Accordingly, the Subject Lands are not identified on the proposed SABE candidate mapping.

Notwithstanding the Federal Airport Lands, the Subject Lands are located immediately north of the Seaton Community Lands and west of the northeast Pickering development area. The Region has identified an employment lands need of 1,171 hectares, for which the Subject Lands are well suited to accommodate.

- The Subject Lands are located outside of both the Greenbelt and Oak Ridges Moraine boundary, largely outside of the natural heritage system, and do not comprise a Specialty Crop Area.

- The Central Pickering Development Plan identifies the proposed servicing system for the Seaton Community which includes significant servicing infrastructure in proximity to the Subject Lands.
- A Natural Heritage Analysis was prepared by Beacon Environmental for the Subject Lands which confirms they are largely free of environmental constraint and appropriate for development outside of any required buffers from natural features.
- The Subject Lands are proposed to be included as employment lands within the Urban Area Boundary, and are located within close proximity to the Highway 407 transportation corridor and future Pickering Airport lands which support goods movement and economic development.
- Scenario 2a of the Land Needs Assessment confirmed the need for an additional 1,171 hectares of new employment area in order to accommodate growth in the Region to 2051, therefore the requested inclusion of the Subject Lands supports Regional Council direction and an appropriate balance and distribution of new employment lands.

Please refer to our initial submission, attached to this letter, which further outlines the suitability of the Subject Lands for inclusion in the Urban Area Boundary.

In our opinion, based on our review of the property, surrounding context, Region and City criteria, and recent Provincial direction, the Subject Lands are suitable and desirable for inclusion within the Urban Area Boundary for employment uses. Accordingly, we request reconsideration for inclusion of the Subject Lands within the Urban Area Boundary for the reasons outlined above and in the attached submission.

We appreciate the opportunity to provide comments at this stage, and work with Regional staff through the next steps in the process. Please do not hesitate to contact us should you have any questions.

Sincerely,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Andrew Hannaford, MCIP, RPP
Associate

- cc. Déan Jacobs, Manager, Policy & Geomatics, City of Pickering
Andrew Tamlin, Chief Financial Officer, ClubLink Corporation ULC
Mark Bradley, Director, Development, Morguard Corporation



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

September 1, 2022

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Region of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3

Via email: EnvisionDurham@durham.ca

**RE: ENVISION DURHAM – REQUEST FOR URBAN BOUNDARY EXPANSION
SUPPLEMENTAL SUBMISSION TO BER-12
2110 CONCESSION 7, PICKERING
MHBC FILE: 15123B**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) is retained by ClubLink Corporation ULC (the “Owner”) on land use planning matters regarding their land holdings generally located at 2110 Concession 7, Pickering (the “Subject Lands”).

We are submitting this letter to request that a portion of the lands located at 2110 Concession 7 (the “Subject Lands”) be included within the Urban Area Boundary through Phase 2 of the Envision Durham Growth Management Study, as a supplemental information package to request BER-12 made by Pickering Council in September 2021. **Figures 1 & 2** provide location maps of the Subject Lands and identify the portion of land requested for inclusion within the Urban Area Boundary through BER-12. The Subject Lands are located outside of the Greenbelt Plan and Oak Ridges Moraine Plan areas, and largely outside of the natural heritage system.

We have assessed the Subject Lands for inclusion in the urban boundary using both the City of Pickering’s review criteria set out in the resolution of Pickering Council on September 23, 2019 (see **Appendix 1**), as well as the Region of Durham’s Evaluation Criteria set out in Appendix C of the Policy Directions Report #2021-P-7 (see **Appendix 2**). We have additionally provided a Natural Heritage Opportunities and Constraints Analysis prepared by Beacon Environmental which further describes the Subject Lands and their suitability for development in relation to the applicable evaluation criteria.

Based on our review of the property, as well as the Region and City’s criteria, we are of the opinion that these lands are desirable for inclusion within the Urban Area Boundary for employment uses. Inclusion of the Subject Lands will facilitate the detailed study of these lands, allowing for the protection of existing natural features while providing an important contribution to the Region’s identified employment lands need of 1,171 hectares.

PART A – DESCRIPTION OF THE SUBJECT LANDS

PHYSICAL CONTEXT

Our clients lands consist of a total of 5 parcels, all addressed as 2110 Concession 7, Pickering, with a combined total area of approximately 219 hectares. These lands are generally located on the north side of Concession 7, immediately east of the federally owned Pickering Airport Lands, and north of the Seaton Community lands currently under development.

For the purposes of this supplemental Boundary Expansion Request, a portion of our clients lands located at 2110 Concession 7 (the “Subject Lands”) are located within the City of Pickering’s BER-12 expansion request previously submitted to Durham Region through the Municipal Comprehensive Review process. The Subject Lands are approximately 39 hectares in area, and have approximately 800 metres of frontage on Concession 7. Refer to **Figure 2** for a location map highlighting the Subject Lands.

The Subject Lands currently comprise a portion of the existing Cherry Downs Golf Club, as well as open agricultural areas and cultural meadow. The Subject Lands are relatively flat, and centrally intersected by Sideline 14. There is an existing single detached dwelling within the western portion of the Subject Lands, and the clubhouse for the existing golf course is located within the eastern portion. The majority of the Subject Lands are currently vacant and not used for existing agricultural or golf course uses.

SURROUNDING LAND USES

The following describes the existing land uses in the vicinity of the Subject Lands:

North: Mixture of primarily cultural meadow and woodlands. One single-detached dwelling is located along the east side of Sideline 14 to the north.

East: Cherry Downs Golf Club occupies the majority of the lands to the east, followed by Sideline 12 and Duffins Creek Environmental Centre/Claremont Nature Centre further to the east which consist of open natural areas, woodlands, and creeks.

South: Concession 7 is immediately south of the Subject Lands. A mixture of single-detached dwellings, open agricultural/crop lands, and horse riding academy are located along the south side of Concession 7.

West: Mixture of primarily open agricultural/crop lands and woodlands.

PART B – CURRENT POLICY FRAMEWORK

DURHAM REGION OFFICIAL PLAN

The Subject Lands are currently designated ‘Prime Agricultural Areas’ and ‘Major Open Space Areas’ within the Durham Region Official Plan. The Subject Lands are located outside of the boundaries of both the Greenbelt and Oak Ridges Moraine, and immediately east of the ‘Federal Airport Lands’ as shown on Schedule A of the Durham Region Official Plan.

Section 7.3.11 of the Durham Region Official Plan identifies specific requirements for expansions to the Urban Area beyond those shown on Schedule A, which are to be evaluated through a Municipal

Comprehensive Review. These requirements are evaluated in relation to the Subject Lands in **Appendix 2**.

PICKERING OFFICIAL PLAN

The Subject Lands are currently designated 'Prime Agricultural Areas' and 'Active Recreational Areas' within the City of Pickering Official Plan. Schedule III further identifies the general location of scattered natural features within the Subject Lands. The Natural Heritage Opportunities and Constraints Analysis prepared by Beacon Environmental, dated August 2022, was prepared in support of this supplemental boundary expansion request and identifies existing environmental constraints and confirms the suitability of the Subject Lands for inclusion within the Urban Area Boundary.

PART C – ENVISION DURHAM MUNICIPAL COMPREHENSIVE REVIEW

In 2019, Durham Region launched Envision Durham, the Municipal Comprehensive Review ("MCR") of the Regional Official Plan. In 2021, work began on a major component of the MCR, the Growth Management Study, which provides for analysis of the Region's future land supply to 2051. The Growth Management Study was split into two phases. Phase 1 consists of the Land Needs Assessment which confirms required population and employment growth to 2051. Phase 2 consists of a detailed review of any required urban boundary expansions and where they should take place to accommodate land requirements to 2051.

Phase 1 – Land Needs Assessment

We have been actively monitoring the Region's MCR process. In March 2022, the Land Needs Assessment and alternative land needs scenarios were released for consultation and review. Within these materials, the Subject Lands were identified as "Whitebelt" lands being outside the Greenbelt and subject to potential future urban boundary expansion.

On May 25, 2022, a final recommendation package was presented to Regional Council with the preferred land need scenario and recommendations for the overall Growth Management Study. Regional Council subsequently adopted Land Needs Scenario 2a, as follows:

- Intensification rate of 50%;
- Community Area Land Need of 2,600 hectares;
- Employment intensification rate of 20%;
- Employment Area Land Need of 1,171 hectares.

Phase 2 – Urban Boundary Expansions

Regional staff provided a submission window for boundary expansion requests as part of Phase 2 of the Growth Management Study, which concluded May 31, 2021. Through this submission window, City of Pickering Council requested that Durham consider all lands meeting a certain set of criteria for inclusion within the Urban Area Boundary, identified as expansion request BER-12. ClubLink Corporation ULC also submitted a letter in May 2021 requesting that a portion of the lands located at 2210 Concession 7 in Pickering be included within the Urban Area Boundary, consistent with direction of Pickering Council. While specific lands and/or site-specific analysis was not provided, the City did include specific criteria for inclusion. The Subject Lands are located within the BER-12 expansion request area. Accordingly, a review of the Subject Lands in relation to the City's evaluation criteria is provided in within **Appendix 1**.

Following Regional Council on May 25th, 2022, staff were directed to proceed into Phase 2 of the Growth Management Study, and assess and consult on candidate locations for settlement area boundary expansions. It is our understanding through correspondence with staff that additional consultation on the boundary expansion requests will be undertaken in the fall of 2022, including a touch-point with the Planning and Economic Development Committee in September. Recommendations on Phase 2 are anticipated for early 2023.

CONCLUSIONS

In our opinion, based on our review of the property, surrounding context, and Region and City criteria (assessed in Appendix 1 and 2), the Subject Lands are suitable and desirable for inclusion within the Urban Area Boundary for employment uses. This conclusion is supported by the Land Needs Analysis undertaken by the Region, will facilitate the detailed study of these lands, and provide an important contribution of employment lands to the Region's identified need of 1,171 additional hectares to 2051.

We appreciate the opportunity to provide comments at this stage, and work with Regional staff through the next steps in the process. Please do not hesitate to contact us should you have any questions.

Sincerely,
MHBC



Dana Anderson, MA, FCIP, RPP
Partner



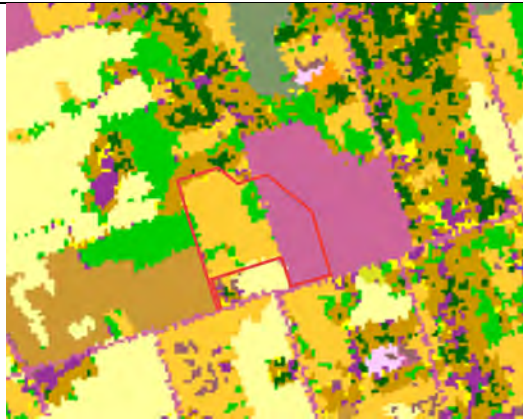
Andrew Hannaford, MCIP, RPP
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cc. Andrew Tamlin, Chief Financial Officer, ClubLink Corporation ULC
Mark Bradley, Director, Development, Morguard Corporation

APPENDIX 1

ASSESSMENT OF CITY OF PICKERING (RESOLUTION #140/19) BOUNDARY EXPANSION ASSESSMENT CRITERIA

Criteria	Assessment
Lands not restricted by availability of servicing.	<p>2110 Concession 7, Pickering</p> <p>The Subject Lands are located within the northern portion of the City of Pickering, outside of both the Greenbelt Boundary and Oak Ridges Moraine Boundary, and largely outside of the natural heritage system. The Subject Lands are further located outside of the current Built Boundary of Pickering, and designated as Prime Agricultural Areas in the Region of Durham Official Plan.</p> <p>The Subject Lands are located in an area commonly referred to as “Whitebelt Lands”, as they are located outside of the current urban area yet not restricted from future development by either the Greenbelt Plan or Oak Ridges Moraine Plan. The Subject Lands are located immediately east of the federally owned Pickering Airport Lands, intended for future development of airport and related uses, and are located north of the Seaton Community Lands, approved for development through the Central Pickering Development Plan. The Central Pickering Development Plan, on schedule 5, identifies the proposed servicing system for the Seaton Community which includes significant servicing infrastructure in proximity to the Subject Lands.</p> <p>Inclusion of the Subject Lands within the Regional Urban Area Boundary will allow more detailed study and an assessment of appropriate servicing options, including alignment with the nearby Pickering Airport Lands and Seaton Community.</p>
Lands that do not comprise a Specialty Crop Area.	<p>The Subject Lands do not comprise a Specialty Crop Area as outlined in the Provincial Policy Statement, 2020. The 2020 Agriculture and Agri-Food Canada Crop Inventory identifies the Subject Lands as containing primarily Urban/Developed Uses, Pasture/Forages, Hemp, and Corn crops. Ontario Soil Survey Complex mapping additionally identifies the majority of the Subject Lands comprised of Woburn Loam, as well as Peel Clay Loam.</p> <p>It is further noted that a large portion of the Subject Lands are currently comprised of the Cherry Downs Golf Club.</p>



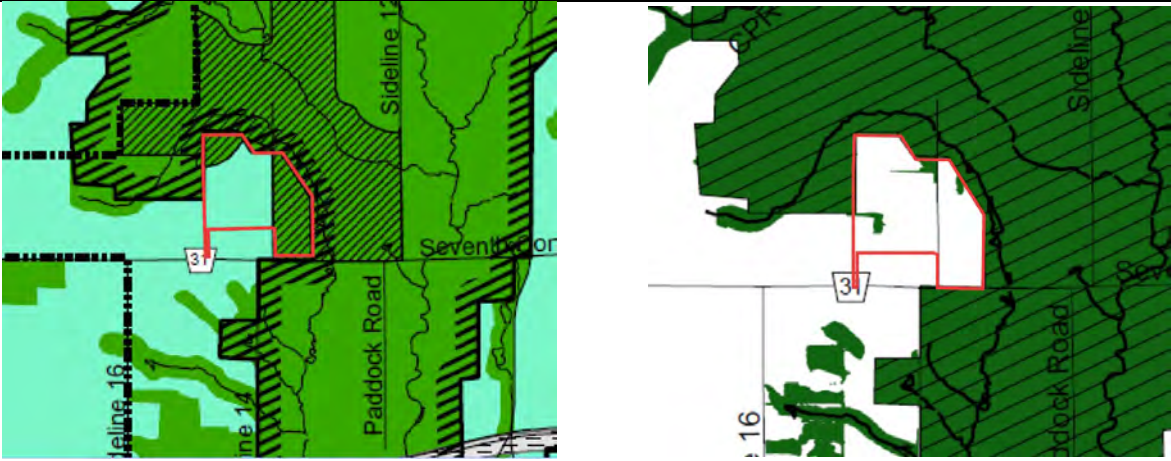
1 - Source: Ontario AgMaps - AAFC 2020

Lands that are not within a Natural Heritage System.

Within the Region of Durham Official Plan, the Subject Lands are designated both Prime Agricultural Areas and Major Open Space Areas. The Subject Land are not identified as within the Greenbelt Natural Heritage System, and contain minimal areas identified as Key Natural Heritage and Hydrologic Features.

Within the City of Pickering Official Plan, the Subject Lands are designated both Prime Agricultural Areas and Active Recreational Areas. The Subject Lands contain minimal areas identified as Natural Heritage System.

A Natural Heritage Opportunities and Constraints Analysis was prepared by Beacon Environmental in support of this boundary expansion request which confirms the majority of the Subject Lands are free of environmental constraint and appropriate for development outside of any required buffers from natural features.

	 <p>2 Source: Pickering Official Plan</p> <p>An Environmental Impact Study will be completed prior to any development taking place to ensure that areas that Natural Heritage Features are protected and not a hazard to surrounding lands.</p>
<p>Lands not located in the Moraine Natural Core and Linkage Areas.</p>	<p>The Subject Lands are located outside of the Oak Ridges Moraine Plan Area, and therefore not located in the Moraine Natural Core and Linkage Areas.</p>
<p>Lands experiencing growth pressures and or with locations in the white belt that are appropriate for growth and can achieve a healthy, connected, thriving and complete community.</p>	<p>As described in the Land Needs Assessment presented to Regional Council in March 2022, and consistent with the adopted Scenario 2a in May 2022, there is a Community Area urban land need of 2,600 hectares and Employment Area land need of 1,171 hectares within Durham in order to adequately accommodate planned growth to 2051. The Subject Lands are located within a whitebelt area of the City of Pickering, outside of the Greenbelt and Oak Ridges Moraine Plan areas, immediately east of the federally owned Pickering Airport Lands and north of the Seaton Community lands. Accordingly, the Subject Lands are uniquely situated to contribute to the employment land needs of the Region of Durham due to their location in proximity to the future airport lands, proximity to Highway 407 transportation and future transit corridor, and lack of environmental constraints as further described in the Environmental Report prepared by Beacon Environmental.</p>
<p>Lands that have existing or planned infrastructure to support and accommodate growth.</p>	<p>Inclusion of the Subject Lands within the Regional Urban Area Boundary will allow more detailed study and an assessment of appropriate servicing options. It is noted that the Subject Lands are located immediately east of the Federally owned Pickering Airport Lands, intended to provide for airport and airport supportive uses, and north of the Seaton Community lands, and the surrounding area is therefore planned to accommodate future employment growth with close proximity to existing and future servicing infrastructure.</p>

APPENDIX 2

ASSESSMENT OF DURHAM REGION REPORT #2021-P-7 APPENDIX C: SETTLEMENT AREA BOUNDARY EXPANSION – EVALUATION CHART

Criteria	Growth Plan, 2019	Durham Regional Official Plan	Additional Considerations	Assessment 2110 Concession 7, Pickering
Demonstration of Need for the Expansion	<p>2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:</p> <p>a) based on the minimum intensification and density targets in this Plan and a lands needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this plan are not available through intensification and in the designated greenfield areas:</p> <p>i) within the upper- or single tier municipality, and</p> <p>ii) within the applicable lower-tier municipality;</p> <p>b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided in policy 2.2.8.2 a), while minimizing land consumption, and</p> <p>c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of this Plan.</p>	<p>7.3.11: Expansions to the Urban Area boundaries beyond those shown on Schedule 'A' – Regional Structure shall only occur through a comprehensive review of this Plan having regard for the following:</p> <p>e) the population and employment forecasts established by the Plan;</p> <p>f) the growth management objectives of Policy 7.3.9; (refers to minimum intensification target, minimum designated greenfield area density target, and target employment growth for employment areas);</p> <p>g) the ability to provide for a minimum 10-year housing and employment land needs Region-wide, with logical and sequential development patterns. Where an area municipality has no opportunities for Urban Area Boundary expansion, this policy shall not be construed to provide justification for Employment Area designation conversions to satisfy residential unit demand on an area municipal basis;</p> <p>n) the ability of the existing designated Urban Area land base to accommodate the growth forecasts of Policy 7.3.3 in accordance with relevant density and intensification targets of this Plan;</p> <p>o) the expansion makes available sufficient lands for a time horizon not exceeding 20 years;</p>	<p>Evaluation will implement the requirements of the Growth Plan, 2019, where the Regional Official Plan reflects targets from the Growth Plan, 2006 and are therefore out of date and require updates (forecast, horizon, density and intensification targets, unit supply)</p>	<p>Consistent with Section 2.2.8.2 of the Growth Plan, Regional Council adopted growth Scenario 2a following the completed land needs assessment in May 2022 through the Envision Durham Municipal Comprehensive Review. The Land Needs Assessment identified a Community Area urban land need of 2,600 hectares and Employment Area land need of 1,171 hectares within Durham in order to adequately accommodate planned growth to 2051. The inclusion of the Subject Lands within the Urban Area Boundary is a logical extension of employment uses given proximity to the future Pickering Airport Lands and associated transportation infrastructure, and will contribute to the Region's employment land need.</p>

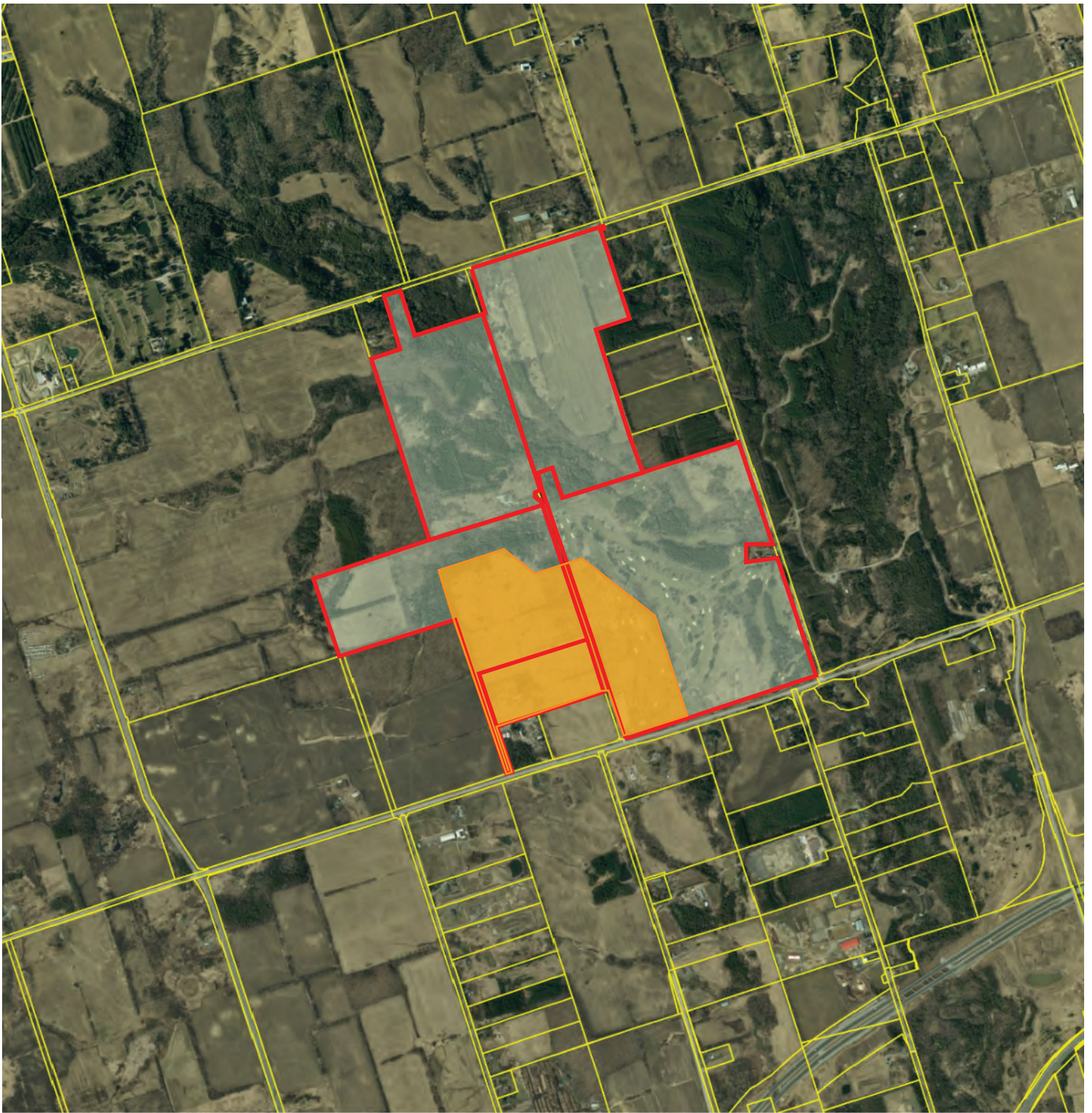
Determining most appropriate locations for expansion based on Feasibility	2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined based on the comprehensive application of all of the policies of this Plan.	7.3.11: Expansions to the Urban Area boundaries beyond those shown on Schedule 'A' – Regional Structure shall only occur through a comprehensive review of this Plan having regard for the following:		As noted, the Land Needs Analysis completed by Durham Region and Scenario 2a endorsed by Council identified an employment area land need of 1,171 hectares. The Subject Lands are requested for inclusion in the Urban Area Boundary through the current Envision Durham municipal comprehensive review.
Feasibility – infrastructure and public service facilities	2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities;	7.3.11 c) existing or committed infrastructure;	Proximity to existing or planned transit and active transportation infrastructure.	The Subject Lands are proposed to be included as employment lands within the Urban Area Boundary, and are located within close proximity to the Highway 407 transportation corridor and future Pickering Airport lands which support goods movement and economic development. Inclusion of the Subject Lands within the Regional Urban Area Boundary will allow more detailed study, an assessment of appropriate servicing and public service facility options, and support future further study of the Pickering Airport lands and surrounding area.
Feasibility – water, wastewater, and stormwater.	2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;	7.3.11 d) financial capability of the Region;	The need to expand or extend public infrastructure is minimized.	The Subject Lands are located in proximity to the future Pickering Airport Lands, as well as to the recently extended Highway 407 transportation corridor. Water, wastewater, and stormwater servicing facilities will be studied in detail as part of future Secondary Planning exercises following inclusion of the lands within the Regional Urban Area Boundary.
Feasibility – watershed conditions, water resource system	2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;	7.3.11 j) the ability to service the area with full municipal water and sewerage services.		Inclusion of the Subject Lands within the Regional Urban Area Boundary will allow more detailed study and an assessment of appropriate servicing options.
Feasibility – key hydrologic areas and Natural Heritage System for the Growth Plan, other environmental areas/features	2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resources system, including the quality and quantity of water.			As identified in the Natural Heritage Opportunities and Constraints Analysis prepared by Beacon Environmental, the Subject Lands contain non-evaluated wetlands and non-significant woodlands. The development potential of the Subject Lands has been evaluated in the context of the required vegetative protections zones and associated buffers/setbacks. While these features are present on a small portion of the Subject Lands, the majority of the Subject Lands, as confirmed in the Constraints Analysis, are free of natural heritage features and the required buffers, and represent developable land

				currently consisting of open agricultural areas, cultural meadow, and active golf course.
Feasibility – Key Hydrological areas and Natural Heritage System for the Growth Plan, and other environmental areas/features	2.2.8.3 e) key hydrological areas and the Natural Heritage System for the Growth Plan should be avoided where possible;	7.3.11 b) impact on the natural environment in accordance with the relevant policies of Section 2;		As identified in the Natural Heritage Opportunities and Constraints Analysis prepared by Beacon Environmental, there are existing hydrological areas within the Subject Lands, and the associated buffers have been identified. The Environmental Report confirms that the majority of the Subject Lands are free of natural features and required buffers, and represent developable land free of constraint.
Feasibility – Prime Agricultural Areas	2.2.8.3. f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following: i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;	7.3.11 h) where possible, avoid prime agricultural areas, and as an alternative consider lower priority lands in prime agricultural areas. Where it is not possible to avoid prime agricultural lands, the location of urban boundaries will make use of natural or man-made features such as road allowances, valley lands and other natural features to mitigate potential conflicts between urban and agricultural uses;		The Subject Lands are currently occupied by open agricultural areas, cultural meadow, and active golf courses. The majority of the Subject Lands consist of soil classes 1 and 2, however, the Subject Lands are not identified as specialty crop areas. It is noted that the Subject Lands are located in close proximity to the federally owned Pickering Airport Lands, intended for future development of airport and related uses. The Subject Lands are also currently fragmented by existing golf course uses. Accordingly, development of the Subject Lands is not expected to have a significant impact on agricultural areas, and any potential impacts are mitigated by the location of existing natural features and road allowances.
Feasibility – Impacts on Agricultural uses	2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;			There are no known livestock operations in proximity to the Subject Lands.
Feasibility – Resources and Public Health and Safety	2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;			There are no known livestock operations in proximity to the Subject Lands and the lands are not a specialty crop area. As only a small portion of the Subject Lands is currently farmed, the removal of the Subject Lands from the agricultural base is not expected to impact the agri-food network or nearby agricultural operations. Future development will be required to complete an Agricultural Impact Assessment to confirm and mitigate any potential impacts of site development on surrounding agricultural uses.

Feasibility – Other provincial plans and source protection plans	2.2.8.3 i) the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety of the PPS are applied;	7.3.11 i) the aggregate resource capability of the area;		There are no known mineral aggregate resources or petroleum wells on or in proximity to the Subject Lands.
Feasibility – Greenbelt Plan limitations	2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan;			The Subject Lands are located outside of the areas of the Greenbelt, Oak Ridges Moraine, Niagara Escarpment, and Lake Simcoe Protection Plan areas.
	2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: i. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area; iii. the proposed expansion would support the achievement of complete communities or the local agricultural economy; iv. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; v. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and,	7.3.11 k) for Urban Areas located within the Protected Countryside of the Greenbelt Plan Area, subsequent to the 10-year Greenbelt Plan review, the environmental assessment in support of expanded sewage and water services must be completed or approved prior to amending the Urban Area boundary, and the expansion must not extend into the Greenbelt Natural Heritage System, and the expansion is subject to the relevant provisions of the Greenbelt Plan. 7.3.11 l) Urban Areas outside the Greenbelt Plan Area are not permitted to expand into the Greenbelt Plan Area;		The Subject Lands are not located within the Protected Countryside of the Greenbelt Plan area.

	vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.			
		7.3.11 a) The Regional Structure established by this Plan	The Settlement Area Boundary Expansion represent a contiguous, orderly, and logical expansion to the existing Settlement Area Boundary.	The inclusion of the Subject Lands within the Urban Area Boundary of the Regional Official Plan represents the orderly and logical expansion of the existing Settlement Area Boundary. The Subject Lands are located immediately east of the Federally owned Pickering Airport Lands, intended for future development of airport and related uses. The Subject Lands are located north of the Seaton Community lands in Pickering, and outside of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan as required by the policies of the Regional Official Plan, and are located within the whitebelt lands of the City of Pickering. The Subject Lands are located in close proximity to the Highway 407 transportation corridor, supportive of future employment uses due to proximity to the goods movement network and future airport access.
		7.3.11 p) where a comprehensive review of this Plan includes consideration of lands for Urban Area expansion within the City of Pickering east of the Pickering Airport lands, outside of the Greenbelt Plan, the following additional matters will be assessed and evaluated at that time: i. the amount and rate of development that has occurred in the Seaton Community; and ii. the preparation and completion of a watershed plan update for the East Duffin and Carruthers Creek watersheds.		As noted, the Subject Lands are located east of the Pickering Airport Lands, just north of the Seaton Community lands. The Seaton Community are currently in development, and have been since 2017. Inclusion of the Subject Lands within the Regional Urban Area Boundary will allow for more detailed study and progression of the watershed plan update for East Duffin.
			The Settlement Area Boundary Expansion contributes to context appropriate population and employment growth that considers balance and distribution across the Region.	The Subject Lands are appropriate for inclusion within the Regional Urban Area Boundary as they provide for developable and largely unconstrained employment lands within close proximity to transportation and future airport infrastructure. Scenario 2a of the Land Needs Assessment, endorsed by Regional Council, confirmed the need for an additional 1,171 hectares of new employment area in order to accommodate growth in the Region to 2051, therefore the requested inclusion of the Subject Lands supports Regional Council direction and

				an appropriate balance and distribution of new employment lands as identified in the Land Needs Assessment.
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Data Source: First Base Solutions Aerial Flown 2021

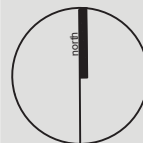
**Figure 1
Location Map**

LEGEND

- ClubLink Corporation ULC Lands
- Subject Lands (Boundary Expansion Request)

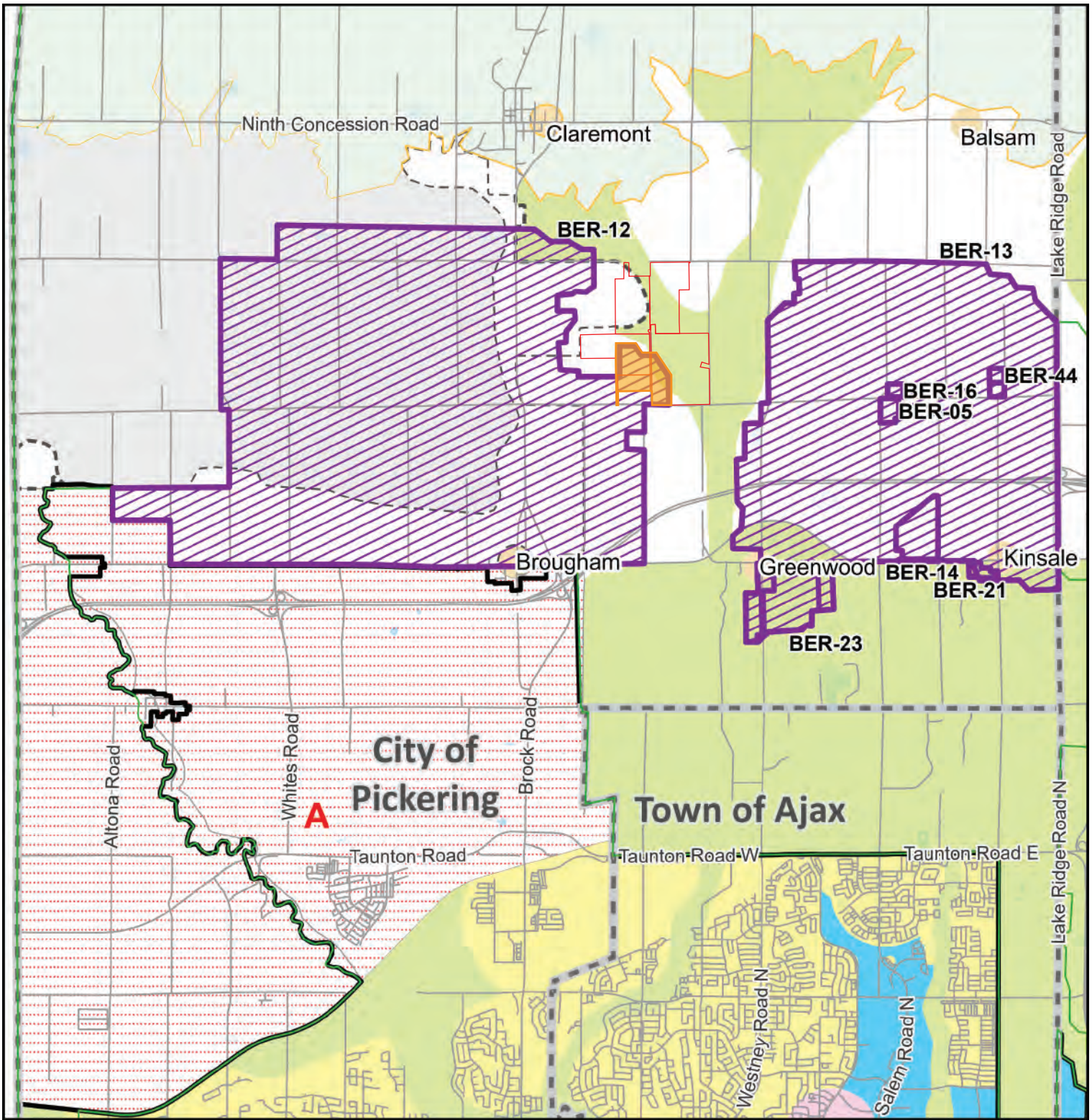
DATE: August 30, 2022

SCALE: Not to Scale



**2110 Concession 7
Pickering, Ontario**


MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
442 BRANT ST, SUITE 204, BURLINGTON, ON, L7R 2G4
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Data Source: First Base Solutions Aerial Flown 2021

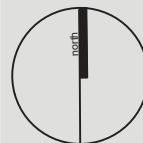
Figure 2
Boundary Expansion
Request Lands

LEGEND

- ClubLink Corporation ULC Lands
- Subject Lands (Boundary Expansion Request BER-12)

DATE: August 30, 2022

SCALE: Not to Scale



2110 Concession 7
Pickering, Ontario


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GUIDING SOLUTIONS IN THE
NATURAL ENVIRONMENT

Natural Heritage Opportunities and Constraints Analysis Cherry Downs Golf Club 2110 Concession 7, City of Pickering, Region of Durham

Prepared For:

ClubLink Corporation ULC

Prepared By:

Beacon Environmental Limited

Date: *Project:*

September 2022 221158

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1. Introduction

Beacon Environmental Limited (Beacon) was retained by ClubLink Corporation ULC to prepare a Natural Heritage Opportunities and Constraints Analysis for a portion of the lands located at 2110 Concession 7 (the "Subject Lands") to be included within the Urban Area Boundary through Phase 2 of the Envision Durham Growth Management Study, as a supplemental information package to request BER-12 made by Pickering Council in September 2021. **Figure 1** provides location maps of the Subject Lands and identify the portion of land requested for inclusion within the Urban Area Boundary through BER-12.

The subject lands are an area of approximately 39 hectares (97 acres). The subject lands are currently zoned as prime agricultural and Active Recreational Areas (Golf Course).

The purpose of this review is to provide an assessment of the natural heritage conditions on and adjacent to the subject lands, and to identify those areas that may pose potential development constraints. While the subject lands are primarily comprised of agricultural lands and golf course, they include natural features such as wetlands, watercourses, woodlands and potential habitat for threatened and endangered species. The subject lands fall within the jurisdiction of the Toronto and Region Conservation Authority (TRCA) and are regulated based on the presence of natural heritage features.

Based on our review of the property, as well as the Region and 'City's criteria, we are of the opinion that these lands are suitable for inclusion within the Urban Area Boundary for employment uses subject to the completion of seasonal field surveys.

The information and preliminary assessment presented here is intended to provide the necessary background information required for a due diligence study, and it can be used to address the natural heritage requirements for subsequent phases of planning and design in support for future development of the subject lands. Beacon has completed a review of the relevant policy documents and has undertaken reconnaissance level site visits in order to provide the following analysis.

2. Policy Review

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

2.1 Provincial Policy Statement (2020)

Section 2.0 of the Provincial Policy Statement (PPS) provides direction to regional and local municipalities regarding planning policies specifically for the protection and management of natural heritage features and resources.

Section 2.1 of the PPS describes eight natural heritage features and provides planning policies for each. The Natural Heritage Reference Manual (MNR 2010) is a technical document used to help assess the natural heritage features listed below:

- Significant wetlands;
- Significant coastal wetlands;
- Significant habitat of endangered and threatened species;
- Fish habitat;
- Significant woodlands;
- Significant valleylands;
- Significant Areas of Natural and Scientific Interest (ANSIs); and
- Significant wildlife habitat.

Each of these features is afforded varying levels of protection subject to guidelines, and in some cases, regulations. Identification of the various natural heritage features noted above is a responsibility shared by Ministry of Natural Resources and Forestry (MNR), Ministry of Environment Conservation and Parks (MECP), Fisheries and Oceans Canada (DFO) and the local planning authority.

MNR is responsible for the identification of Provincially Significant Wetlands (PSW) and ANSIs, while MECP is responsible for the confirmation of habitat of endangered species and threatened species, and for its regulation under the *Endangered Species Act* (ESA).

Local and regional planning authorities are responsible for the identification of Significant Woodlands, Significant Valleylands, and Significant Wildlife Habitat (SWH), with support from applicable guidance documents (i.e., *Natural Heritage Reference Manual* [MNR 2010]; *Significant Wildlife Habitat Technical Guidelines* [MNR 2000]; and *Significant Wildlife Habitat Criteria for Ecoregion 6E*, [MNR 2015]). Local and regional planning authorities in southern Ontario also typically work with their local conservation authority to identify and confirm significant natural heritage features that may have significance at the local or regional level. Identification and verification of fish habitat is now self-regulated although enforcement of the related policies and regulations is still managed by MNR and regulated by the DFO.

In areas where significant natural heritage features are present, the boundaries of natural heritage features are further refined through site-specific studies undertaken as part of the planning process and in accordance with the requirements of municipal policies.

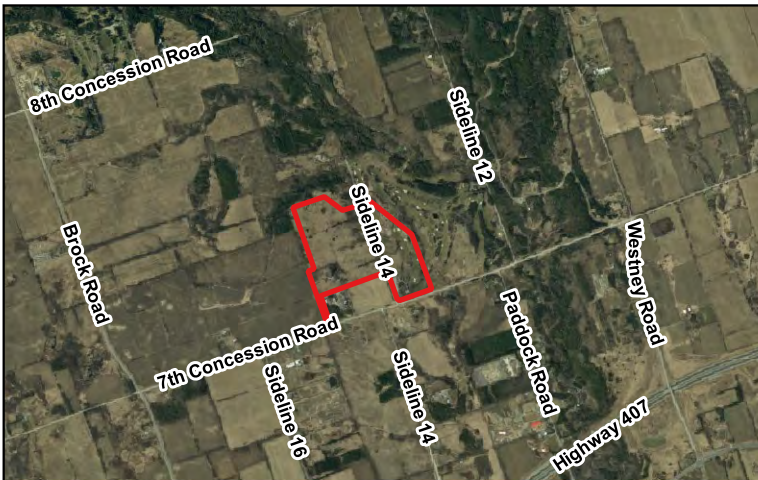
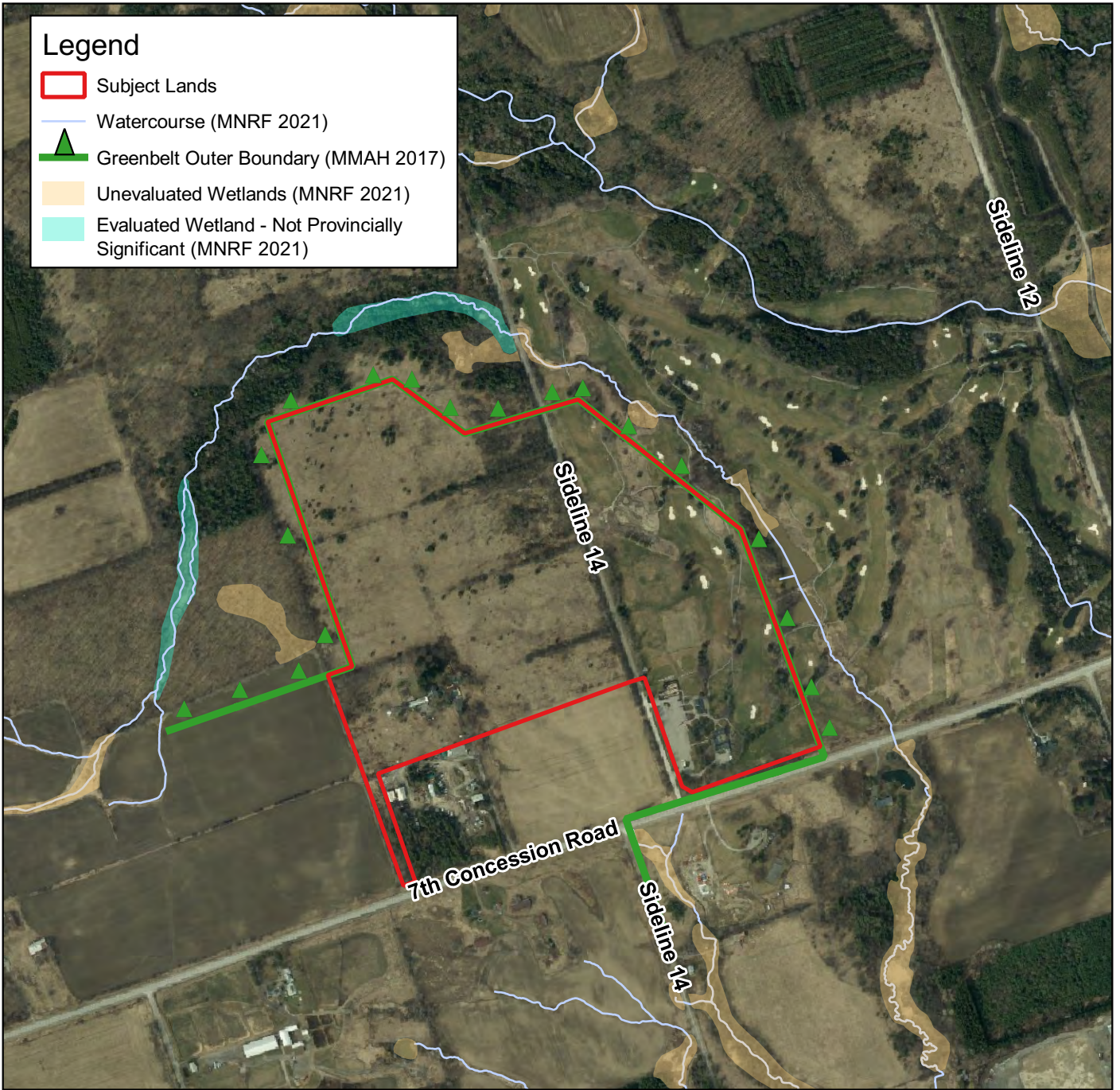
2.2 Region of Durham Official Plan (2020 Office Consolidation)

The Regional Municipality of Durham published its latest Official Consolidated Plan on May 26, 2020. It protects natural heritage features through a Greenlands system. According to the Official Plan:

The Greenlands System includes areas with the highest concentration of sensitive and/or significant natural features and functions. These areas are to be managed as a connected and integrated natural heritage system recognizing the functional inter-relationships between them. The main features of the Greenlands System, particularly the Oak Ridges Moraine, valley systems and the Waterfronts, shall be protected for their special natural and scenic features, their roles as predominant landscape elements in the Region and the recreational opportunities that they facilitate. Further, linking the waterfronts with the Oak Ridges Moraine through the connecting valley shall be a primary objective of the continuous Greenlands System, as is linking of the valley systems themselves.

Legend

- Subject Lands
- Watercourse (MNRF 2021)
- ▲ Greenbelt Outer Boundary (MMAH 2017)
- Unevaluated Wetlands (MNRF 2021)
- Evaluated Wetland - Not Provincially Significant (MNRF 2021)



Site Location		Figure 1
Cherry Downs Boundary Expansion Request		
BEACON ENVIRONMENTAL		Project: 221158 Last Revised: August 2022
Client: Clublink		Prepared by: BD Checked by: KQ
	1:10,000	Inset Map: 1:50,000
Contains information licensed under the Open Government License— Ontario Orthoimagery Baselayer: FBS Durham Region (2021)		

Greenlands include the following Key Natural Heritage Features (KNHF). The list of KNHFs is similar, but not identical, to the PPS list:

- Significant habitat of endangered and threatened, special concern and rare species;
- Fish habitat;
- Wetlands;
- Life Science ANSIs;
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat;
- Sand barrens, savannahs and tallgrass prairies; and
- Alvars.

The Region of Durham Official Plan also recognizes the following Key Hydrologic Features (KHF):

- Permanent and intermittent streams;
- Wetlands;
- Lakes and their littoral zones;
- Kettle lakes and their surface catchment areas;
- Seepage areas and springs; and
- Aquifers and recharge areas.

The study area is designated on Schedule A, 'Map A-4' Regional Structure of the Durham Region Official Plan as Prime Agricultural Areas. Key Natural Heritage and Hydrologic Features are identified on the subject property on Schedule B, 'Map B-1d'.

As per Section 2.3.14, the location and extent of KNHF/KHF may be further confirmed through an EIS. Section 2.3.15 states that development or site alteration is not permitted within a KNHF/KHF and its associated vegetation protection zone.

2.3 City of Pickering Official Plan (2018 Office Consolidation)

The City of Pickering published its latest Official Consolidated Plan (Edition 8) dated October 2018. It builds on the framework presented in the Region of Durham's Official Plan and protects natural heritage features through the Open Space System, which incorporates three types of natural areas: core areas, corridors and linkages.

The Natural Heritage System is comprised of and protects KNHF and Hydrologically Sensitive Features (HSF). KNHF and HSF for the City's Natural Heritage System are consistent with those identified in the PPS and Region of Durham Official Plan.

Land uses for Natural Areas in the Open Space System are restricted and include conservation, environmental protection, restoration, education, passive recreation, existing residential and agricultural uses. Table 3 discusses subcategories of the Open Space System and permissible uses, notes a new residential dwelling is permissible on a vacant lot in the Natural Area. Table 16 pertains to Rural Lands and also notes the permissibility of a dwelling.

Schedule I – Land Use Structure identifies the subject property as Active Recreational Areas and Prime Agricultural.

Schedule IIIA identifies the study area as Natural Heritage System , locally comprised of Significant Woodlands as per Schedule IIIB and Schedule IIIC.

Section 16.51 requires that within the Open Space System, outside of the Oak Ridges Moraine and the Seaton Urban Area, development or site alteration proposed within the minimum area of influence of a KNHF or HSF requires an environmental study to be completed. Table 18 summarizes the minimum area of influence and prescribes the following minimum protection zone for KNHF and HSF:

- **Wetlands** – all land within 30 metres of any part of the feature;
- **Fish habitat** - all land within 30 metres of any part of the feature;
- **Significant valleylands** - all land within 30 metres of any part of the feature;
- **Significant woodlands** – all land within 10 metres from the dripline of woodlands;
- **Permanent and intermittent streams outside the Pickering urban area** – all land within 30 metres of limit of the floodplain, whichever is the greater;
- **Seepage areas and springs** – all land within 30 metres of any part of the feature; and
- Any additional distances demonstrated as necessary through technical reports.

2.4 Toronto and Region Conservation Authority Regulations and Policies

2.4.1 Ontario Regulation 166/06 (2006)

The TRCA regulates land use activities in and adjacent to wetlands, watercourses and valleylands under Ontario Regulation 166/06 (Regulation for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the *Conservation Authorities Act*. A permit must be obtained from TRCA prior to development or site alteration within a regulated area. The subject lands are regulated for valleylands, wetlands and/or floodplain and/or other hazards.

2.4.2 Living Cities Policies (2014)

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) was approved by the Authority Board on November 28, 2014. The document replaced the TRCA's Valley and Stream Corridor Management Program.

The LCP contains policies related to terrestrial resources, water resources, natural features and areas, natural hazards, and potential natural cover and buffers. Section 7.3 contains 'TRCA's policies for how to define, protect, enhance, and secure a Natural Heritage System. The policies described in Section 7.3.1.4 have been identified with the goal of protecting lands that have the potential to be restored to enhance existing natural cover and manage natural hazards.

As per Section 7.3.1.4 of the LCP, the TRCA prescribes the following buffers to natural features and hazards as it may relate to the study area:

- **Valley or Stream Corridors** – a 10 m buffer from the greater of the long-term stable top of slope/bank, stable toe of slope, Regulatory flood plain, meander belt, and any contiguous natural features or areas;
- **Wetlands** – a 30 m buffer from provincially significant wetlands and a 10 m buffer for all other wetlands and any contiguous natural features or areas;
- **Woodlands** – a 10 m buffer from the dripline and any contiguous natural features or areas;
- Any additional distances prescribed by federal, provincial, or municipal requirements or standards (e.g., Greenbelt); and
- Any additional distances demonstrated as necessary through technical reports.

Brougham Creek main branch and tributaries are located adjacent to the subject lands, which generally flow north to south, and are comprised of valley sections occurring on the subject lands. Due to presence of these natural features, Policy 7.3.1(e) of the LCP requires the preparation of a comprehensive environmental study, if development is to occur. Erosion hazard limits may also be required by the LCP to the satisfaction of the TRCA for the development approval. Applicable policies can be found in Section 7.4.3 of the LCP.

2.5 *Endangered Species Act (ESA 2007)*

The MECP provides oversight of the ESA for the regulation of Species at Risk (SAR) in Ontario. Under the ESA, native species that are in danger of becoming extinct or extirpated from the province are identified as being extirpated, endangered, threatened or special concern. These designations are defined as follows:

- Extirpated - a species that no longer exists in the wild in Ontario but still occurs elsewhere;
- Endangered – a species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's *Endangered Species Act*;
- Threatened - a species that is at risk of becoming endangered in Ontario if limiting factors are not reversed; and
- Special Concern (formerly Vulnerable) - a species with characteristics that make it sensitive to human activities or natural events.

Under the ESA, protection is provided to threatened or endangered species and their habitat, as well as providing stewardship and recovery strategies for species. Permitting is required to conduct works within habitat regulated for threatened or endangered species. Species of Special Concern require management plans from the MECP but are not directly protected under the ESA.

3. Methodology

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.

- Ministry of Natural 'Resources' Natural Heritage Information Centre (NHIC) rare species database;
- Bird Studies Canada; and
- Herpetological Atlas.

Other sources of information were also consulted prior to commencing a field investigation including:

- Ministry of Natural 'Resources' Natural Heritage Information Centre (NHIC) rare species database;
- Aerial Photography;
- Bird Studies Canada; and
- Herpetological Atlas.

3.1.1 Desktop Species at Risk Assessment

In preparation for on-site investigations, Beacon conducted a desktop Species at Risk (SAR) assessment. Beacon reviews numerous information sources in a Geographic Information System (GIS) environment that facilitates an assessment of the likelihood that SAR and other significant natural heritage features and functions are present in an area of interest. This system allows Beacon to combine the most current information provided by Ministry of Natural Resources and Forestry (MNR) and MECP through the Land Information Ontario (LIO) portal with GIS layers from provincial floral and faunal atlases. All relevant layers can then be overlaid on the most recent high resolution orthoimagery. The screening process helps identify areas that can then be targeted (for example, potential habitat) during a field assessment to maximize the efficiency and effectiveness of on-site investigations. The following information sources were reviewed as part of the desktop screening:

- Provincially Tracked Species Layer (1 km grid) from LIO;
- 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 <https://www.ontario.ca/environment-and-energy/species-risk-ontario-list>;
- High Resolution aerial photography of the property; and
- Natural heritage and physical feature layers from Land Information Ontario (LIO), including wetlands (provincially significant and un-evaluated wetlands), watercourses with thermal regime, as well as other geospatial layers.

3.2 Field Investigations

A reconnaissance-level inventory of aquatic and terrestrial resources was conducted by Beacon ecologists on March 29, April 8 and 16, 2021, to document and field verify natural heritage features and general conditions of the subject lands based on background review. The purpose of this work was to confirm, to the extent possible given the timing of the surveys, the approximate limits of features, thus determining the presence or absence of natural heritage features.

A general habitat assessment for species at risk (SAR) and potential habitat was conducted at the time of the field investigations. The property was assessed with respect to the potential for habitat for species that might trigger the ESA.

3.3 Study Limitations

As the surveys were completed outside of the growing season, wetland delineation is approximate and seasonal surveys will be required to determine the precise limits of these features on the subject lands. The headwater drainage features only captured the first survey and additional surveys are required to confirm the form and function of these features.

Feature staking with the TRCA will be required in order to determine the precise limits of features on the subject lands should the lands be added to the urban area and redeveloped.

4. Natural Heritage Features

The findings of this study have been used to determine if the subject lands support any natural heritage components that are recognized under the Region of Durham Official Plan, the City of Pickering Official Plan and/or the regulations and policies of the TRCA (**Table 1**). The subject lands included in the Boundary Expansion Request (BER-12) as shown on **Figure 1** have been assessed as well as lands immediately adjacent as they relate to natural features, buffers and ecological functions..

Table 1. Assessment of Natural Heritage Features

Natural Heritage Feature	Assessment Criteria	Present on property?
Wetlands	A number of small, unevaluated wetlands are present. Wetlands are regulated by the TRCA and if over 0.5 ha, generally require retention <i>in situ</i> . Removal of unevaluated wetlands, if permitted, will require compensation.	Yes
Significant Woodlands	Significant woodlands in Pickering off the Oak Ridge Moraine are those areas which are ecologically or functionally important.	Potential, to be confirmed through seasonal surveys
Significant Valleylands	Valleys are associated with the Brougham Creek corridor. These woodlands meet the criteria to be considered significant based on their composition and contribution to the Natural Heritage System.	No
Significant Area of Natural and Scientific Interest	Duffins Creek Life Science Regional ANSI is located off-site to the east.	No
Non-significant Woodlands	All woodlands which do not meet the criteria to be significant.	Yes
Watercourses	Permanent and intermittent watercourses meet the criteria to be considered KHF's.	No

5. Constraint Analysis

Based on the results of the site reconnaissance, review of aerial photography and relevant natural heritage policy documents, a natural heritage constraints analysis was performed. The identified limits of any constraints are illustrated on **Figure 2**, along with areas requiring further study, and potential areas for land development. Buffers have been applied to natural features based on applicable policies and existing site conditions.

Tables 2 provides a summary of the natural heritage constraints on the subject lands and constraints are depicted on **Figures 2**

Table 2. Natural Heritage Constraints

Natural Heritage Feature	Vegetation Protection Zone	Level of Constraint
Significant Woodland	10 m from woodland dripline per 'City's Official Plan and 'TRCA's Living City Policies	High
Unevaluated Wetland < 0.5 ha	30 m on wetland edge per the 'City's Official Plan which exceeds the 10 m as per 'TRCA's Living City Policies	Further Study
Non-significant Woodland	10 m from woodland dripline per 'City's Official Plan and 'TRCA's Living City Policies	Further Study

5.1 High Constraint

High Constraint areas represent natural features and the vegetation protection zones that have been assigned to them under the existing natural heritage policies. Development would not be permitted in these areas which include an off-site significant woodland, and associated vegetation protection zone. These areas have been depicted in red on **Figure 2**.

Based on the results of the policy review and site reconnaissance a total area of **0.1 ha** represents areas of high constraint as shown on **Figure 2** and summarized above in **Table 2**.

5.2 Further Study

Areas that are subject to further study require additional information to confirm their function, limits and subsequent relevance to the developability of the property. This includes small isolated marginal wetland units which require seasonal surveys to confirm presence/extent, non-significant woodlands, contiguous vegetation with KNHF or KHF, TRCA mapped floodplain, and associated vegetation protection zones/setbacks.

Portions of the subject lands that have been classified as further study are depicted in yellow on the report figures.

Based on the results of the policy review and site reconnaissance a total area of **6.26 ha** represents potential features that require further study as shown on **Figure 2** and summarized above in **Table 2**.



Legend

- Subject Lands
- Ecological Communities
- Greenbelt Outer Boundary (MMAH 2017)
- Watercourse (MNR 2020)
- Wetlands (Beacon 2020)
- Wetlands + 30 m
- Significant Woodland Dieline (Beacon 2020)
- Significant Woodland +10 m
- Contiguous Vegetation + 10 m
- TRCA Floodline
- TRCA Floodline + 30 m
- High Constraint (0.1 ha)
- Further Study (6.26 ha)

Code	Wetland Communities
MAM	Meadow Marsh
SWT	Thicket Swamp
Forest Communities	
FOC	Coniferous Forest
FOD	Deciduous Forest
FOM	Mixed Forest
Cultural Communities	
CUM	Cultural Meadow
CUP	Plantation
CUT	Cultural Thicket
CUW	Cultural Woodland
Other Communities	
AG	Agricultural Crop
ANT	Anthropogenic
HE	Hedgerow

Constraints Analysis		Figure 2
Cherry Downs Boundary Expansion Request		
		Project: 221158 Last Revised: August 2022
Client: Clublink		Prepared by: BD Checked by: KQ
	1:3,500	
Contains information licensed under the Open Government License— Ontario Orthoimagery Basemap: FBS Durham Region (2021)		

5.3 Development Potential

Areas that are free of natural heritage features and required buffers provide opportunities for development (subject to application of other matters, specifically planning and engineering requirements). Based on the results of the policy review and site reconnaissance a total area of **33.1 ha** represents lands for potential development as shown on **Figure 2** and summarized above in **Table 2**.

5.4 Endangered and Threatened Wildlife

Species were taken into consideration through the desktop species at risk assessment undertaken by Beacon and further informed by field study. Potentially suitable habitat for endangered and threatened species was identified on and adjacent to the subject lands and included the following, all of which will require further study:

- Redside Dace (*Clinostomus elongatus*);
- Butternut (*Juglans cinerea*);
- Bobolink (*Dolichonyx oryzivorus*);
- Eastern Meadowlark (*Sturnella magna*);
- 'Henslow's Sparrow (*Ammodramus henslowii*);
- Eastern Whip-poor-will (*Antrostomus vociferus*);
- Endangered bats (Eastern Small-footed Myotis, *Myotis leibii*; Little Brown Myotis, *Myotis lucifugus*; Northern Myotis, *Myotis septentrionalis*; and Tri-coloured Bat, *Perimyotis subflavus*);
- Barn Swallow (*Hirundo rustica*); and
- Acadian Flycatcher (*Empidonax virescens*).

Redside Dace

The regulated area of a watercourse designated occupied or recovery Redside Dace habitat is defined as the meander belt plus 30 m. Only the watercourse itself is regulated for contributing habitat. In both cases, development of any kind is strongly discouraged within the regulated habitat, and may require a permit under the ESA. Any stormwater discharging to Redside Dace habitat will need to meet the quality control guidelines of the Ministry of Environment Conservation and Parks (MECP). Brougham Creek, located to the north and east of the Boundary Expansion Request Area has been identified as contributing Redside Dace habitat.

Threatened and Endangered Birds

Breeding bird surveys will be required to determine the potential presence of avian species protected under the ESA. Grassland habitat may support Bobolink and/or Eastern Meadowlark life cycles.

Barn Swallow are aerial insectivores that are often found in close association with human habitation and construct nests on vertical surfaces, including the rafters of barns, outbuildings such as sheds, or on the underside of bridges.

Suitable habitat may also present on or adjacent to the subject lands for Acadian Flycatcher, Henslow's Sparrow, and Eastern Whip-poor-will.

Seasonal surveys will be required in order to confirm presence/absence of avian species at risk.

Endangered Bats

There are four species of bats listed as endangered in Ontario: Little Brown Myotis (*Myotis lucifugus*), Tri-colored Bat (*Perimyotis subflavus*), Eastern Small-footed Myotis (*Myotis leibii*), and Northern Myotis (*Myotis septentrionalis*).

The methodology of the MNRF Guelph "District's *Bat and Bat Habitat Surveys of Treed Habitats*" (April 2017) guideline, was implemented to determine the potential for suitable bat habitat to occur within the study area. This document describes treed communities such as woodlands and treed swamps as potential habitat warranting further study.

In addition to the wooded habitats that may offer suitable habitat for these species, physical structures should be considered as well. During the day bats roost in trees and/or buildings depending on the species. They often select attics, abandoned buildings and barns as habitat for summer colonies where they can raise their young. Bats can squeeze through very small spaces (as little as six mm across) and utilize this ability to access many roosting areas. Bats hibernate from October or November to March or April, most often in caves or abandoned mines that are warm enough to remain above freezing.

6. Summary and Next Steps

The findings of this report are preliminary and represent a high-level review of the subject lands. Beacon has reviewed the existing natural heritage policies and studied the possible presence of KNHF/KHF on the subject property in rural Pickering through high-level field study and desktop analysis. This report identifies areas of high constraint, those requiring further study, as well as areas that are anticipated to be potentially developable from a natural heritage perspective. Identified features on or immediately adjacent to the property include significant woodlands, non-significant woodland, unevaluated wetlands, and potential habitat for threatened and endangered species. The level of constraint posed by each type of natural feature has been discussed and determined in accordance with the outermost feature and setback limit.

Based on our review of the property, as well as the Region and City's criteria, we are of the opinion that these lands are suitable for inclusion within the Urban Area Boundary for employment uses subject to the completion of seasonal field surveys and agency consultation to confirm feature limits.

A number of steps would be required in order to more accurately refine the constraint level present on the subject lands. Additional works should include:

- Seasonal Ecological Land Classification (ELC) to refine botanical community boundaries (June- September) and confirm small wetland pockets;

- Feature staking exercise with the TRCA to delineate woodland, wetland and top of bank (June-September);
- Comprehensive plant list to assess for rare species or those protected under the ESA;
- Breeding bird surveys to determine the presence of any species protected under the ESA, particularly those with grassland components (June); and
- Meander belt width study where Redside Dace habitat is present on or noted in proximity to the potentially developable lands.

Additional studies from others that may be requested by the City and/or the TRCA to confirm limits of development, based on observations during field investigations could include:

- Geotechnical analysis to identify the presence of any Long Term Top of Slope limits associated with the noted valleylands; and
- Floodplain Hazard Assessment to refine the TRCA mapped floodplain.

We trust that this information is sufficient at this time. Should you have any questions or require any additional information please contact the undersigned at (647) 637-7586 (Quinn).

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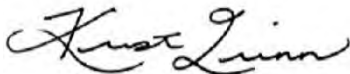
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