

September 15, 2023

488-23

Via Digital Upload

Attn: Honourable Paul Calandra
Minister of Municipal Affairs and Housing

c/o

Mr. Dellarue Howard
Community Planning and Development
Exter Road Complex 2nd Floor
659 Exeter Road
London, ON N6E 1L3

**RE: Request to Facilitate the Proposed Redesignation of the Subject Lands
4 Line & Highway 10, Melancthon, ON
ERO No. 019-7419**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of AJGL Group Inc., the owner of the subject lands municipally known as 4 Line & Highway 10, Melancthon, in the County of Dufferin.

On June 21, 2023, the Ministry of Municipal Affairs and Housing (MMAH) initiated an invitation for public consultation on Official Plan Amendment No. 2 (OPA 2) to the Dufferin County Official Plan. This amendment represents the first phase of the County's ongoing Municipal Comprehensive Review (MCR) and contains policy updates which establish intensification targets and allocate land for residential, commercial, and employment uses to the County's lower-tier municipalities; in keeping with the findings of a Land Needs Assessment prepared by WSP. On August 18, 2023, UrbanSolutions made a submission to the Ministry via ERO 019-7119 (Comment ID: 92801) recommending specific schedule changes to the DCOP to better align with the goals and objectives of the Province.

On August 16, 2023, the Province initiated a subsequent invitation for public consultation on the proposed Official Plan Amendment No. 3 (OPA 3) to the DCOP, which constitutes the second phase of the County's Municipal Comprehensive Review. OPA 3 was adopted by County Council on July 13, 2023 via By-law No. 2023-43 and contains corresponding policy and land use schedule updates which implement the aforementioned Land Needs Assessment. The subject lands, as described below, are well-suited for future growth as will be discussed throughout the remainder of this Letter. In keeping with our office's previous submission to the Ministry via ERO 019-7119, this Letter will conclude with specific changes recommended to OPA 3 to better align with the goals and objectives of the Province.

Site & Surrounding Context

The subject lands have a total area of approximately 56.7 hectares (140.2 acres) and are predominantly comprised of vacant agricultural land. The lands are bounded by Highway 10 and vacant agricultural land

to the north, a new low-rise residential subdivision located within the existing Urban Settlement Area directly to the east, and both agricultural lands and single detached dwellings to the south and west.

It should be noted that while a large portion of the subject lands comprises a parcel currently owned by the proponent (as indicated by the red-shaded area in Figure 1), three (3) smaller parcels along the westerly property line are not currently owned by the proponent (as indicated by the yellow-shaded area in Figure 1). In taking a comprehensive approach to planning matters associated with this submission, both parcels collectively comprise the “subject lands”, as described herein.

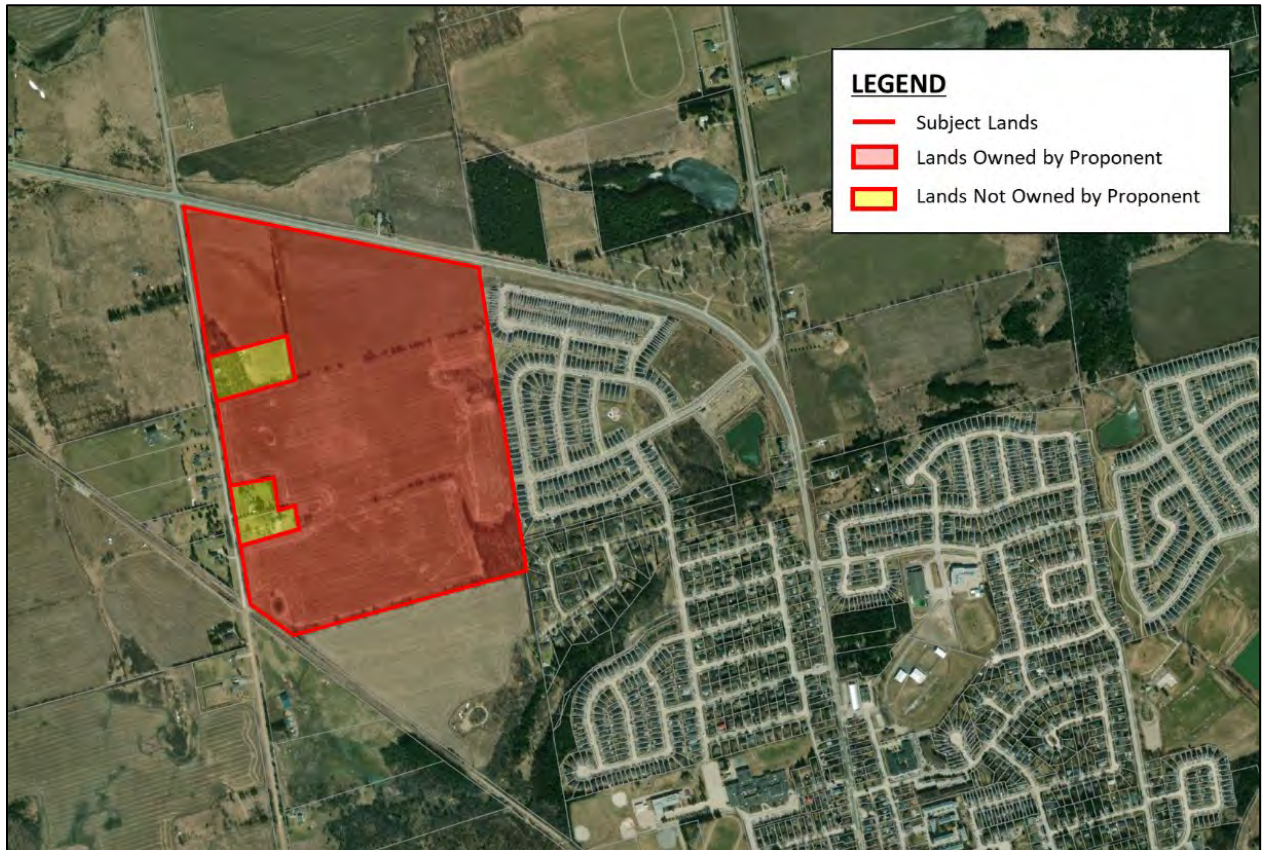


Figure 1 – Subject Lands and Surrounding Context Map

As previously noted, the subject lands are located directly northwest of an existing Urban Settlement Area, as outlined in Figure 2.

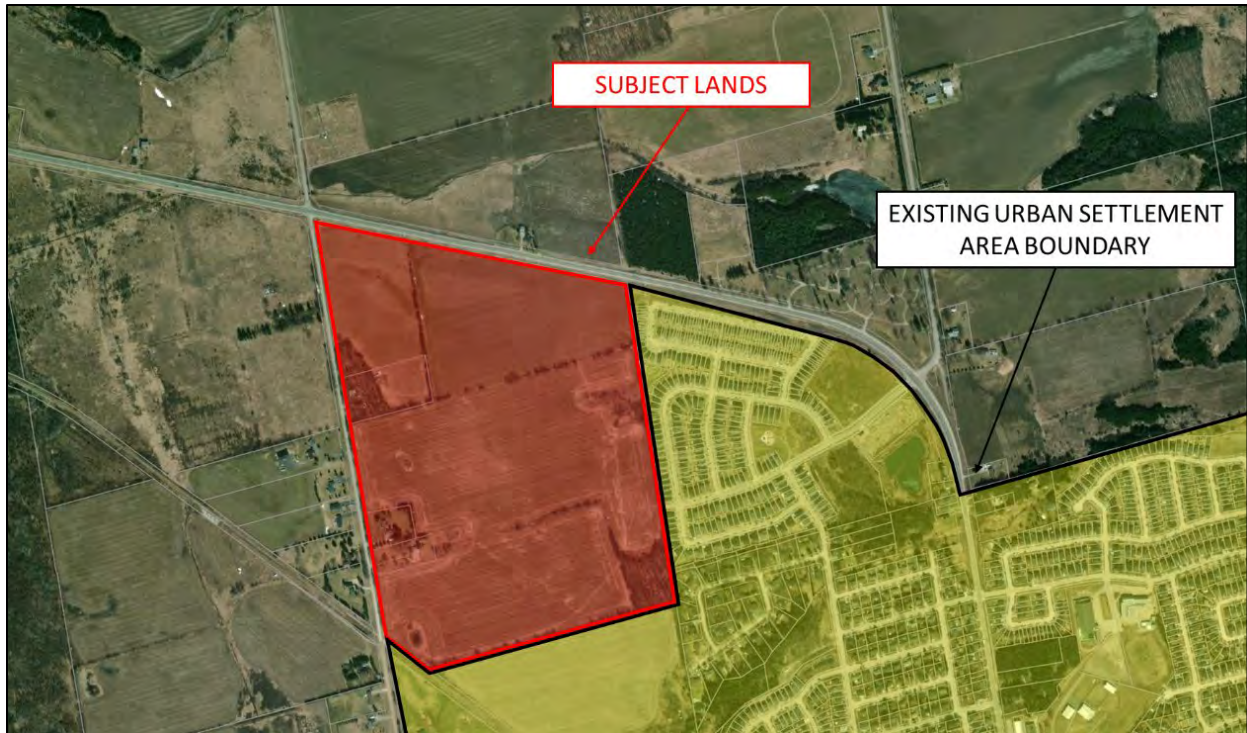


Figure 2 – Subject Lands in Proximity to the Existing Urban Settlement Area Boundary

The lands located directly southeast of the subject lands within the existing Urban Settlement Area are comprised of a newly constructed low-rise residential subdivision, beyond which is a grocery store; elementary school; high school; community centre; numerous public parks; and a variety of other urban commercial and retail uses.

Existing Planning Policy Framework

Province of Ontario

To address current housing supply concerns, the Province of Ontario has established the Housing Supply Action Plan and the *More Homes Built Faster Act*; which has been given Royal Assent. This Plan is part of a long-term strategy to help build more homes and make life more affordable for families across Ontario.

Dufferin County Official Plan

The subject lands are currently designated 'Countryside Area' on Schedule B – Community Structure of the Dufferin County Official Plan (DCOP). It should be noted that the portions of the site currently designated 'Countryside Area' on Schedule B are also designated 'Agricultural Area (S. 4.2) on Schedule C – Agricultural Area and Rural Lands of the Dufferin County Official Plan.

Township of Melancthon Official Plan

The subject lands are currently designated 'Agricultural' and 'Environmental Conservation' on Schedule A-1 – Land Use and Roads Plan of the Township of Melancthon Official Plan.

Township of Melancthon Zoning By-law No. 12-1979

The subject lands are currently zoned 'Development', 'Open Space', 'Recreation', Residential Type Five Exception Two', 'Residential Type Three Exception Three', 'Residential Type Three Exception Two' in the Township of Melancthon Zoning By-law No. 12-1979.

Background Studies

Preliminary Scoped Natural Heritage Due Diligence Memorandum and Constraints Map

A Preliminary Scoped Natural Due Diligence Memorandum and corresponding Constraints Map prepared by Palmer is enclosed within Appendix A of this Letter. The Memo indicates that the subject lands contain two forested areas in the northwest and southeast corners, as well as a potential wetland feature in the southwest corner that requires further investigation to determine potential constraints. The Memo also concludes that future Breeding Bird Surveys will be required in the appropriate season to assess the potential need for species at risk compensation. A future Environmental Impact Study (which will be secured through the future Draft Plan of Subdivision and Zoning By-law Amendment application processes) will be required to finalize the limits of Natural Heritage features identified on site and confirm the ultimate development limits of the subject lands.

Site Servicing Investigation Letter

A Site Servicing Investigation Letter prepared by SCS Consulting Group Ltd. is enclosed within Appendix B. The Letter concludes that the subject site can either be serviced from the existing municipal water and wastewater system located east of the site (subject to confirmation of capacity and allocation by the Town of Shelburne), or by having a new wastewater treatment facility constructed on the subject lands which would outlet to an on-site effluent bed for sub-surface discharge in accordance with provincial guidelines. In both scenarios, the Letter confirms that a future Hydraulic Analysis will be necessary to confirm the appropriate infrastructure sizing and configuration required to provide adequate supply and pressure to service future development and to confirm that the existing water storage and supply infrastructure is adequate to service the subject lands.

Planning Merit

As previously noted, OPA 3 was approved by Council on July 13, 2023 via By-law No. 2023-43. This amendment constitutes Phase II of the County's ongoing Municipal Comprehensive Review and is intended to update the policies and land use schedules of the Official Plan to conform with the County's population and employment growth projections contained in Schedule 3 of the Growth Plan – which is forecasted to reach a total of 95,000 residents and 39,000 jobs by 2051.

As previously noted, WSP completed a Land Needs Analysis (LNA) in support of the Dufferin County Municipal Comprehensive Review to allocate the forecasted population and employment growth to each of the County's eight (8) lower-tier municipalities, and ultimately determine whether (and to what extent) settlement area expansions are necessary. Using growth estimates generated by Metro Economics, as well as the findings of a high-level review of building permit data, the Analysis projects that the County will require an additional 10,339 dwelling units to accommodate forecasted population growth to 2051 (26,700 people). Of this total, the Analysis allocates 94% (9,757 units) to existing settlement areas and the remaining 6% (582 units) to rural areas outside of settlement areas (Table 1):

	Total Dwelling Demand 2021 to 2051	% of Dwelling Units Outside Settlement Areas	Dwelling Units Outside Settlement Areas	Dwelling Units Inside Settlement Areas
Amaranth	1,140	19%	216	924
East Garafraxa	354	26%	92	263
Grand Valley	2,445	0%	0	2,445
Melancthon	227	43%	99	129
Mono	180	55%	98	82
Mulmur	298	26%	79	219
Orangeville	3,620	0%	0	3,620
Shelburne	2,075	0%	0	2,075
County Total	10,339	6%	582	9,757

Table 1 – Exhibit 4 from Dufferin County’s Land Needs Assessment Report (July 13, 2022)

Based on the allocations outlined in Table 1, as well as the fact that the Growth Plan mandates a 40% County-wide intensification target within Delineated Built-up Areas, the Analysis concluded that the current density levels prescribed by the DCOP are insufficient to accommodate the allocated growth within the existing land supply. Accordingly, the Analysis recommends that each municipality update its minimum intensification targets in accordance with Table 2 below:

	Current DCOP Minimum Intensification Target	Proposed OPA 2 Minimum Intensification Target
Grand Valley	12%	40%
Orangeville	50%	60%
Shelburne	38%	48%

Table 2 – Current vs. Proposed Intensification Targets within Grand Valley, Orangeville, and Shelburne

The proposed minimum intensification targets outlined in Table 2 were then applied to the total forecasted unit demand (2021-2051) within Grand Valley, Orangeville, and Shelburne which produced a value of 4,146 units. Based on an estimate of remaining unit capacity within each municipality (as outlined in Appendix A of the Analysis), a capacity shortage of 2,187 units was identified across the County’s existing Delineated Built-up Area. Accordingly, the Analysis recommended that Grand Valley, Orangeville, and Shelburne increase their intensification targets beyond what is outlined in Table 2 to achieve forecasted growth. Similarly, the Analysis identified a 1,467 unit capacity shortage across the County’s Designated Greenfield Areas (lands within settlement areas and outside the delineated built boundary) based on forecasted growth, and recommended settlement area boundary expansions for Grand Valley and Shelburne accordingly.

While it is recognized that the above-noted strategy and recommendations are intended to accommodate the full extent of the County’s forecasted growth, it should be noted that such will be contingent on having each municipality achieve ambitious density targets. For reference, OPA 2 establishes an intensification target of 40% for Grand Valley’s delineated built-up area whereas the current DCOP prescribes a target of only 12% for the municipality (Table 2). Should the County be unable to accommodate 40% of growth within its Delineated built-up Areas, additional urban land will be required to accommodate forecasted growth.

In light of the current housing crisis and provincial directives outlined in the *More Homes Built Faster Act*, it is important to plan for additional urban residential land due to the inherent challenges associated with achieving a 40% County-wide intensification target (given historic development patterns within the County). As such, Appendices C through N of this Letter include recommended map changes to Draft Schedules B, B1, C, E, and E1 of the New Dufferin County Official Plan (via OPA 3) which removes the subject lands' existing 'Countryside Area (S.4.0)' and 'Prime Agricultural (S.4.2)' designations and adds them to Urban Settlement Area designation. Subsequent map changes are also recommended to Schedules A, D, F, G, H, H1, and Appendix 3 of the County's current Official Plan, which are required to fully realize the recommended redesignation.

In keeping with the Provincial Housing Supply Action Plan, ERO No. 019-7419 presents an opportunity to further revise Dufferin County's Official Plan by adding the subject lands to the Urban Settlement Area designation in order to realize their full development potential. Further, the proponents have indicated the potential for the subject lands to be developed with affordable modular housing units which can be brought on stream quicker than traditional dwelling types; thus, achieving the objectives of the Province's *More Homes Built Faster Act*.

In considering the expansion or creation of a new settlement area through a municipal comprehensive review process, Section 1.1.3.8 of the Provincial Policy Statement states that the following must be demonstrated:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in prime agricultural areas:
 1. the lands do not comprise specialty crop areas;
 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent to or close to the settlement area are mitigated to the extent feasible.

The above-noted policies relating to existing prime agricultural areas are satisfied in that the subject lands represent a natural extension of the existing Urban Settlement Area boundary located directly to the southeast. Additionally, the future Draft Plan of Subdivision and Zoning By-law Amendment applications will provide the necessary tools to mitigate any impacts of the proposed urban uses on any nearby agricultural operations. This includes ensuring compliance with the minimum distance separation formulae established by the Province. Further, the enclosed Site Servicing Investigation Letter prepared by SCS Consulting Group Ltd. concludes that the subject site can be serviced by the existing municipal water and wastewater system located to the east of the site (subject to confirmation of capacity and

allocation by the Town of Shelburne), or by having a new municipal system constructed on the subject lands; thus, satisfying the above policies relating to infrastructure.

As previously noted, the Land Needs Assessment completed by WSP as a part of Dufferin County's Municipal Comprehensive Review identified specific intensification targets (and subsequent settlement area boundary expansions) that would be required to accommodate population and employment growth targets established by the Growth Plan. We believe that achieving these intensification targets will prove difficult given historic development trends within the County and that it is therefore important to plan for additional residential land. The recommended redesignation of the subject lands in the County's New Official Plan via OPA 3 will support the Province's goal of building 1.5 million homes over the next 10 years.

Recommended Changes to Dufferin County's New and Current Official Plan

Based on the above, UrbanSolutions recommends the following map changes to Dufferin County's New Official Plan via OPA 3:

1. To amend Draft Schedule B of OPA 3, being 'Draft Schedule B – Community Structure and Land Use' by redesignating the subject lands from 'Countryside Area (S.4.0)' to 'Urban Settlement Area' as shown in Appendix C.
2. To amend Draft Schedule B1 of OPA 3, being 'Draft Schedule B1 – Community Structure and Land Use' by redesignating the subject lands from 'Countryside Area (S.4.0)' to 'Urban Settlement Area' as shown in Appendix D.
3. To amend Draft Schedule C of OPA 3, being 'Draft Schedule C – Prime Agricultural Areas and Rural Lands' by redesignating the subject lands from 'Prime Agricultural Area (S.4.2)' to 'Urban Settlement Area' as shown in Appendix E.
4. To amend Draft Schedule E of OPA 3, being 'Draft Schedule E – Natural Heritage Features' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix F.
5. To amend Draft Schedule E1 of OPA 3, being 'Draft Schedule E1 – Natural Heritage System' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix G.

Additionally, the following subsequent map changes to Dufferin County's current Official Plan would also be required to implement the above-noted map changes to the County's New Official Plan via OPA 3:

1. To amend Schedule A of the Dufferin County Official Plan, being 'Schedule A – Provincial Plan Areas' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix H.
2. To amend Schedule D of the Dufferin County Official Plan, being 'Schedule D – Mineral Aggregate Resource Areas' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix I.

3. To amend Schedule F of the Dufferin County Official Plan, being 'Schedule F – Human-Made Hazards' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix J.
4. To amend Schedule G of the Dufferin County Official Plan, being 'Schedule G – Transportation' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix K.
5. To amend Schedule H of the Dufferin County Official Plan, being 'Schedule H – Active Transportation' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix L.
6. To amend Schedule H1 of the Dufferin County Official Plan, being 'Schedule H2 – Active Transportation' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix M.
7. To amend Appendix 3 of the Dufferin County Official Plan, being 'Appendix 3 – Potential Forest Hazard Classification for Wildland Fire' by adding the subject lands to the 'Urban Settlement Area' designation as shown in Appendix N.

Thank you for the opportunity to provide these comments. Please feel free to contact the undersigned to discuss the matter further.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, M.PL, BA (Hons)
Planner

cc: AJGL Group Inc. (via email)

Appendix A – Preliminary Scoped Natural Heritage Due Diligence
Memorandum
Prepared by Palmer

Memorandum

Date: February 14, 2023

Project #: 2103404

To: Eric Silverman, Roxborough Developments Ltd.

From: Jesse Snider, Karisa Tyler, Dirk Janas (Palmer)

Re: Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites

Palmer is pleased to provide this Natural Heritage Due Diligence memorandum for two properties located within Dufferin County (the Subject Properties – **Figures 1.A and 1.B**). The follow property summaries and descriptions are provided:

Subject Property A – 4th Line and Highway 10, Melancthon

Subject Property A is located at the southeast corner of Highway 10 and 4th Line (PIN: 341330027; ROLL NUMBER: 221900000609100).

Subject Property B – 173384 County Road 25, Grand Valley

Subject Property B is located at 173384 County Road 25 (PIN: 340700109; ROLL NUMBER: 220400000108700), north of the Town of Grand Valley.

This memo contains the results of preliminary scoped assessment of existing natural heritage features, review of applicable environmental policies, and provides a preliminary assessment of the amount of potentially developable land on each property. Further field investigations and policy assessment would be required to further refine the development opportunities and constraints.

One of the properties, Subject Property A, occurs within the planning area for the Nottawasaga Valley Conservation Authority (NVCA) and includes regulated lands. Subject Property A has regulated lands in the northwest corner of the property (see **Figure 2.A**). The other property, Subject Property B, occurs within the planning area for the Grand River Conservation Authority (GRCA) and includes regulated lands. Subject Property B has regulated lands in the northeast corner of the property, near the drainage culvert under County Road 25 (see **Figure 2.B**).

Proposed development on the Subject Properties will require conformity with applicable policies and regulations. The objectives of this Due Diligence Assessment are to:

- Conduct a preliminary review of available background information;
- Provide an initial characterization of the existing environmental conditions;
- Identify preliminary development constraints and opportunities through documentation and mapping of features, and interpretation of environmental policy implications;

Memorandum

Page 2 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



- Identify areas of high, medium, and low constraint with respect to developable land; and,
- Provide recommendations for next steps and identify where further study may be necessary.

The information in this memorandum, subject to the statement of limitations, can also be used to provide guidance for the development of preliminary site plan options and an understanding of policy implications and considerations. It is also important to note that the results of this assessment could be carried forward into an Environmental Impact Study (EIS) for proposed developments, should the proponent choose to do so.

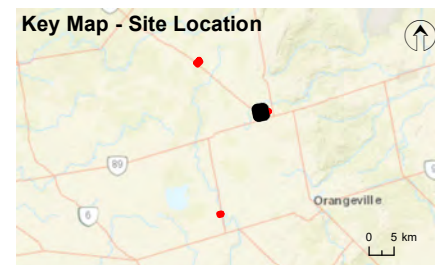
The following Figures are provided as part of this memorandum:

- **Figure 1.A-B:** Site Location
- **Figure 2.A-B:** Existing Environmental Conditions
- **Figure 3.A-B:** Environmental Opportunities and Constraints



LEGEND

- Survey Point ¹
- ~ Watercourse ¹
- ~ Watercourse ²
- Ecoregion - 6E - Mixedwood Plains
- NHS Area (Undifferentiated)
- Provincially Tracked Species ³
- Wooded Area ³
- Subject Property
- Wetland ³
- Unevaluated
- Evaluated-Provincial



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METRE SCALE

North American Datum 1983
Universal Transverse Mercator Projection Zone 17

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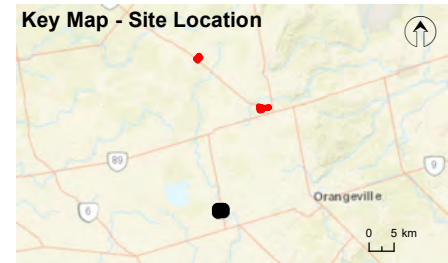
Source Notes:
Imagery (2018) provided by ESRI basemapping. Contains information licensed under the Open Government Licence - Ontario.

CLIENT	Roxborough Developments Ltd
PROJECT	Dufferin County DD
TITLE	Site Location (4th Line and Highway 10, Melancthon)
REF. NO.	2103404-1A-1
Figure 1A	



LEGEND

- Survey Point ¹
- ~ Watercourse ¹
- ~ Watercourse ²
- Ecoregion - 6E - Mixedwood Plains
- NHS Area (Undifferentiated)
- Provincially Tracked Species ³
- Wooded Area ³
- Subject Property
- Wetland ³
- Unevaluated
- Evaluated-Provincial



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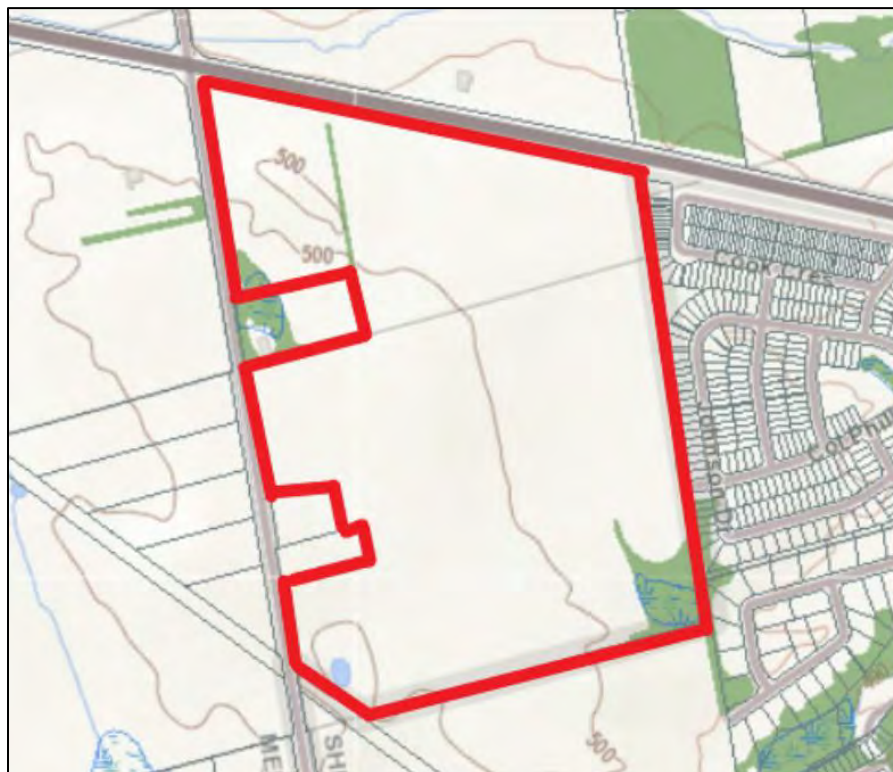
Source Notes:
Imagery (2018) provided by ESRI basemapping. Contains information licensed under the Open Government Licence - Ontario.

CLIENT	Roxborough Developments Ltd
PROJECT	Dufferin County DD
TITLE	Site Location (173384 County Road 25, Grand Valley)
REF. NO.	2103404-1B-1
Palmer™	
Figure 1B	

1. Background and Methods

Subject Property A is approximately 53.0 hectares (ha) and is located south of Highway 10 and east of 4th Line. Review of aerial photography indicates that the Subject Property is surrounded by 4th Line to the west, Highway 10 to the north, a high-density residential subdivision immediately to the east, and a rural property with an ATV trail to the south. The Subject Property primarily includes agricultural lands. Treed areas, located in the northwest and southwest corners of the property, hedgerows, and lowland area located in the southwest corner of property are also present. The Subject Property is currently vacant and does not include and structures.

A background review of the Ministry of Natural Resources and Forestry's (MNRF) Land information Ontario (LIO) data was conducted, accessed online via Natural Heritage Make-a-map program (Ministry of Natural Resources and Forestry, 2023). This review indicates that the Subject Property contains woodlands, unevaluated wetlands, and a small waterbody (**Map A**).



Map A (Subject Property A). MNRF map depicts the Subject Property (boundaries in red) containing woodlands (green layer), unevaluated wetlands (hatched blue layer), and a waterbody (blue area in southwest corner).

Subject Property B is approximately 51.2 hectares (ha) and is located at 173384 County Road 25. Review of aerial photography indicates that the Subject Property is surrounded by rural properties to the south and west, Concession Road 3 & 4 to the north, and County Road 25 to the east. The Subject Property primarily includes agricultural fields. Two small meadow areas and a small, wooded area are also present on the

property. The Subject Property is currently occupied and supports one residential dwelling (in the southeast corner).

A background review of the MNRF LIO data was conducted, accessed online via Natural Heritage Make-a-map program (Ministry of Natural Resources and Forestry, 2023). This review indicates that the Subject Property contains a small portion of a woodland and a Natural Heritage System (NHS) (**Map B**).



Map B (Subject Property C). MNRF map depicts the Subject Property (boundaries in red) containing a woodland (dark green layer) and an NHS (light green layer).

Palmer ecologists visited the Subject Properties on December 21, 2022, to conduct preliminary surveys of the existing ecological conditions (**Figures 2.A** and **2.B**). The field investigations included documentation of vegetation communities, natural features, and an assessment of general site conditions. Weather conditions at the time of Palmer's field investigations included a temperature of -6°C and 50% cloud cover.

2. Existing Environmental Conditions

Subject Property A – 4th Line and Highway 10, Melancthon

The Subject Property largely consists of culturally influenced lands, which is comprised of agricultural fields and hedgerows. Natural heritage features (NHF) within the property include two forested areas in the northwest and southeast corners, and a potential wetland feature in the southwest corner that requires further investigation.

Vegetation Communities

Existing environmental conditions are shown on **Figure 2.A**. A general summary of the vegetation communities is provided below.

Terrestrial:

AGR – Agricultural (**Photo 1**)

- The Subject Property is largely comprised of agricultural fields (plowed); however, vegetation surveys in the appropriate season will be required for confirmation.
- A wet depression within the agricultural fields was observed during Palmer's background review and will need to be assessed in the appropriate field season. Due to snow cover this area could not be located.

CUM1 – Mineral Cultural Meadow

- A meadow community was observed in the northwestern corner of the Subject Property. Further study in the appropriate season will be required to confirm dominant vegetation species. A north-facing valley feature was observed within the community, and it is Palmer's understanding that it is associated with the watercourse just north of the property. Further study is required of the valley feature.

HR – Hedgerow

- Several hedgerow communities were observed throughout the Subject Property and were dominated by deciduous species such as Sugar Maple (*Acer saccharum*), Ash (*Fraxinus sp.*), and European Buckthorn (*Rhamnus cathartica*).

FOD – Deciduous Forest

- Two FOD communities were observed in the southeastern corner and along the western property boundary.
- Located in the southeastern corner of the Subject Property and associated with an unevaluated wetland (MNR mapping), the FOD (**Photo 2**) was dominated by Sugar Maple and Black Cherry (*Prunus serotina*). The occasional Beech (*Fagus sp.*) was also recorded. Ground cover was dominated by deciduous saplings (i.e., Sugar Maple) with Japanese Barberry (*Berberis thunbergii*). Rolling topography with micro-depressions in the southern portion of the community. Further study required.
- The FOD community along the western property boundary was dominated by Sugar Maple, with frequent Black Cherry, and the occasional Beech (**Photo 3**). A substantial micro-depression was

observed within the community that may collect surface water during the spring melt. Further study is required.

TBD – Further Study Required (**Photo 4**)

- A community along the eastern property boundary was observed. Typical cultural meadow species (i.e., Goldenrod, Smooth Brome, Wild Carrot) were observed with the occasional Elm (*Ulmus* sp.).
- The community was highly disturbed by agricultural activity (i.e., fill, dumping, plowing). Further study is required in the appropriate season.

Wetland:

MAM – Mineral Meadow Marsh (**Photo 5**)

- Located in the southwestern corner of the Subject Property.
- Dominated by Reed-Canary Grass (*Phalaris arundinacea*), with the occasional Willow sp. (*Salix* sp.) and Red-osier Dogwood (*Cornus sericea*). The occasional upland species was also observed including Goldenrod (*Solidago* sp.), Wild Carrot (*Daucus carota*), and Milkweed sp. (*Asclepias* sp.).



Photo 1. Agricultural field and hedgerow community on Subject Property A (December 21, 2022).

Memorandum

Page 7 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



Photo 2. Deciduous Forest community in the southeastern corner of Subject Property A (December 21, 2022).



Photo 3. Deciduous forest community along the western property boundary on Subject Property A (December 21, 2022).

Memorandum

Page 8 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



Photo 4. A community that is still 'To Be Determined' during the appropriate season, along the eastern property boundary (December 21, 2022).



Photo 5. A Mineral Meadow Marsh community in the southwestern corner of Subject Property A (December 21, 2022).

Subject Property B - 173384 County Road 25, Grand Valley

The Subject Property largely consists of culturally influenced lands, which is comprised of agricultural hayfields, cultural meadows, a plantation, hedgerows, and a residence with an associated barn and mowed lawn. The barn on site has the potential to be utilized by nesting avian SAR. Further investigation (i.e., breeding bird surveys) would be required prior to the structure's demolition. Additionally, due to the presence of hayfields and their size, consultation may be required with the MECF prior to removal as this vegetation community is known to be used by nesting avian SAR. Further investigation (i.e., breeding bird surveys) would be required prior to vegetation removal. A Headwater Drainage Feature (HDF), enters the Subject Property from the property to the south, flows northwards under the driveway (via a culvert) to the plantation/moist meadow area in the northeast corner of the property, where it flows off the property via two culverts under County Road 25.

Vegetation Communities

Existing environmental conditions are shown in **Figure 2.B**. A general summary of the vegetation communities is provided below.

Terrestrial:

CUM1 – Mineral Cultural Meadow

- Two of these communities were observed on the Subject Property (**Photos 6 & 7**). One was southwest of the residence, and one was in the northeast corner of the property (north of the plantation). These communities were comprised of a mixture of common meadow species including the following:
 - Reed-Canary Grass – Dominant species
 - Goldenrod Species – Dominant species
 - Willow Species
 - Common Mullein (*Verbascum thapsus*)
 - Wild Carrot
 - Bull Thistle
 - Aster species
 - Bittersweet Nightshade (*Solanum dulcamara*)
 - Garlic Mustard (*Alliaria petiolate*)
 - Red Osier Dogwood
 - Common Reed (*Phragmites australis*) – small patch in community southwest of residence

CUP3 - Mineral Cultural Plantation (Pine)

- A cultural plantation was located in the northeast corner of Subject Property (**Photo 8**). The plantation was comprised of and dominated by Red Pine (*Pinus resinosa*) and Scots Pine (*Pinus sylvestris*). A large snag tree was documented within the plantation. Scattered European Buckthorn were noted in the understory. Groundcover consisted of meadow species, which are listed above.

AGR - Agricultural

- At the time of the site visit the Palmer ecologist could not determine the agricultural crop due to snow cover; however, the property owner indicated that all the agricultural fields belonging to the Subject Property were used to grow Hay.

ANTH - Anthropogenic

- The anthropogenic areas included a single-family dwelling, a barn, a hedgerow on the west side of the property, a driveway, and maintained lawns (**Photos 9 & 10**). Several planted mature trees and saplings were noted west of the dwelling and included Sugar Maple and Green Ash (*Fraxinus pennsylvanica*). The hedgerow on the west side of the property was also investigated. Sugar Maple and Apple tree species (*Malus* sp.) were observed. Approximately 50% of these trees were dead or in poor condition (i.e., large sections of peeling bark, broken limbs, significantly leaning).

Headwater Drainage Feature

Assessment of the HDF could not be conducted due to snow cover. The GRCA regulated areas associated with the inputs and outputs of the culvert under County Road 25 (**Photos 11 & 12**) could also not be adequately characterized due to snow cover. These areas will require further investigation during the spring/summer season.



Photo 6. Mineral Cultural Meadow community southwest of the residence (December 21, 2022).

Memorandum

Page 11 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



Photo 7. Mineral Cultural Meadow community north of plantation community (December 21, 2022).



Photo 8. Mineral Cultural Plantation community in northeast corner of property (December 21, 2022).

Memorandum

Page 12 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



Photo 9. Treed area west of residence (December 21, 2022).



Photo 10. Hedgerow on west side of property (December 21, 2022).

Memorandum

Page 13 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



Photo 11. Twinned inflow culverts in the northeast corner of the property (December 21, 2022).



Photo 12. Twinned outflow culverts adjacent to the Subject Property, on the opposite side of County Road 25 (December 21, 2022).



LEGEND

Watercourse ¹

Headwater Drainage Feature (HDF)

NHS Area

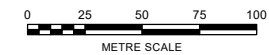
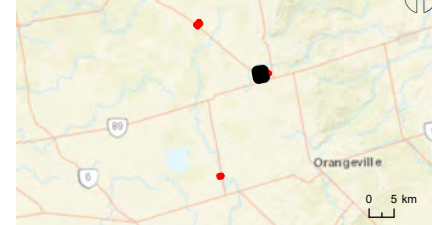
Ecological Land Classification (ELC)

Subject Property

ELC LEGEND

AGR: Agricultural
 CUM1: Mineral Cultural Meadow
 FOD: Deciduous Forest
 HR: Hedgerow
 MAM: Mineral Meadow Marsh
 TBD: To Be Determined

Key Map - Site Location



North American Datum 1983
 Universal Transverse Mercator Projection Zone 17

Scale: 1:3,300
 Page Size: Tabloid (11 x 17 inches)

Drawn: SM
 Checked: JS
 Date: Sep 11, 2023

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NORTH

CLIENT
 Roxborough Developments Ltd

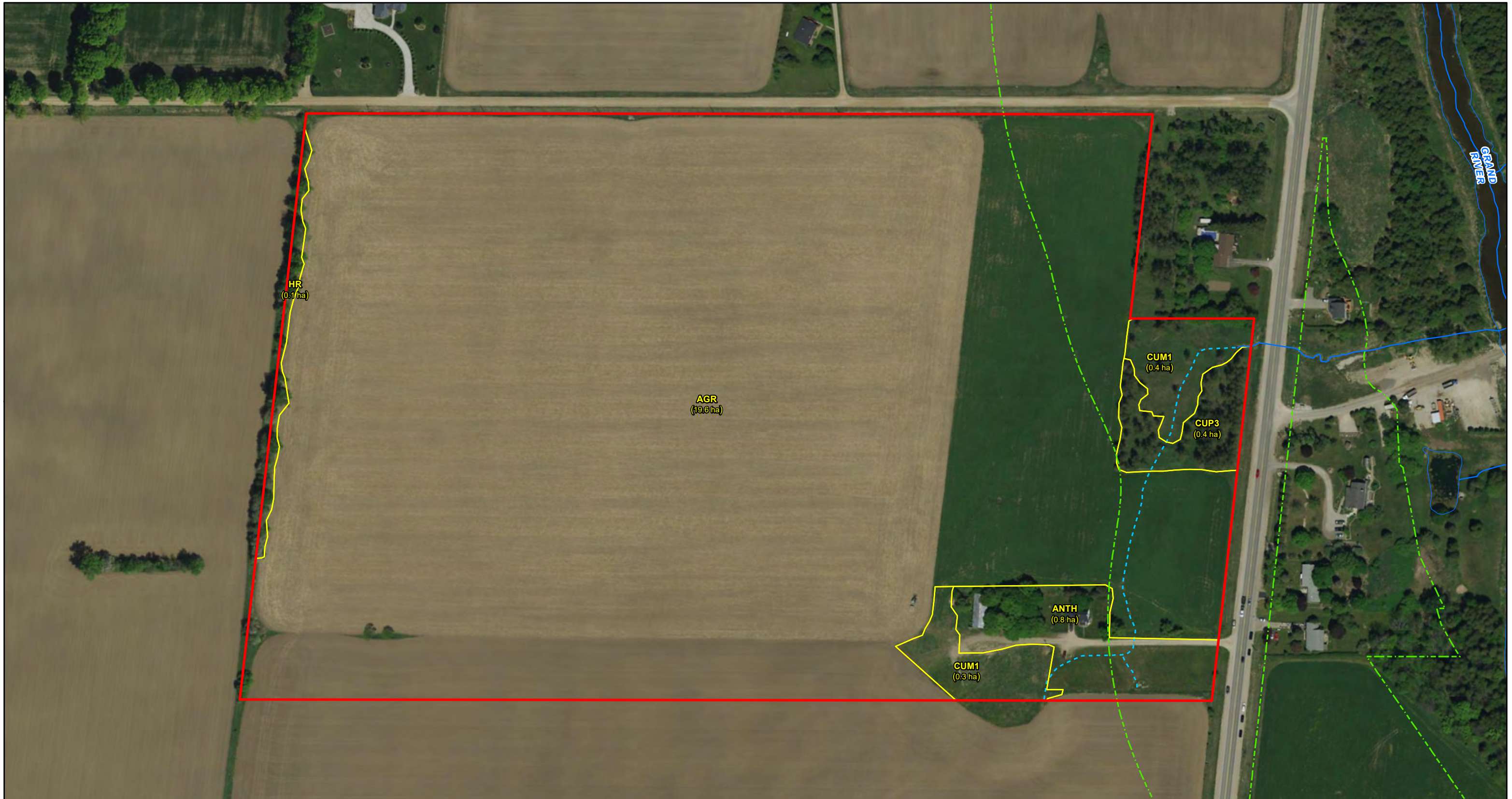
PROJECT
 Dufferin County DD

TITLE
Existing Ecological Conditions
 (4th Line and Highway 10, Melancthon)



REF. NO. 2103404-2-1

Figure 2A



LEGEND

Watercourse ¹

Headwater Drainage Feature (HDF)

NHS Area (Undifferentiated)

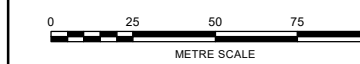
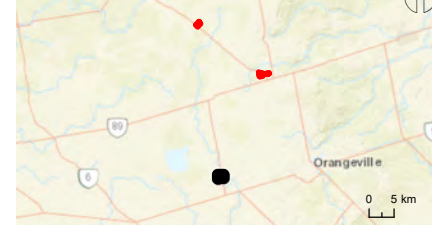
Ecological Land Classification (ELC)

Subject Property

ELC LEGEND

AGR: Agricultural
 ANTH: Anthropogenic
 CUM1: Mineral Cultural Meadow
 CUP3: Mineral Cultural Plantation (Pine)
 HR: Hedgerow

Key Map - Site Location



North American Datum 1983
 Universal Transverse Mercator Projection Zone 17

Scale: 1:2,300
 Page Size: Tabloid (11 x 17 inches)

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NORTH

CLIENT
 Roxborough Developments Ltd

PROJECT
 Dufferin County DD

TITLE
Existing Ecological Conditions
 (173384 County Road 25, Grand Valley)



REF. NO. 2103404-2B-1

Figure 2B

3. Environmental Policy Review

The environmental policies applicable to the Subject Properties have been reviewed with specific relevant policies summarized in the following sections. This review is considered preliminary. The environmental policies of the Province, Dufferin County Official Plan (OP), Town of Melancthon OP, Town of Grand Valley OP, Nottawasaga Valley Conservation Authority (NVCA), and the Grand River Conservation Authority (GRCA) development policies, and the provincial Endangered Species Act (ESA), (Government of Ontario, 2007) and Migratory Birds Convention Act (Government of Canada, 1994) have all been considered. A summary for each policy's site-specific relevance to the Subject Properties is provided. This analysis is used to assess environmental constraints and opportunities on the properties in Section 4.0 of this memo.

3.1 Provincial Policy Statement (Ontario Ministry of Municipal Affairs and Housing, 2020)

The Provincial Policy Statement (PPS) provides direction to regional and local municipalities regarding planning policies for the protection and management of natural heritage features and resources. Section 2.1 of the PPS defines ten Natural Heritage Features (NHF) and adjacent lands and provides planning policies for each. Of these NHF, development is not permitted in:

- Significant Coastal Wetlands;
- Significant Wetlands in Ecoregions 5E, 6E and 7E;
- Fish Habitat, except in accordance with provincial and federal requirements; or
- Habitat of species designated as Endangered and Threatened, except in accordance with provincial and federal requirements.

Additionally, unless it can be demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions, development and site alteration are also not permitted in:

- Significant Wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;
- Significant Woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River);
- Significant Valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River);
- Significant Wildlife Habitat;
- Significant Areas of Natural and Scientific Interest;
- Other Coastal Wetlands in Ecoregions 5E, 6E and 7E; and
- Lands defined as Adjacent Lands to all the above natural heritage features.

Each of these natural heritage features is afforded varying levels of protection subject to guidelines, and in some cases, regulations.

Site-specific Relevance of the PPS

The Subject Properties are located within Ecoregion 6E (Crins, Gray, Uhlig, & Wester, 2009). There are no Provincially designated significant features (e.g., Provincially Significant Wetlands, Areas of Natural and

Scientific Interest) found within or adjacent to the Subject Properties. Species at Risk are discussed further in the memo (Section 3.9).

3.2 Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)

The *Growth Plan for the Greater Golden Horseshoe* (GGH) 2019 was approved by the Council in 2019 and underwent office consolidation in 2020. The GGH directs growth and the development to ensure economic prosperity, environmental protection, and community support (Ministry of Municipal Affairs and Housing, 2020). This is intended to direct municipalities towards the establishment of appropriate policies to maintain, restore, or enhance biodiversity and connectivity of the system and long-term ecological function (Ministry of Municipal Affairs and Housing, 2020).

The GGH was developed as a supplement to the PPS, and “*builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS. The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.*”

As such, the proposed development guidelines of the Growth Plan are applicable:

4.2.2 Natural Heritage System

Within the *Natural Heritage System*:

- a. *new development or site alteration* will demonstrate that:
 - i. there are no *negative impacts* on *key natural heritage features* or *key hydrologic features* or their functions;
 - ii. connectivity along the system and between *key natural heritage features* and *key hydrologic features* located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii. the removal of other natural features not identified as *key natural heritage features* and *key hydrologic features* is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
 - iv. except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the *total developable area*, and the impervious surface will not exceed 10 per cent of the *total developable area*;
 - v. with respect to golf courses, the disturbed area will not exceed 40 per cent of the *total developable area*; and
 - vi. at least 30 per cent of the *total developable area* will remain or be returned to *natural self-sustaining vegetation*, except where specified in accordance with the policies in subsection 4.2.8.

The Total Developable Area is defined as: *the total area of the property less the area occupied by key natural heritage features, key hydrologic features and any related vegetation protection zone (Greenbelt).*

4.2.3 Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features

2. Outside of settlement areas, proposals for large-scale development proceeding by way of plan of subdivision, vacant land plan of condominium or site plan may be permitted within a key hydrologic area where it is demonstrated that the hydrologic functions, including the quality and quantity of water, of these

areas will be protected and, where possible, enhanced or restored through: a) the identification of planning, design, and construction practices and techniques; b) meeting other criteria and direction set out in the applicable watershed planning or subwatershed plans; and c) meeting any applicable provincial standards, guidelines, and procedures.

4.2.4 Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features

1. *Outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:*

- a) is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;*
- b) is established to achieve and be maintained as natural self-sustaining vegetation; and*
- c) for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.*

Site-Specific Relevance of Growth Plan Policies

Subject Property A is outside of Settlement Areas and the Natural Heritage System.

Subject Property B is outside of Settlement Areas and partially within the Natural Heritage System.

3.3 Dufferin County Official Plan (Office Consolidation 2017)

The Dufferin County OP was consolidated as of July 2017 (Dufferin County, 2017). The County's OP states in Section 5.3.4 that their intent *is to conserve existing woodlands*. The Town's OP states in Section E5.3.1 that their general policies are intended to protect, conserve, and enhance natural resources and functions throughout its jurisdiction, including woodlands.

The Dufferin County OP does not provide any guidance for natural feature buffers.

Site-Specific Relevance of Dufferin County OP

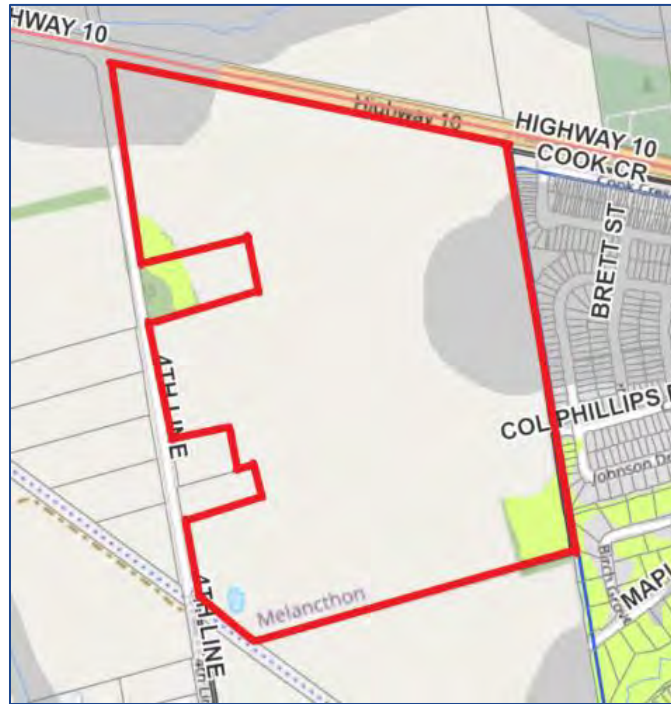
Subject Property A consists of woodlands and a waterbody (**Map E1**).

Subject Property B consists of woodlands (**Map E2**).

Memorandum

Page 17 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



Map E1. Dufferin County OP Schedule E – Natural Heritage Features depicts Subject Property A within the NVCA regulated area (grey layer) and consists of woodlands (light green layer) and a waterbody (blue layer).



Map E2. Dufferin County OP Schedule E – Natural Heritage Features depicts Subject Property B within the GRCA regulated area (grey layer) and consists of woodlands (light green layer) and an adjacent watercourse (blue line).

3.4 Town of Melancthon Official Plan (2017)

The Town's OP was adopted on August 14, 2014, approved by the Ministry of Municipal Affairs and Housing on March 9, 2015, and approved by the Ontario Municipal Board on September 5, 2017 (Township of Melancthon, 2017). The Township of Melancthon's objectives include the maintenance and enhancement of its *characteristic rural nature and significant environmental features and functions while accommodating a limited amount of population and employment growth consistent with the municipality's past growth patterns, Provincial policies and plans, and the other objectives of this Plan.*

3.4.1 General Environmental Planning Policies

(b) In accordance with the policies of section 5.4 and the Provincial Policy Statement, there shall be no development or site alteration in provincially significant wetlands.

(c) In the following natural heritage features and areas development or site alteration within the Environmental Conservation overlay designation may be permitted in compliance with the underlying land use designation provided there is also compliance with the environment related policies of section 5.5:

- i. locally significant and unevaluated wetlands;*
- ii. significant woodlands;*
- iii. significant wildlife habitat;*
- iv. areas of natural and scientific interest (ANSI); and*
- v. the habitat of endangered species and threatened species*
- vi. fish habitat.*

Significant woodlands

(m) The various areas of significant woodlands included within the Environmental Conservation overlay designation and shown in more detail on Schedule E are forested lands primarily 20 hectares in size or larger. This is in keeping with Provincial guidelines which identify this minimum size criteria as appropriate where woodland cover is in the range of 15 to 30 percent of the municipality, as is the situation in the Township. There are other criteria referenced in the Provincial guidelines but their application is not essential here since the use of this criterion results in the classification of most of the Township's wooded areas as being significant.

(p) Proposed development or site alteration in significant woodlands may be subject to site plan control and have a site plan agreement containing specific management details regarding the protection of existing trees.

5.5.3 Floodplains, Watercourses and Drains Related Policies

(b) Development, and site alteration, other than that specifically permitted by the policies of this section, section 3.5.1 and section 5.5.1, will be set back from watercourses in order to protect the natural features and functions of the watercourse and related lands, protect fish habitat, provide riparian habitat and minimize the risk to public safety and property.

(c) In general, those setback distances are represented by the floodplains as shown on Schedule F to this Plan. In site specific situations, such as those involving development proposals, both within and beyond the floodplains on these map schedules, the setback distance may be determined on-site in consultation with the conservation authority having jurisdiction. Floodplain limits may also be determined through a site specific floodplain analysis, with any such analysis being at the proponent’s expense.

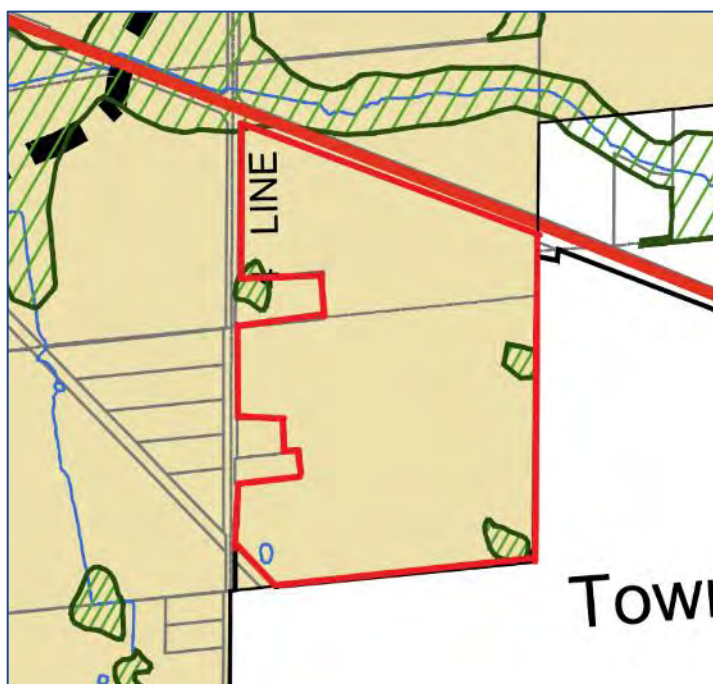
(d) Where the extent of the floodplain has been confirmed by the Conservation Authority, development and site alteration shall not be permitted with the floodplain.

(e) In general, development should be set back a minimum of 30 metres from a watercourse regardless of whether or not that watercourse is shown on the schedules to this Plan. The Environmental Conservation overlay designations on the A, B and C schedules to this Plan generally include that minimum setback distance within frequently larger estimated floodplain areas. The policies in parts (f), and (g) immediately below relate more specifically to land uses and setbacks in the general vicinity of large scale drains including municipal drains.

Site-specific Relevance to the Town of Melancthon OP

Subject Property A is within the Agricultural designation, Environmental Conservation designation, and consists of a waterbody (**Map F1**).

Subject Property C is not within the Township of Melancthon.



Map F1. The Township of Melancthon OP Schedule A – Land Use depicts Subject Property A within Agricultural designation (brown layer), Environmental Conservation designation (green hatching layer), and having a waterbody (blue area in southwest corner).

3.5 Township of Grand Valley Official Plan (Office Consolidation 2017)

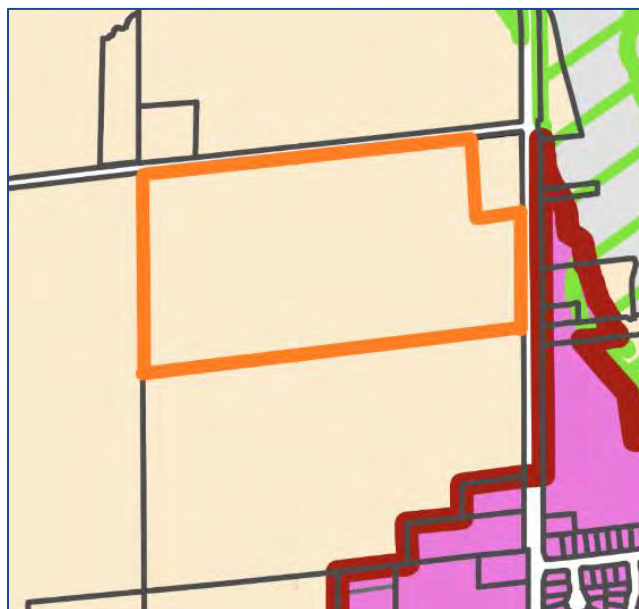
The Township of Grand Valley OP was adopted in September of 2006, approved by the Minister in December of 2009, and went through office consolidation in April 2017 (Town of Grand Valley, 2017). The Township's states that *"the diversity and connectivity of natural features in an area and the long-term ecological function and bio-diversity of natural heritage systems should be maintained, restored or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features."*

5.1.2 The objectives of the agricultural designation are:

- a) to encourage a diversity of agricultural activities and protect the long-term ability of farming operations to adapt to changing markets conditions;
- b) to maintain the open rural landscape and agricultural heritage of lands and buildings in the agricultural area;
- c) to preserve the agricultural land base as a contiguous track of land, with limited fragmentation;
- d) to discourage the development of non-agricultural land uses and minimize land use conflict in the agricultural area; and
- e) to encourage a best management approach to farming and farm planning to avoid farming practices that may be harmful to the environment or health of residents.

Site-specific Relevance to Township of Grand Valley OP

Subject Property B is within the Agricultural designation and does not consist of any Natural Heritage Features (**Map G1**).



Map G1. The Township of Melancthon OP Schedule A – Land Use depicts Subject Property B within Agricultural designation (brown layer) and outside of any Natural Heritage Features.

3.6 Grand River Conservation Authority

The Conservation Authorities Act directs all Conservation Authorities to produce local regulations to streamline development approvals. Ontario Regulation 167/06 enables the Grand River Conservation Authority (GRCA) to provide the regulation of development, interference with wetlands and alteration to shorelines and watercourses within their jurisdiction (Grand River Conservation Authority, 2015). Relevant GRCA regulations and policies include the following:

- Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Through this regulation, GRCA regulates activities in natural and hazardous areas (e.g., areas in and near rivers, streams, floodplains, wetlands, and slopes and shorelines).

For GRCA municipal plan review purposes, the exact limits of natural heritage features and hydrologically sensitive areas are to be determined through site specific field investigations and technical reports where required. These limits will be established and confirmed to the satisfaction of GRCA and the affected planning authority as appropriate. Generally, staking of boundaries should be carried out jointly with GRCA staff. Note that while the GRCA regulates wetland and other features, they do not regulate woodlands, but often have significant input to the delineation and buffers to woodlands, depending on their relationship with the municipality in question.

As per the GRCA's Policies for the Administration of Ontario Regulation (Grand River Conservation Authority, 2015) (Section 8.4.4), development within a naturally-occurring wetland may be permitted where the wetland is less than 0.5 ha, and it can be demonstrated that the wetland is not: A)

- A. Part of a Provincially Significant Wetland;
- B. Located within a floodplain or riparian community;
- C. Part of a Provincially or municipally designated natural heritage feature, a significant woodland, or hazard land;
- D. A bog or fen;
- E. Fish habitat;
- F. Significant Wildlife Habitat;
- G. Confirmed habitat for provincially or regionally significant species as determined by the Province or Region;
- H. Part of an ecologically functional corridor or linkage between larger wetlands or natural areas;
- I. Part of a groundwater recharge area; or
- J. A groundwater discharge area associated with any of the above.

As per the GRCA's Wetlands Policy (Grand River Conservation Authority, 2003) (Section 6.2.10), the wetland boundary and appropriate buffers will be determined during a detailed site-specific study (i.e., EIS). Regulated lands for Subject Properties B can be seen in **Map H1**.



Map H1. The GRCA Regulated Area mapping depicts Subject Property C within GRCA regulated area (yellow shading) in the northeastern corner.

3.7 Nottawasaga Valley Conservation Authority

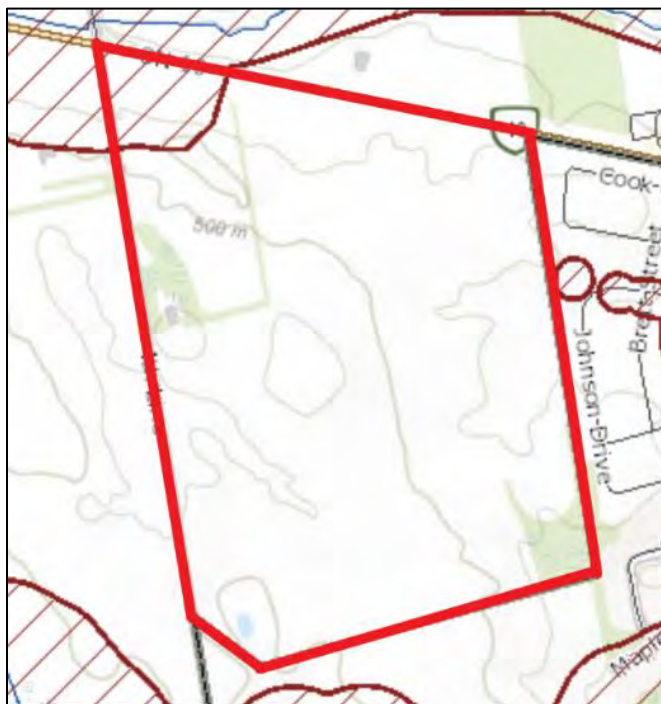
The Conservation Authorities Act directs all Conservation Authorities to produce local regulations to streamline development approvals. Ontario Regulation 172/06 enables the NVCA to provide the Regulation of Development, Interference with Wetlands and Alteration to Shorelines and Watercourses within their jurisdiction (Nottawasaga Valley Conservation Authority, 2013). Relevant Nottawasaga Valley Conservation Authority (NVCA) regulations and policies include the following:

- Ontario Regulation 172/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Through this regulation, the NVCA regulates activities in natural and hazardous areas (e.g., areas in and near rivers, streams, floodplains, wetlands, and slopes and shorelines).
- NVCA Planning and Regulation Guidelines (Nottawasaga Valley Conservation Authority, 2009). These documents present NVCA's planning and permit review practices and technical guidelines. Relevant policies will be discussed in applicable sections of this report.

For NVCA municipal plan review purposes, the exact limits of natural heritage features and hydrologically sensitive areas are to be determined through site specific field investigations and technical reports where required. These limits will be established and confirmed to the satisfaction of NVCA and the affected planning authority as appropriate. Generally, staking of boundaries should be carried out jointly with NVCA staff. As per policy 5.3, the NVCA will not recommend development and/or site alteration within 30 metres of the boundary of wetlands and significant woodlands. Note that while the NVCA regulates wetland and other features, they do not regulate woodlands, but often have significant input to the delineation and buffers to woodlands, depending on their relationship with the municipality in question.

Site-specific Relevance to the NVCA Policies

As per the Nottawasaga Valley Conservation Authority (NVCA) online Regulation Area mapping Subject Property A (**Map I1**) contains NVCA Regulated Area, associated with permanent watercourses and their floodplains. Thus, it is expected that permitting under Ontario Regulation 172/06 may be required prior to development.



Map I1. The NVCA Regulated Area mapping depicts Subject Property A (approximate) within NVCA regulated area (red hatching) in the northwestern corner.

3.8 Migratory Birds Convention Act (1994)

The Migratory Birds Convention Act, 1994 (MBCA) and Migratory Birds regulations, 2014 (MBR) protect most species of migratory birds and their nests and eggs anywhere they are found in Canada. General prohibitions under the MBCA and MBR protect migratory birds, their nests and eggs and prohibit the deposit of harmful substances in waters / areas frequented by them (Government of Canada, 1994). The MBR includes an additional prohibition against incidental take, which is the inadvertent harming or destruction of birds, nests, or eggs.

Compliance with the MBCA and MBR is best achieved through a due diligence approach, which identifies potential risk, based on a site-specific analysis in consideration of the Avoidance Guidelines and Best Management Practices information on the Environment Canada website.

3.9 Endangered Species Act (2007)

Species designated as Endangered or Threatened by the Committee on the Status of Species at Risk in Ontario (COSSARO) are listed as Species at Risk in Ontario (SARO). These species at risk (SAR) and their habitats (e.g., areas essential for breeding, rearing, feeding, hibernation, and migration) are afforded

Memorandum

Page 24 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



legal protection under the ESA (Government of Ontario, 2007). This Act is administered by the Ministry of Environment, Conservation and Parks (MECP).

The protection provisions for species and their habitat within the ESA apply only to those species listed as Endangered or Threatened on the SARO list, being Ontario Regulation 230/08 of the ESA. Species listed as Special Concern may be afforded protection through policy instruments respecting significant wildlife habitat (e.g., the PPS) as defined by the Province or other relevant authority, or other protections contained in Official Plan policies.

4. Preliminary Environmental Constraints and Opportunities

In the context of the preceding policy framework and on the basis of the results of Palmer’s background review and initial site reconnaissance, we offer the following preliminary assessment of opportunities and constraints for the Subject Properties (**Figure 3.A-B** and **Table 1.A-B**). It is important to recognize that this is considered a preliminary constraints and opportunities assessment that is based on one reconnaissance level field survey during winter conditions and initial review of background information and environmental constraints.

A summary of the environmental constraints and opportunities associated with each Subject Property is provided below:

Subject Property A – 4th Line and Highway 10, Melancthon

The Subject Property is 53.1 ha in size. The key constraints consist of small woodlands (along the west side and southeast corner) and a small wetland (in the southwest corner). Additionally, there is an area that required further study to determine potential constraint (i.e., potential wetland / woodland) along the east side of the property. Based on this preliminary constraints and opportunities assessment the following is provided:

- Subject Property A = 53.1 ha
- High Constraint = 3.7 ha
- Moderate Constraint – “Further Study Required” = 1.5 ha
- Low constraints = 47.9 ha

The following potential factors must be considered and further assessed:

- Potential constraints due to the presence of Species at Risk (grassland birds in the open agricultural lands).
- NVCA regulated lands in the northwest and along the east side of the Subject Property (see **Map E1** and **Map I1**).

Other Constraints and Risks

In the absence of standard spring and summer field investigations for flora and fauna, it is possible that not all potential environmental constraints have been identified through this initial assessment. There may be potential for other constraints related to flora and fauna, including potential Species at Risk (SAR) habitat. Additional non-ecology constraints may also be present including floodplains and steep slopes.

Table 1.A: Summary of Constrained and Developable Lands on Subject Property A

Total Land Area	High Constraint (No Development Potential)	Moderate Constraint – Further Study/Consultation Required (Development Potential)	Low Ecological Constraints	Developable Lands (ha / %)
53.1 ha	3.7 ha or 7%	1.5 ha or 3%	47.9 ha or 90%	Potential up to 49.4 ha or 93%

Red = Development Constraint

Yellow = Development Potential (further study needed)

Green = Developable Lands

Subject Property B - 173384 County Road 25, Grand Valley

The Subject Property is 21.6 ha in size. Based on this preliminary constraints and opportunities assessment the following is provided:

- Subject Property B = 21.6 ha
- Low constraints = 21.6 ha

The following potential factors must be considered and further assessed:

- Potential constraints due to the presence of Species at Risk (avian species in the hayfields, regenerating meadows, and/or vacant structures).
- GRCA regulated lands in the northeast corner of the Subject Property associated with the culvert output (see **Map E2** and **Map H1**).
- The HDF in the southeast corner of the Subject Property, flowing to the northwest corner, will need to be classified to determine if mitigation/compensation is required.

Other Constraints and Risks

In the absence of standard spring and summer field investigations for flora and fauna, it is possible that not all potential environmental constraints have been identified through this initial assessment. There may be potential for other constraints related to flora and fauna, including potential Species at Risk (SAR) habitat.

Table 1.B: Summary of Constrained and Developable Lands on Subject Property B

Total Land Area	High Constraint (No Development Potential)	Moderate Constraint – Further Study/Consultation Required (Development Potential)	Low Ecological Constraints	Developable Lands (ha / %)
21.6 ha	0.0 ha or 0%	0.0 ha or 0%	21.6 ha or 100%	Potential up to 21.6 ha or 100%

Red = Development Constraint

Yellow = Development Potential (further study needed)

Green = Developable Lands

5. Limitations and Next Steps

The proponent should note that field reconnaissance for all the Subject Properties were conducted during the winter season. Natural Heritage Feature staking exercises (i.e., woodland and wetland staking) would need to occur during the spring/summer season with applicable agencies (i.e., the Towns/Townships and the Conservation Authorities) to accurately delineate these features. Similarly, HDF assessments would need to occur in the spring season to adequately characterize and delineate these features. Detailed floral and faunal inventories (i.e., breeding bird surveys, breeding amphibian surveys, vegetation surveys, Species at Risk habitat screenings, Significant Wildlife Habitat Screenings) would also need to be undertaken at the appropriate time(s) of year.

Should the proponent decide to purchase any of the Subject Properties, it is anticipated that an EIS will be required for each property to demonstrate a design concept that would not have negative effects on the identified features. These EIS' will be reviewed by the applicable agencies mentioned in this report during a development application. To advance the EIS' for the Subject Properties, it is recommended to:






- Request further background information from agencies including the GRCA and NVCA regarding records for rare species and related features; and
- Consult with the Towns/Townships and the Conservation Authorities to establish a Terms of Reference (TOR).

6. Closure




Palmer appreciates the opportunity to provide Natural Heritage Due Diligence Assessment services to Roxborough Developments Ltd. We trust that this provides enough information to make decisions regarding the Subject Properties. Please feel free to contact the undersigned if you have any questions regarding this study.



LEGEND

-  Watercourse ¹
-  Headwater Drainage Feature (HDF)
-  NHS Area (Undifferentiated)
-  Ecological Land Classification (ELC)
-  Subject Property

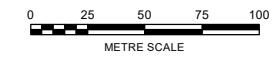
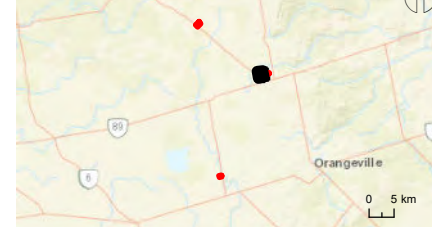
Constraint Area

-  Low Constraint (47.9 ha)
-  Moderate Constraint - Further Study Required (1.5 ha)
-  High Constraint (3.7 ha)

ELC LEGEND

- AGR: Agricultural
- CUM1: Mineral Cultural Meadow
- FOD: Deciduous Forest
- HR: Hedgerow
- MAM: Mineral Meadow Marsh
- TBD: To Be Determined

Key Map - Site Location



North American Datum 1983
Universal Transverse Mercator Projection Zone 17


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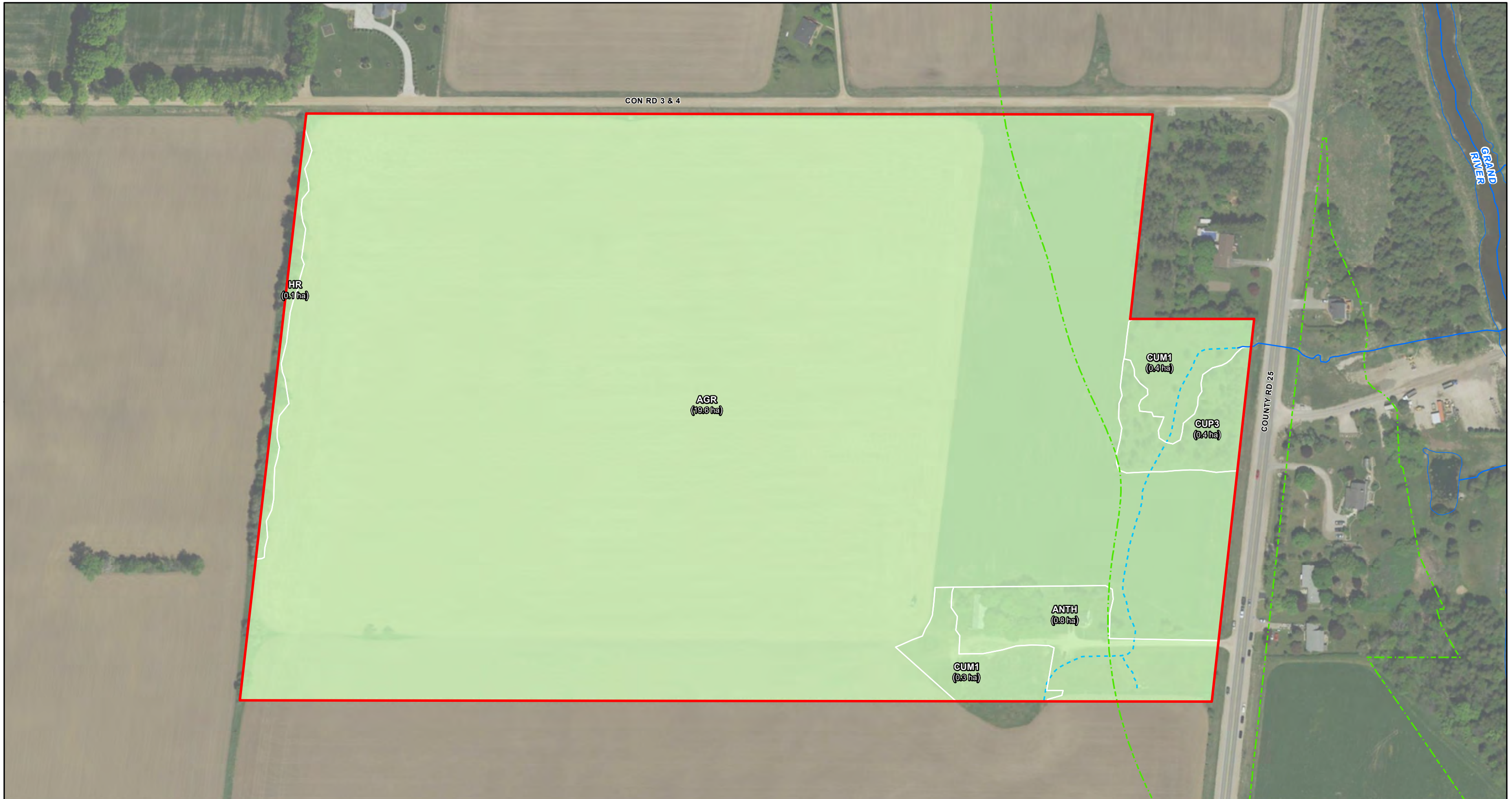
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NORTH

CLIENT	Roxborough Developments Ltd
PROJECT	Dufferin County DD
TITLE	Preliminary Environmental Constraints and Opportunities (4th Line and Highway 10, Melancthon)
REF. NO.	2103404-3-1
 Figure 3A	



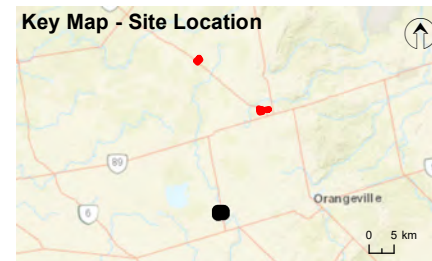
LEGEND

- Watercourse ¹
- Headwater Drainage Feature (HDF)
- NHS Area
- Ecological Land Classification (ELC)
- Subject Property

- Constraint Area**
- Low Constraint (21.6 ha)

ELC LEGEND

- AGR: Agricultural
- ANTH: Anthropogenic
- CUM1: Mineral Cultural Meadow
- CUP3: Mineral Cultural Plantation (Pine)
- HR: Hedgerow



0 25 50 75 100
METRE SCALE

North American Datum 1983
Universal Transverse Mercator Projection Zone 17

Scale: 1:2,300
Page Size: Tabloid (11 x 17 inches)

Drawn: SM
Checked: JS
Date: Sep 15, 2023

Source Notes:
Imagery (2015) provided by Southwestern Ontario Orthophotography Project (SWOOP). Contains information licensed under the Open Government Licence – Ontario.

CLIENT	Roxborough Developments Ltd
PROJECT	Dufferin County DD
TITLE	Preliminary Environmental Constraints and Opportunities (173384 County Road 25, Grand Valley)
REF. NO.	2103404-3B-1
Figure 3B	

Yours truly,

Prepared By:

Karisa Tyler, M.Sc.
Ecologist

Prepared By:

Jesse Snider, B.Sc., EPT
Ecology Project Coordinator

Approved By:

Dirk Janas, B.Sc.
Principal Ecologist

Statement of Limitations

The information contained in this report has been produced by Palmer using various sources of information, including the Ministry of Natural Resources and Forestry Biodiversity Explorer, provincial, regional, and local official plan environmental policy, and a reconnaissance level site survey. Although Palmer has endeavoured to present you with information that is accurate, Palmer disclaims, except as set out below, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. Liability on the part of Palmer is limited to the monetary value paid for this report. The report applies only to the address specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion. This report is solely intended to be used to focus further investigation and is not intended to replace a full site investigation or EIS.

7. References

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Memorandum

Page 30 | February 14, 2023

Preliminary Scoped Natural Heritage Due Diligence – Dufferin County Sites



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Appendix B – Site Servicing Investigation Letter

Prepared by SCS Consulting Group Ltd.

Mr. Eric Silverberg
Roxborough Developments Ltd.
5734 Yonge Street, Suite 508
Toronto, Ontario, M2M 4E7

Dear Mr. Silverberg:

**Re: Proposed Site Servicing for
4th Line and Highway 10, Township of Melancthon
County of Dufferin, Ontario**

We are writing to provide a preliminary overview of the servicing potential for the lands at 4th Line and Highway 10 in the Township of Melancthon, County of Dufferin. The subject lands are immediately west of the Town of Shelburne, County of Dufferin (refer to **Figure 1** below). The subject lands are east of the 4th Line, south of Highway 10. The approximate site area is 53.0 ha (131 acres).

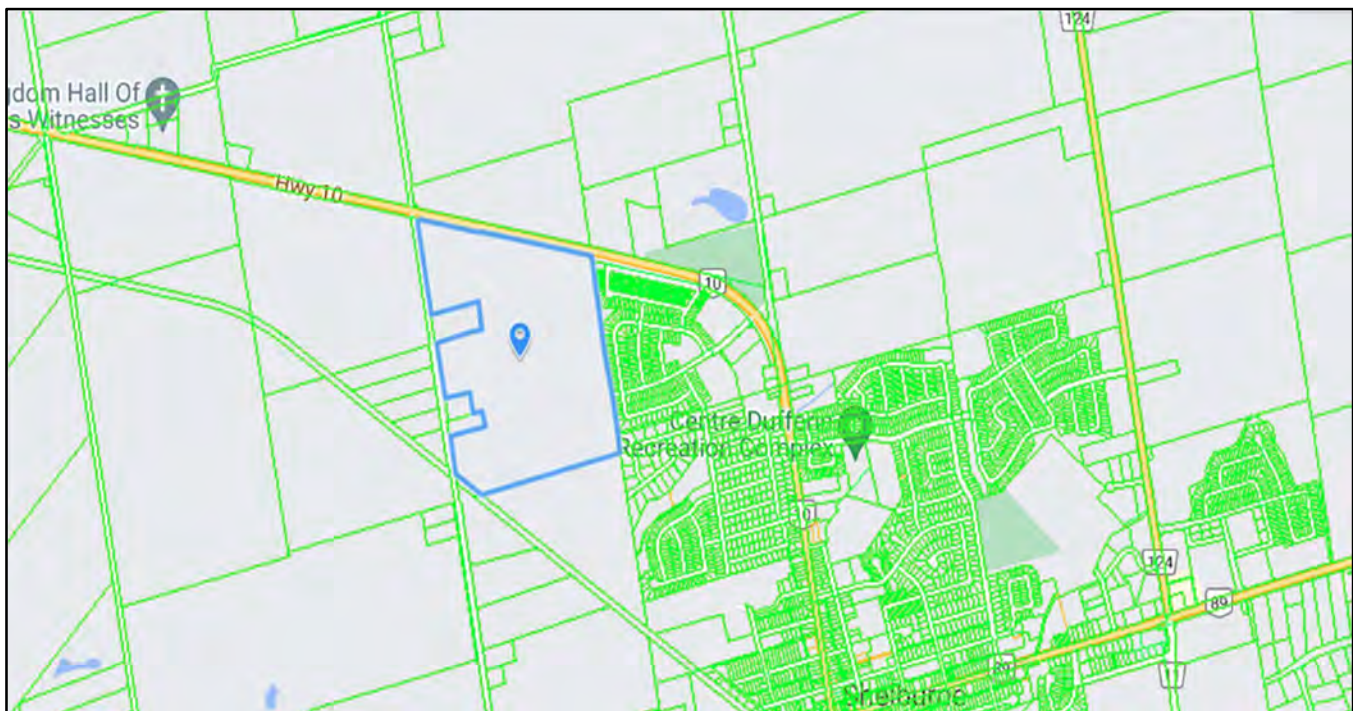


Figure 1 – Site Location (Geowarehouse, 2023)

Existing Topography

As shown in the figure below, the site falls generally in a north-east direction. There is a high point at an approximate elevation of 505m in the south west third of the site. The remaining areas of the site fall to Highway #10 and to the east of the site with an elevation of approximately 495m.

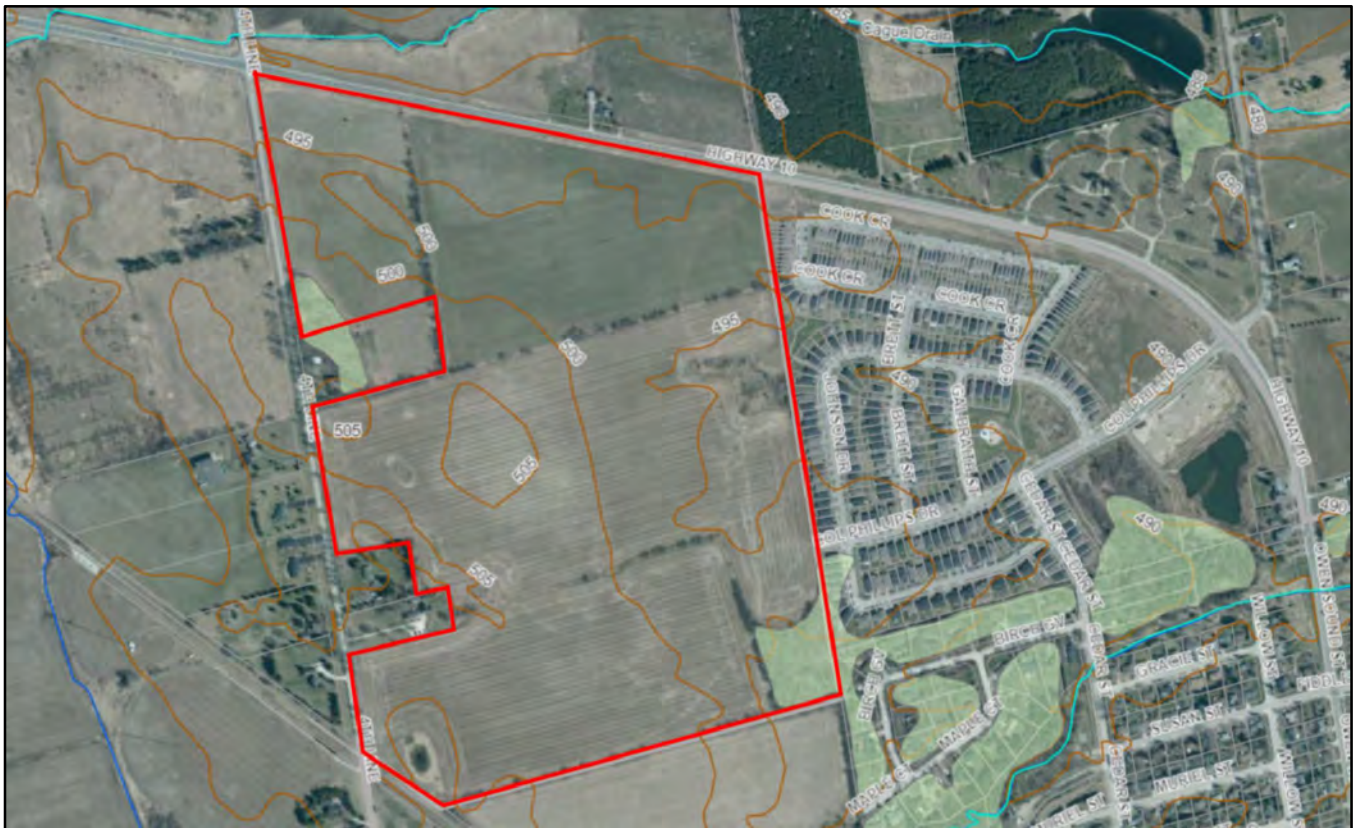


Figure 2 – Existing Topography (Dufferin County GIS, 2023)

Generic Regulation Mapping

The subject parcel is in the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA). The site is located in the Nottawasaga River Watershed, approximately 1.2 km east of the watershed divided between the Nottawasaga River Watershed and the Grand River Watershed. The site's northwest corner includes a regulated area with a watercourse north of Highway #10. The nature of the regulated feature and associated impacts on developable area will be subject to further study and coordination with NVCA.



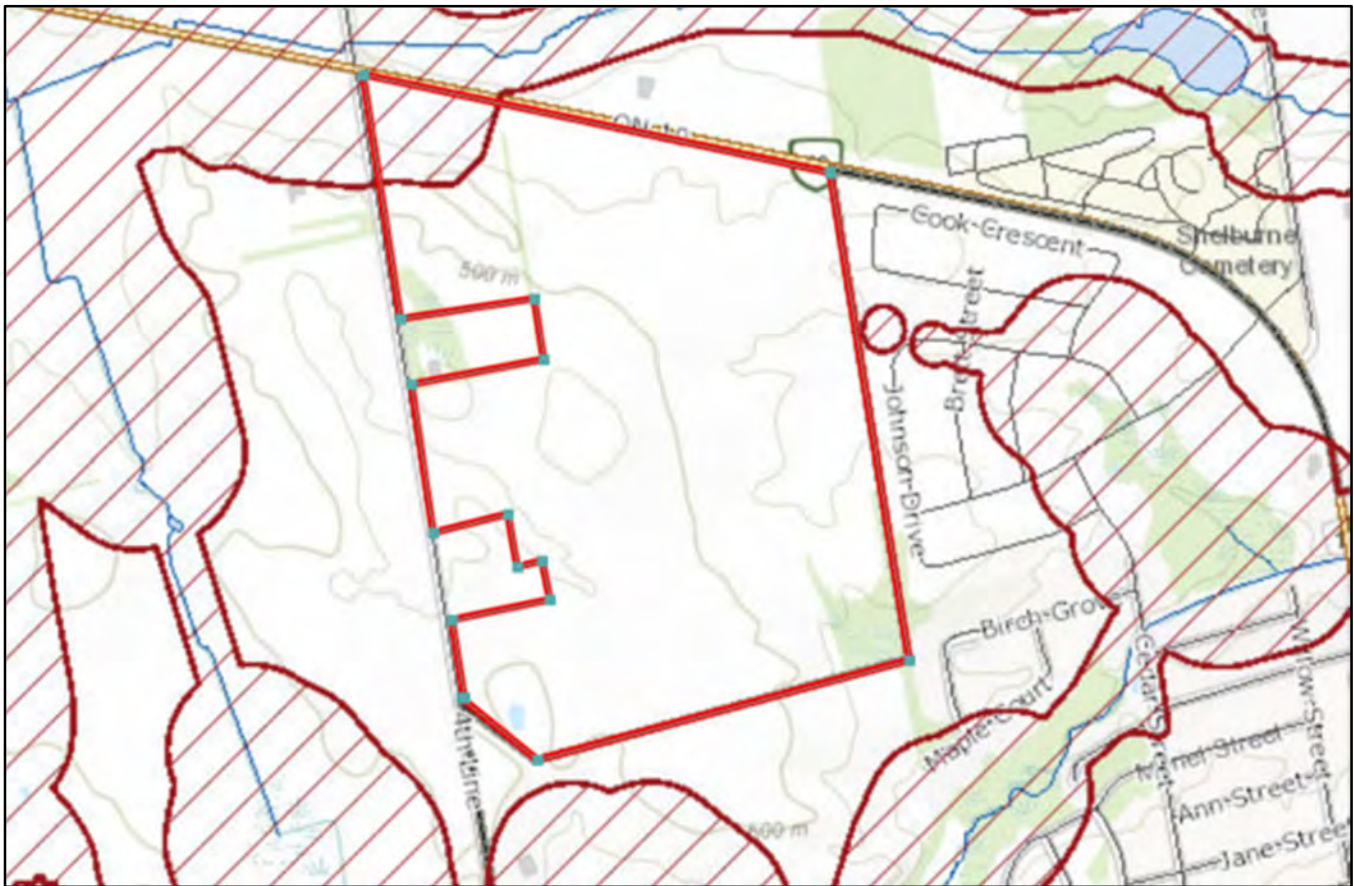


Figure 3 – Generic Regulation Mapping (NVCA, 2023)

Proposed Sanitary Servicing

The subject parcel is immediately west of the Town of Shelburne. An agreement to service from the Town of Shelburne with the Township of Melancthon would allow this site to be serviced by connecting to the western end of the Van Dyk Sanitary Trunk Line.





Figure 4 – Shelburne Sanitary Sewer System (Water/Wastewater MSP Clas EA Presentation)

Sanitary sewer stubs have been provided at the locations noted in **Figure 5** below.

Ultimately, the site would discharge to the existing Shelburne Wastewater Treatment Plant. This servicing solution is subject to confirmation of capacity in the downstream system by the Town of Shelburne.

Alternatively, if it is determined that inter-municipal servicing is not accepted or that there is insufficient capacity in the Shelburne WWTP, the Site could be serviced via an on-site Wastewater Treatment Facility outletting to an on-site effluent bed for sub-surface discharge in accordance with provincial guidelines. The sizing and location of the effluent bed will be confirmed at the subsequent study stage based on contributing flow, topography, soil types, groundwater depths, and the soil hydraulic conductivity characteristics.



Figure 5 – Shelburne Sanitary Sewer Network (*Water/Wastewater MSP Class EA*)

Proposed Water Servicing

The subject parcel is immediately west of the Town of Shelburne. An agreement to service from the Town of Shelburne with the Township of Melancthon would allow this site to be serviced by connecting to the existing watermain on Johnson Drive and Col. Phillips Drive. Looping of the system will be required within the proposed development.





Figure 5 – Shelburne Water Distribution Network (*Water/Wastewater MSP Class EA*)

The Town of Southgate operates a well-based water system with above-ground reservoir storage.

A future hydraulic analysis will be necessary to confirm the appropriate infrastructure sizing and configuration to provide adequate supply and pressure to service the proposed development and to confirm that the existing water storage and supply infrastructure is adequate to service the subject lands.



Re: | **Proposed Site Servicing for
4th Line and Highway 10, Township of Melancthon
County of Dufferin, Ontario**

File #: 2596
June 8, 2023
Page 7 of 7

Summary

In summary, the site can be serviced from the existing municipal water and wastewater system located east of the site, subject to the Town of Shelburne's confirmation of capacity and allocation. A servicing agreement must be in place between the Town of Shelburne and the Township of Melancthon.

Please contact the undersigned if you have any questions or require additional information.

Sincerely,

SCS Consulting Group Ltd.



Steve Schaefer, P. Eng.

Principal

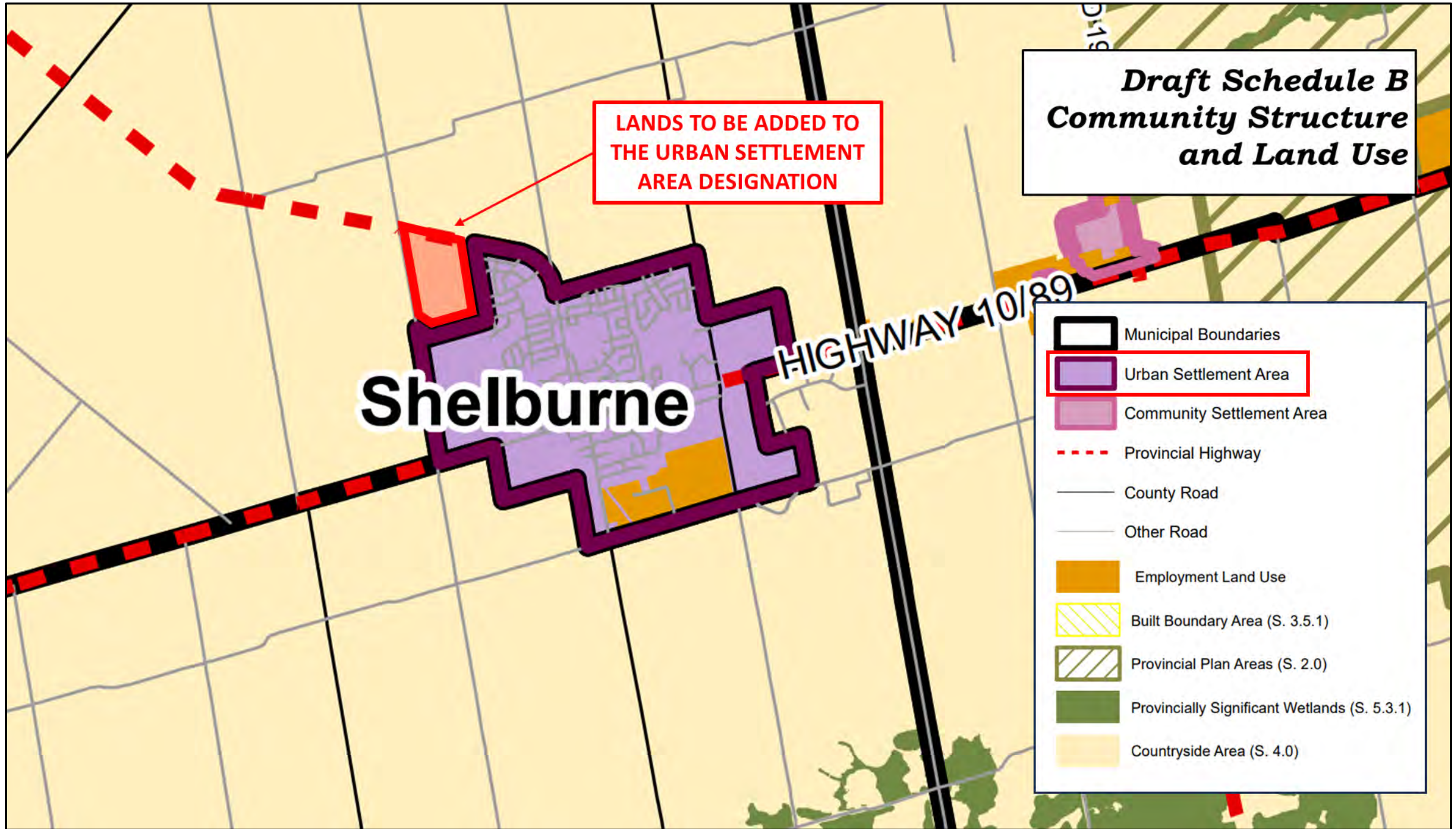
sschaefer@scsconsultinggroup.com

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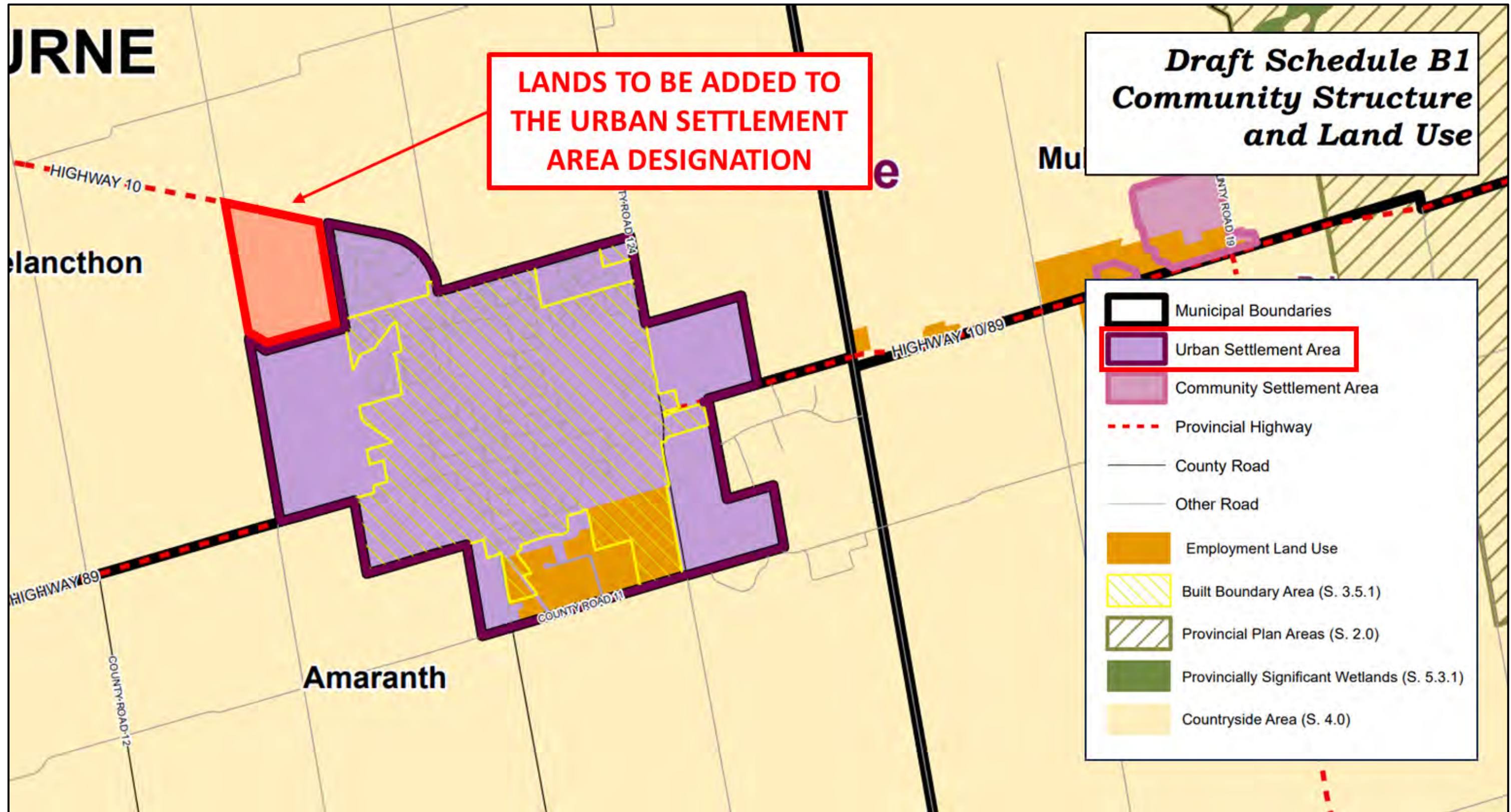
Appendix C – Draft Schedule B of OPA 3

Proposed Changes to Draft Schedule B – Community Structure of OPA 3



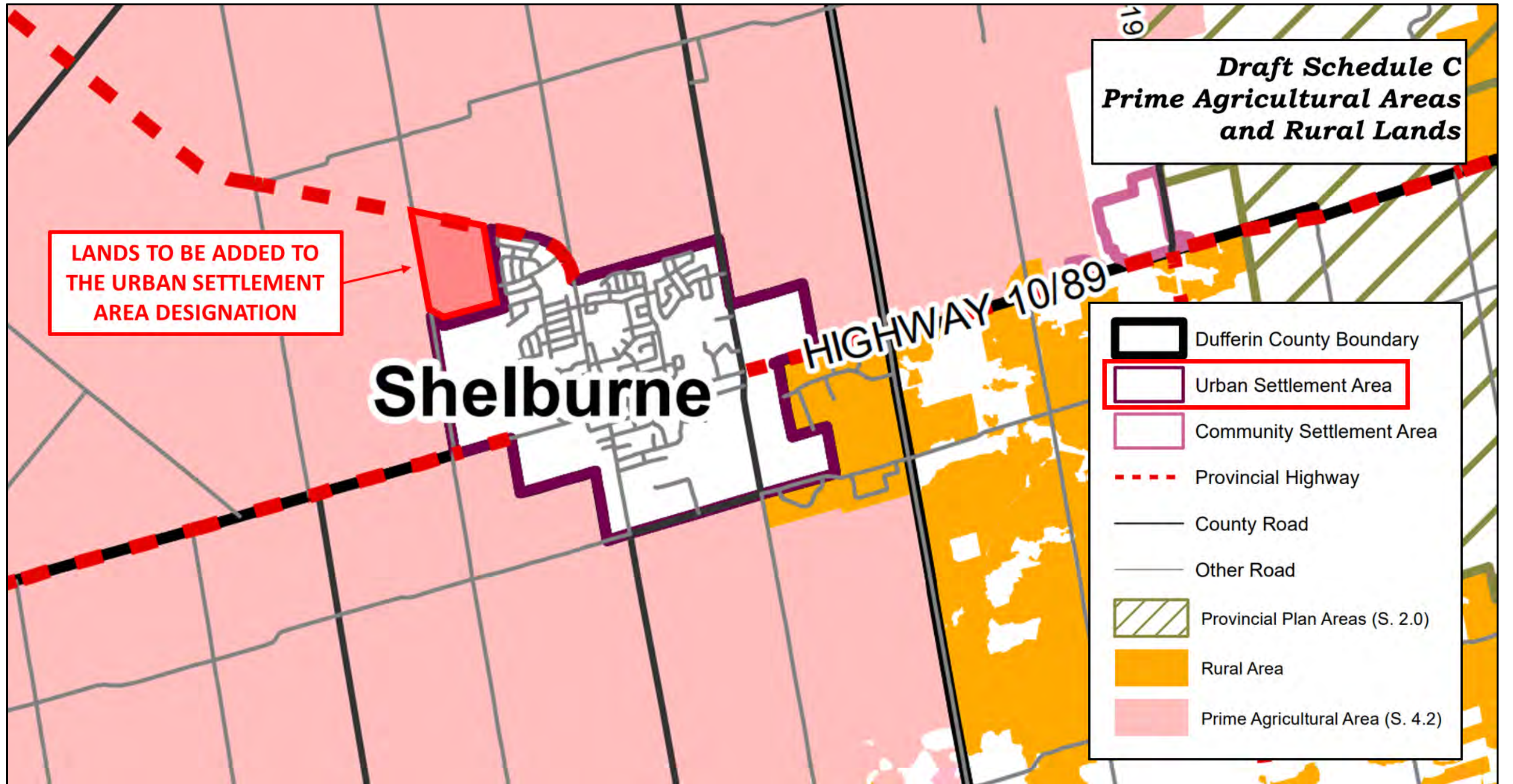
Appendix D – Draft Schedule B1 of OPA 3

Proposed Changes to Draft Schedule B1 – Community Structure and Land Use of OPA 3



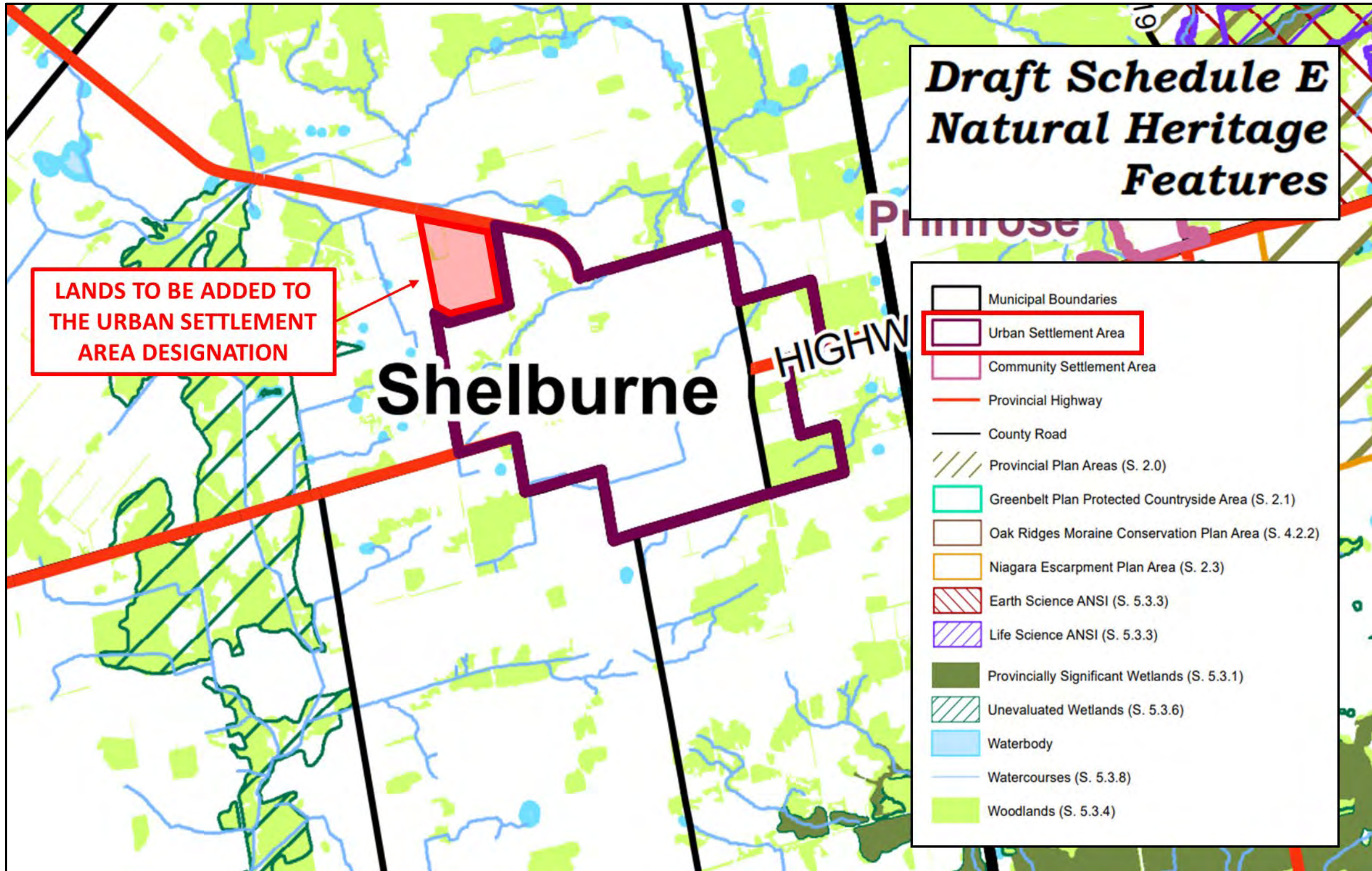
Appendix E – Draft Schedule C of OPA 3

Proposed Changes to Draft Schedule C – Prime Agricultural Areas and Rural Lands of OPA 3



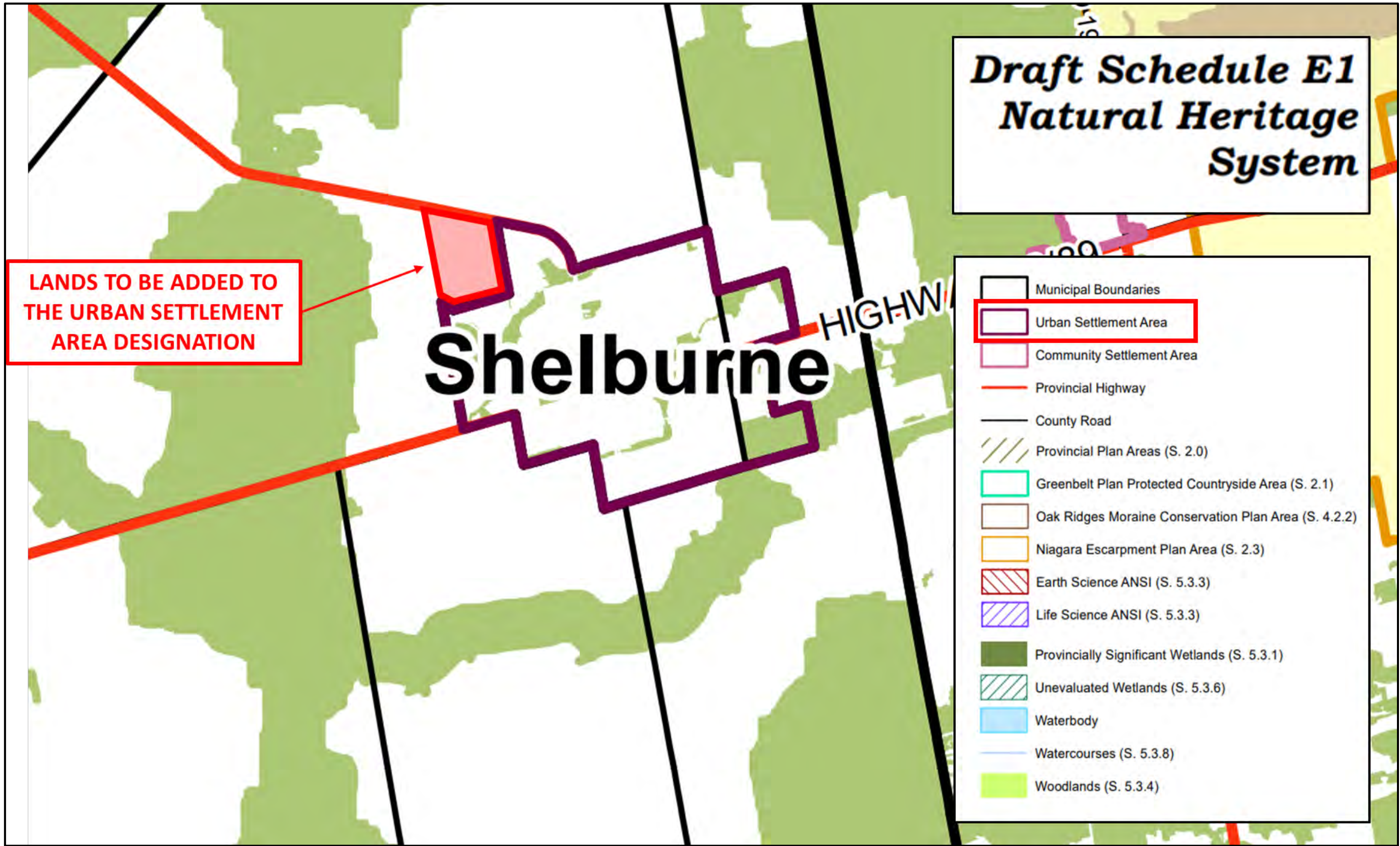
Appendix F – Draft Schedule E of OPA 3

Proposed Changes to Draft Schedule E – Natural Heritage Features of OPA 3



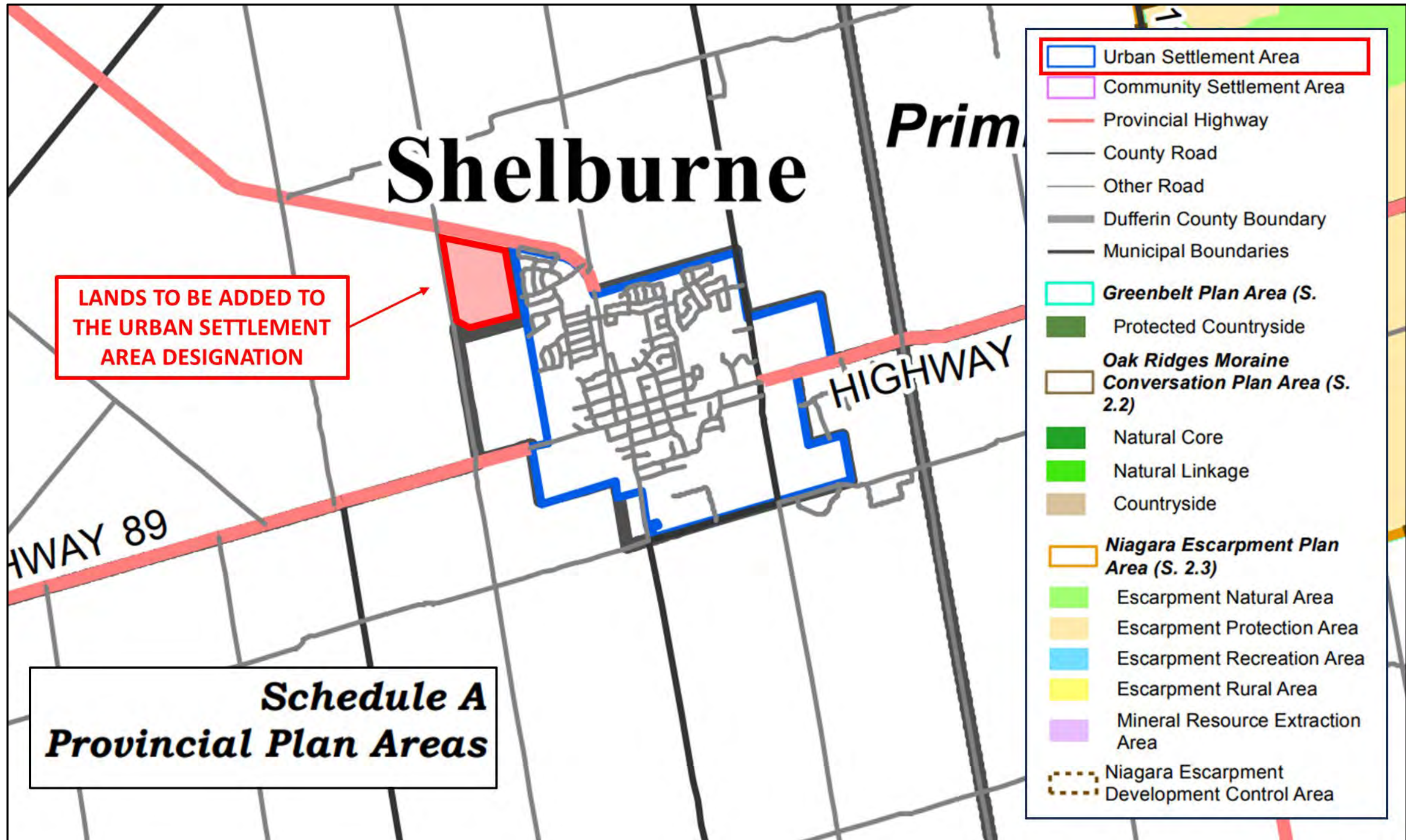
Appendix G – Draft Schedule E1 of OPA 3

Proposed Changes to Draft Schedule E1 – Natural Heritage System of OPA 3



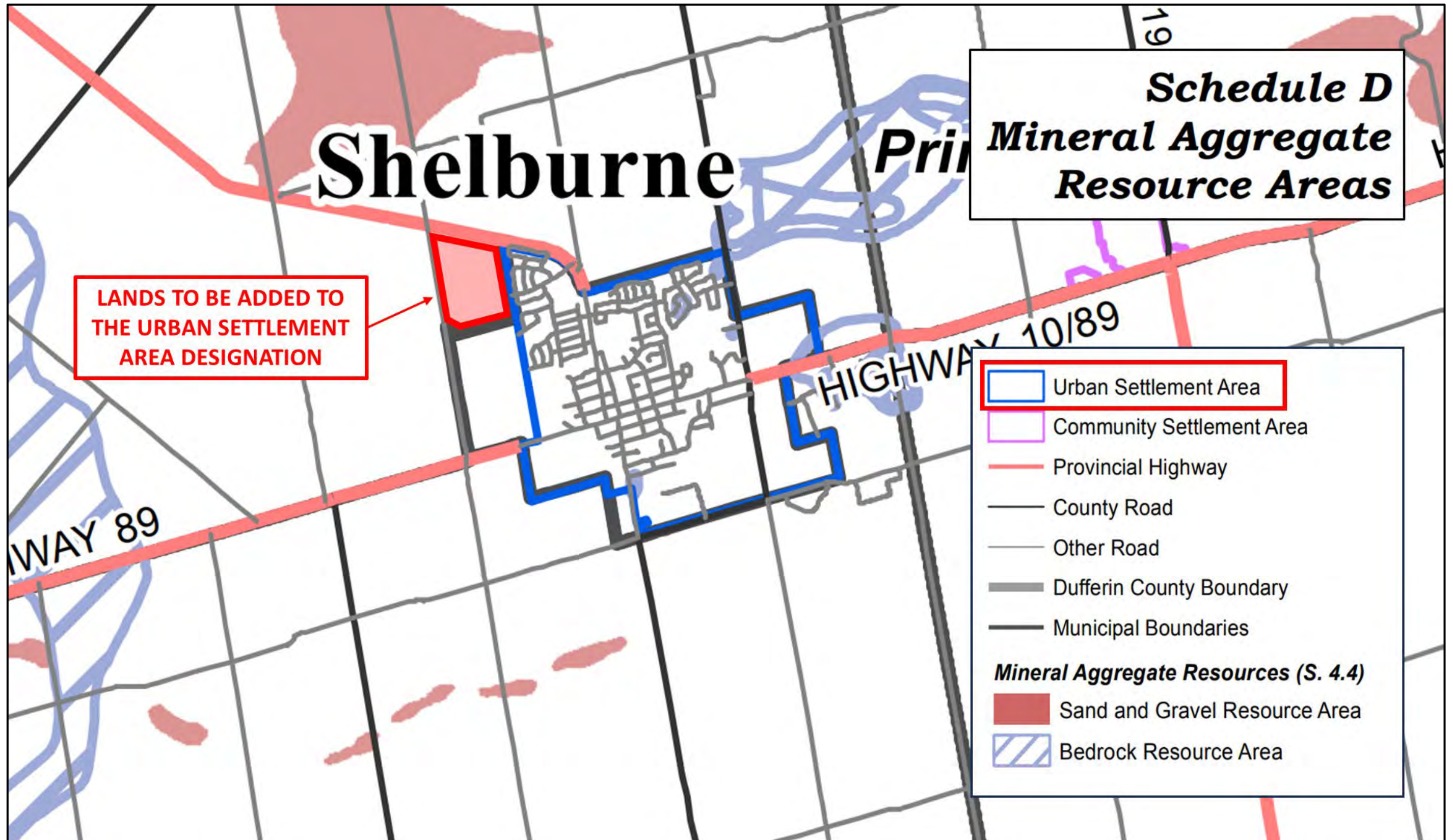
Appendix H – Schedule A of the Dufferin County Official Plan

Proposed Changes to Schedule A – Provincial Plan Areas of the Dufferin County Official Plan



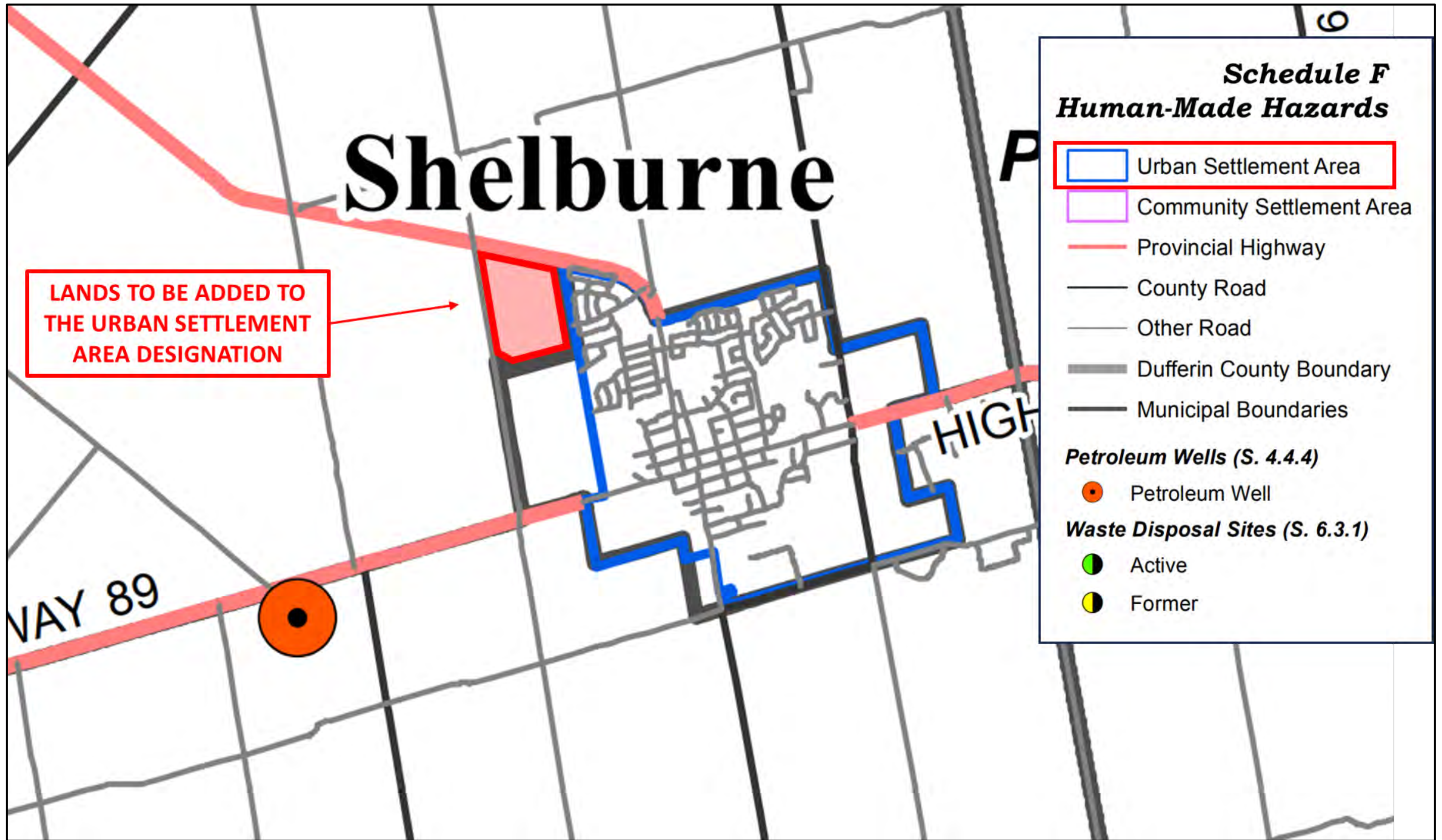
Appendix I – Schedule D of the Dufferin County Official Plan

Proposed Changes to Schedule D – Mineral Aggregate Resource Areas of the Dufferin County Official
Plan



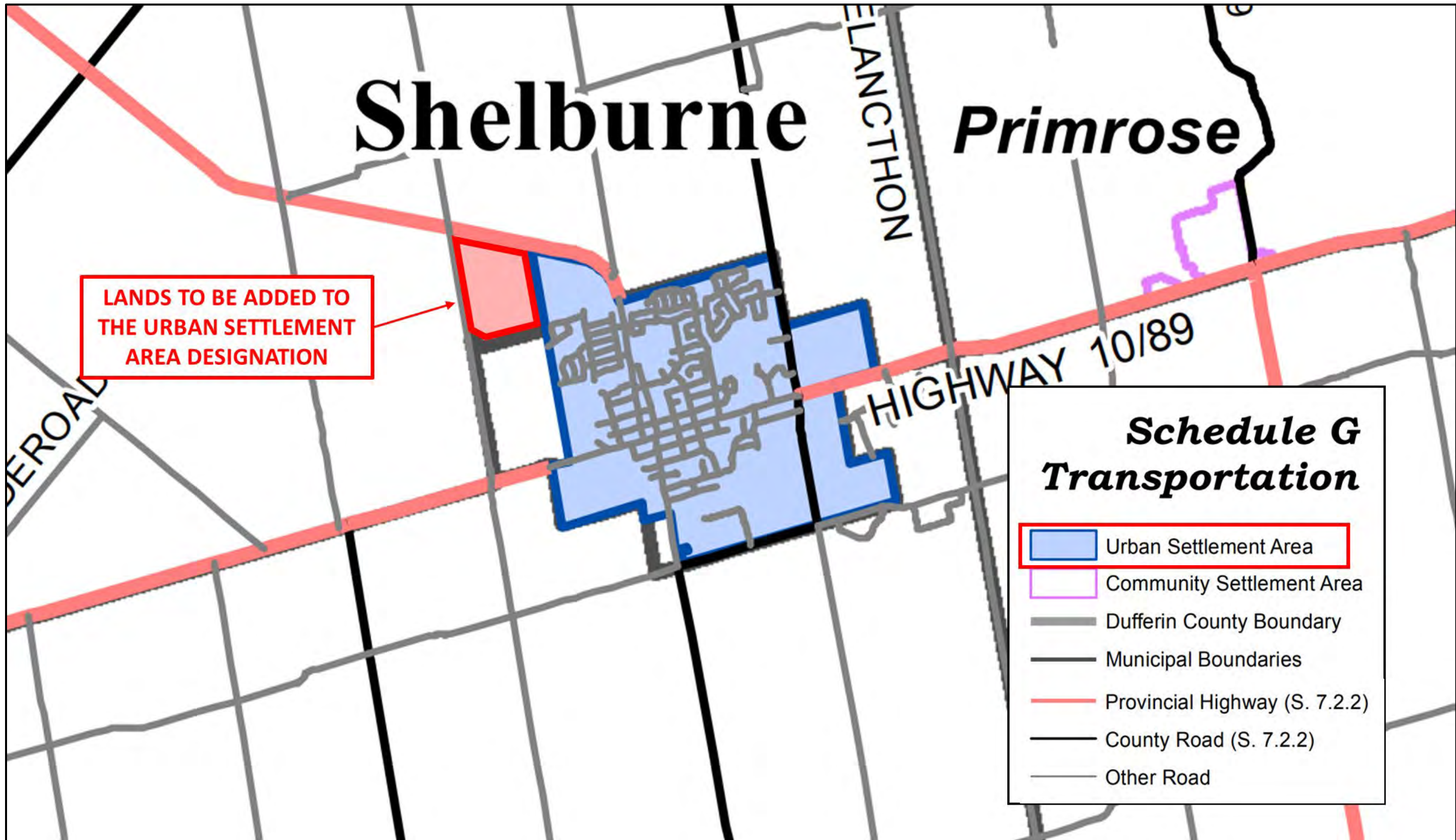
Appendix J – Schedule F of the Dufferin County Official Plan

Proposed Changes to Schedule F – Human Made Hazards of the Dufferin County Official Plan



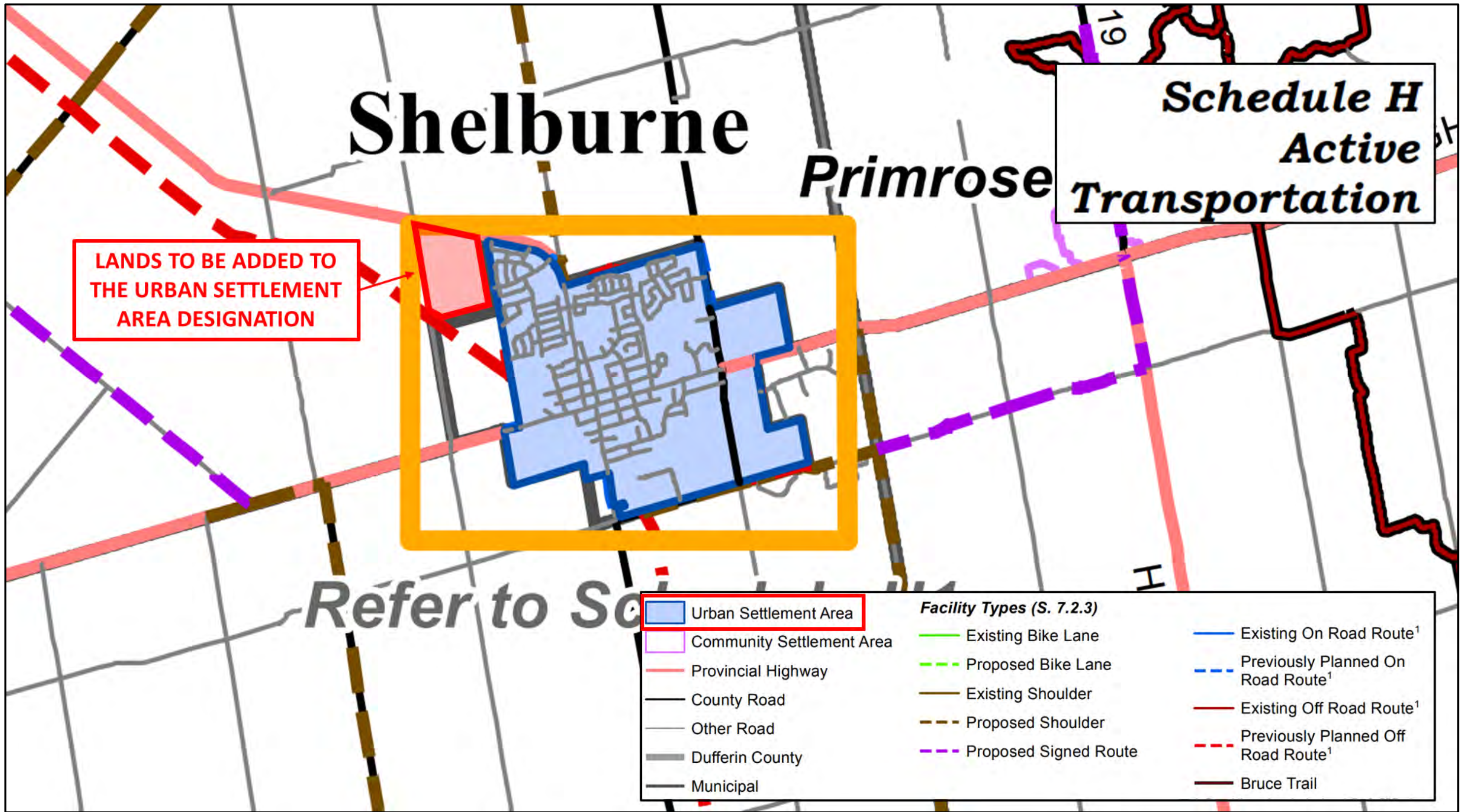
Appendix K –Schedule G of the Dufferin County Official Plan

Proposed Changes to Schedule G –Transportation of the Dufferin County Official Plan



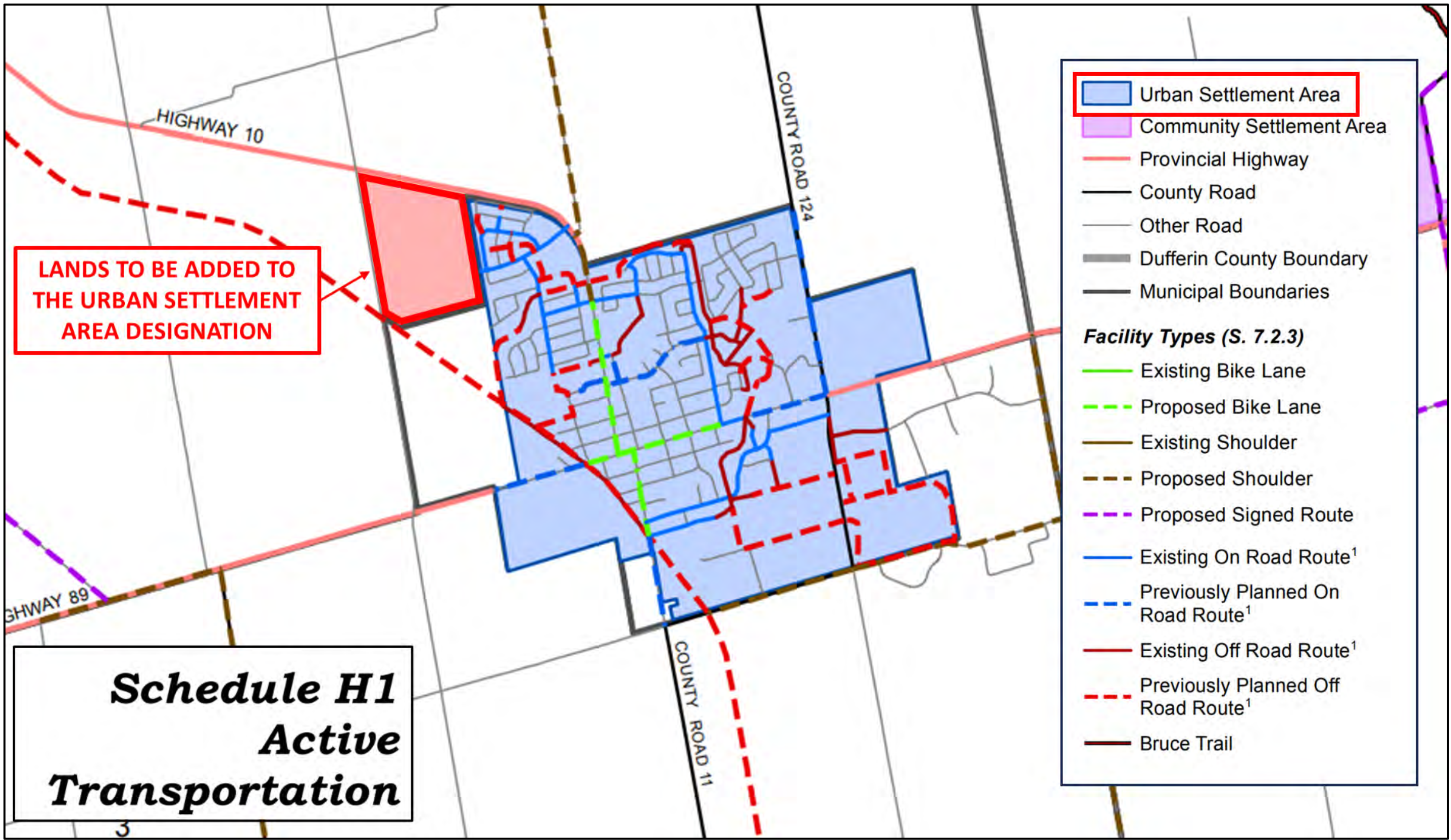
Appendix L – Schedule H of the Dufferin County Official Plan

Proposed Changes to Schedule H – Active Transportation of the Dufferin County Official Plan



Appendix M – Schedule H1 of the Dufferin County Official Plan

Proposed Changes to Schedule H1 – Active Transportation of the Dufferin County Official Plan



Appendix N – Appendix 3 of the Dufferin County Official Plan

Proposed Changes to Appendix 3 – Potential Forest Hazard Classification for Wildfire of the Dufferin
County Official Plan

