



Scoped Environmental Impact Study

530 Guelph Street, Town of Halton Hills, ON

Halton Management Inc

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Acronyms and Abbreviations

AMO	Atlas of Mammals of Ontario
ANSI	Area of Natural Scientific Importance
BMP	Best Management Practices
CRFMP	Credit River Fisheries Management Plan (2019)
CVC	Credit Valley Conservation
DFO	Department of Fisheries and Oceans
EIA	Environmental Impact Assessment
EIS	Environmental Impact Study
ELC	Ecological Land Classification
ESA	Ontario's Endangered Species Act (2007)
ESC	Erosion and Sediment Control
GFA	Gross Floor Area
HADD	Harmful alteration, Disruption or Destruction
LIO	Land Information Ontario
MBCA	Migratory Birds Convention Act (1994)
MBR	Migratory Bird Regulations
MECP	Ministry of the Environment, Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry
NHIC	Natural Heritage Information Centre
OBBA	Ontario Breeding Bird Atlas
OBA	Ontario Butterfly Atlas
OGS	Ontario Geological Survey Mapping
OP	Official Plan
OPA	Official Plan Amendment
ORAA	Ontario Reptile and Amphibian Atlas
PAC	Pre-Application Consultation
PPS	Provincial Planning Statement (2024)
PSW	Provincially Significant Wetland
SAR	Species at Risk
SoCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat
TOR	Terms of Reference
TRCA	Toronto Region Conservation Authority
ZBA	Zoning By-Law Amendment



1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) has been retained by Halton Management Inc (Client) to undertake a Scoped Environmental Impact Study (EIS) for the proposed minor property improvements, specifically lot resurfacing and the reuse of the existing building which is located at 530 Guelph Street in the Town of Halton Hills, Ontario (Site). The Site is on the south side of Guelph Street, east of Adamson Street South. The Site is bound by the Credit River immediately to the west, and a mixture of cultural, commercial and residential developments on all other sides. The location of the Site is depicted on **Figure 1**.

A Pre-Application Consultation (PAC) was held on December 07, 2023. The PAC outlines the details of the development and natural features to be assessed and includes a list of required studies. Pre-consultation comments from the Credit Valley Conservation (CVC) and Conservation Halton outlining potential features and hazards have also been provided for the Site. Based on the PAC and pre-consultation correspondence, a Terms of Reference (ToR) for the Scoped EIS was submitted to the Town of Halton Hills (Town), Halton Region, and CVC for review on November 18, 2024. The City and CVC have accepted the revised versions of the ToR. The PAC, TRCA pre-consultation comments, and revised ToR are provided in **Appendix A**. The TOR for the study was further discussed with the Town and it was agreed that a scoped study was appropriate given limited development and no proposed encroachment into any features.

The Scoped EIS delineates the existing natural heritage features, identifies potential impacts created by the proposed development, and recommends appropriate mitigation measures to satisfy the City, Region and CVC. The Scoped EIS is being submitted for review and acceptance as a part of a Concept Development Application.

1.1 Site Location and Proposed Development

The Site is currently developed a single building formerly used as a licensed establishment (night club/bar) and its associated parking lot. Trees, shrubs, herbaceous vegetation and manicured lawn make up most of the vegetation on the Site. Trees and shrubs line the eastern edge of the Credit River.

Site is already developed, with no future construction planned that extends beyond current development limits. The existing building is currently zoned as Hamlet Commercial under the Town's Zoning By-law (2010-005), which permits its use as a restaurant. Due to the proponent's proposal to use this existing building as a banquet hall and due to the limitation on Gross Floor Area (GFA) introduced after the building's construction an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) are required to comply with Municipal, Regional, and Conservation Authority requirements. The existing building previously had a legal non-conforming status; however, this was lost due to prolonged vacancy.

2.0 Planning Context

Development on the Site is subject to several federal, provincial, and local environmental acts, regulations, and policies, that provide direction and guidance regarding proposed land use changes and the protection of natural heritage features and functions.

The applicable natural heritage regulatory and policy framework that applies to the Site include:

- The Provincial Planning Statement (PPS, 2024)
- Ontario's Endangered Species Act (ESA, 2007)



- Migratory Birds Convention Act (MBCA, 1994)
- Greenbelt Plan (2017)
- *Federal Fisheries Act (2019)*
- *O.Reg. 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act (formerly Ontario Regulation 169/06: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)*
- *Town of Halton Hills Official Plan (April 30, 2024, Consolidation)*
- *Halton Region Official Plan (May 16, 2024, Consolidation)*

2.1 Provincial Planning Statement (PPS, 2024)

The new (2024) PPS is a province-wide land use planning framework that replaces the previous *Provincial Policy Statement (2020)* and the *Growth Plan for the Greater Golden Horseshoe (2019)*. Policy 4.1 of the PPS issued under Section 3 of the Planning Act provides direction to regional and local municipalities regarding planning policies, related to the protection and management of natural heritage features and resources. Section 3 of the Planning Act requires that decisions affecting planning matters 'shall be consistent with' policy statements under the Act. In general, Section 4.1 of the PPS requires that:

Development and site alteration shall not be permitted in:

- Significant wetlands in Ecoregions 5E, 6E and 7E
- Significant coastal wetlands

Development and site alteration should not be permitted in:

- a) Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E*
- b) Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)*
- c) Significant valleylands in Ecoregion 6E and 7E (excluding islands in Lake Huron and the St. Marys River)*
- d) Significant wildlife habitat*
- e) Significant areas of natural and scientific interest*
- f) Coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 4.1.4(b)*

Additional constraints to development include:

- Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
- Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above unless the ecological function on the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impact on the natural heritage features or on their ecological functions.

The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions (Crins, Grey, Uhlig & Wester, 2009) indicates that the Site is located within Ecoregion 6E – Lake Simcoe-Rideau Ecoregion



(Map A). This ecoregion extends from the Ottawa River to Lake Huron, most of Lake Ontario and some of the St. Lawrence. The topography of this area includes mostly croplands, pasture, abandoned fields with deciduous, coniferous and mixed wood forests. Ecoregion 6E is documented as being the second most densely populated ecoregion in Ontario.

Map A: Ecoregion Map of Ontario



2.2 Endangered Species Act (ESA, 2007)

The Endangered Species Act, 2007 (ESA) is a provincial statute administered by the Ministry of the Environment, Conservation and Parks (MECP). The ESA defines mandatory species and habitat protection designated by the Committee on the Status of Species at Risk in Ontario (COSSARO) listed on Schedule 2 (Endangered) and Schedule 3 (Threatened) of *Ontario Regulation 230/08*. Activities which may harm, harass, or destroy habitats of species regulated under the ESA must adhere to the ESA policies and regulations.

The goal of the ESA is:

- a) To identify species at risk based on the best available scientific information, including information obtained from community knowledge and aboriginal traditional knowledge.
- b) To protect species that are at risk and their habitats, and to promote the recovery of species that are at risk.
- c) To promote stewardship activities to assist in the protection and recovery of species that are at risk.

2.3 Migratory Birds Convention Act (MBCA, 1994)

The Migratory Birds Convention Act (MBCA) (S.C. 1994, c.22) is administered by Environment and Climate Change Canada. The MBCA was established to protect and conserve migratory bird populations by prohibiting the harming, killing, disturbance, or destruction of migratory birds, nests, and eggs (Section 6) as defined in Article 1 of the MBCA.

In 2022, changes to the MBCA through 'Migratory Bird Regulations' (MBR) were implemented. The changes add new provisions for certain migratory bird species and clarify when their nests are protected. For most birds regulated under the MBCA, nests are protected when they contain



a bird or viable egg. However, the 2022 MBR update provides year-round protection to the nests of 18 species now listed under Schedule 1 because they are re-used annually. For these nests, a designated waiting period is now required. This means the nest must be protected year-round until it has remained unoccupied throughout designated waiting period and can be deemed abandoned. For example, a Pileated Woodpecker (*Dryocopus pileatus*) cavity nest has a designated waiting period of 36 months even when unoccupied.

Note that a species that is not afforded protection under the MBCA or MBR Schedule 1 may be protected under other federal or provincial legislation such as the Species at Risk Act, 2022 (SARA) and the Fish and Wildlife Conservation Act., 1997 (Schedules 3, 7 and 8).

2.4 Greenbelt Plan (2017)

The online Greenbelt Area Mapping tool (2021) shows that the Site is within the Greenbelt Plan lands. Specifically, the Site is within a Protected Countryside and falls into the Natural Heritage System, for which applicable policies are relevant for recreational and non-agricultural uses (**Map B**).

Section 3.2.2 indicates that new development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that there will be no negative impacts on key natural heritages or key hydrologic features or their functions. Section 3.2.5.5 outlines a proposal for new development or site alteration within 120m of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation.

Map B: Green Belt Plan Mapping¹



2.5 Federal Fisheries Act (2019)

The *Fisheries Act* is a federal legislation that aims to manage and protect Canada's fisheries resources. In 2019, provisions of the new *Fisheries Act* were implemented by the Department of

¹ Mapping indicating property boundary in red; Natural Heritage System = green cross hatching; Green belt Area (Greenbelt Act, 2005) = thick green line and the Hamlets = brown dot.



Fisheries and Oceans (DFO). This included new protections for fish and fish habitat in the form of standards, codes of practice, and guidelines for projects near water. The Act prohibits the death of fish or the harmful alteration, disruption or destruction of fish habitat (HADD), unless the work, undertaking or activity is authorized by the Minister. In cases where a project cannot avoid working in or near water or does not meet the conditions of a code of practice, a request for project review should be submitted to the DFO. If the DFO reviews the project and determines that the work is not likely to result in a HADD, they will issue a letter of advice and mitigation terms. If the DFO determine that the project is likely to result in death to fish and/or a HADD, an application for an Authorization will need to be completed. An Authorization must include terms and conditions to avoid, mitigate, offset, and monitor impacts to fish and fish habitat as a result of the project.

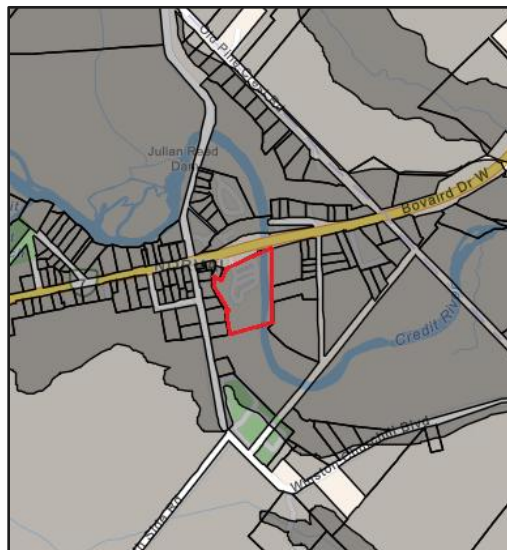
2.6 O.Reg 41/24: Prohibited Activities, Exemptions and Permits under the Conservations Authority Act (CAA, 1990)

CVC is responsible for regulating development activities within areas described in Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, commonly referred to as Regulated Areas. These include watercourses, floodplains, meander belt widths, hazardous lands, wetlands and adjacent lands (up to 30 m), river or stream valleys, and areas that are adjacent or close to the shoreline of the Great Lakes-St. Lawrence River system or to an inland lake and that make be affected by flooding, erosion or dynamic beach hazards.

Development activities (including construction, site alteration, and development) in these areas regulates control changes to watercourses, floodplain, wetlands and steep slopes to prevent flooding and erosion problems.

CVC online regulation mapping (**Map C**) shows a portion of the Site is regulated by CVC, therefore a permit is required before development can occur.

Map C: Credit Valley Conservation regulation mapping²



² Mapping of property boundary = red; Parcels around regulated area = black outline with light gray and generic regulation mapping = dark gray filling.



2.7 Halton Region Official Plan (2024)

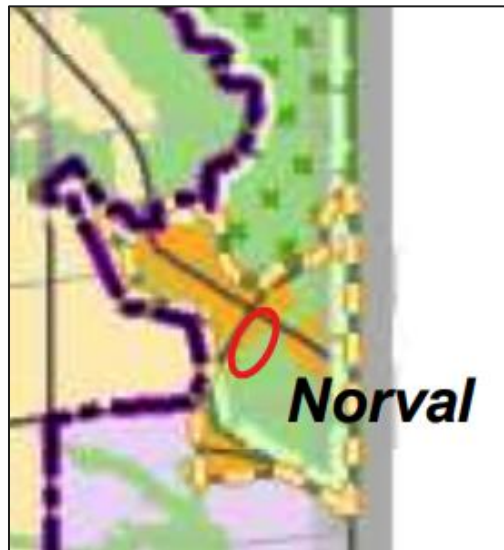
Policy of the region's council under the Halton Region Official Plan (2024) is to give clear direction as to how physical development should take place in Halton to meet the current and future needs of its people. It is also intended to reflect their collective aims and aspirations, as to the character of the landscape and the quality of life to be preserved and fostered within Halton.

The following maps within the Official Plan show the Site as being within:

- Map 1 – Regional Structure: 'Regional Natural Heritage System' and within 'Hamlet';
- Map 1A – Provincial Plan Areas & Land Use Designations: 'Greenbelt Plan Protected Countryside Area' and 'Natural Heritage System (Greenbelt Plan)'; and
- Map 1G – Key Features within the Greenbelt and Regional Natural Heritage Systems: 'Hamlet' and 'Key Features'

These maps are depicted below:

Map D: Halton Regional Official Plan Map 1 - Regional Structure depicting Regional Structure



The map above shows the approximate location of the Site boundary (outlined in red) and the surrounding regional structure, which is predominantly Natural Heritage (green) with nearby Hamlet areas shown in orange-brown with yellow and blue dashes.

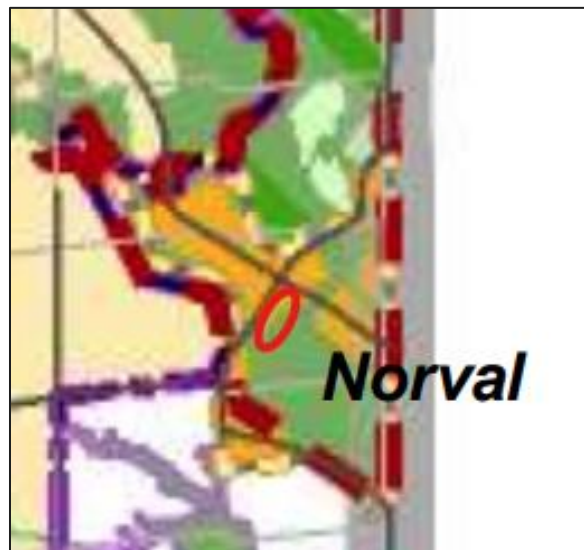


Map E: Halton Regional Official Plan Map 1A depicting Provincial Plan Areas and Land Designations



The map above shows the approximate location of the Site boundary (outlined in red). The Site is situated within lands designated as Greenbelt Plan Protected (light green), and it overlaps with the Natural Heritage System (dark green dashed line) as well as the Hamlet Boundary (yellow and blue dashed lines).

Map F: Halton Region Official Map 1G depicting Key Features within the Green Belt and Regional Natural Heritage Features



The map above shows the approximate location of the Site boundary (outlined in red). The Site is situated within lands designated as key features (dark green) overlapping with the Natural Heritage System (dark green dashed line) as well as the Hamlet Boundary (orange-brown with yellow and blue dashed lines).

Section 115.3 emphasizes that the Regional Natural Heritage System adopts a systems-based approach to protecting and enhancing natural features. Section 118.2b prohibits altering any components of the system unless it is demonstrated that there will be no negative impacts on



the natural features, areas, or their ecological functions. Additionally, Section 118(3.1) requires an Environmental Impact Assessment (EIA) for any developments or site alterations, including public works, located wholly or partially within or within 120 meters of the Regional Natural Heritage System.

Section 102 establishes the objectives of Hamlets as providing limited opportunities for rural, non-farm residences within identifiable communities and supporting rural, non-farm uses. Section 103 specifies that permitted uses within Hamlets must comply with the policies of this Plan and approved Area-Specific Plans, and while Hamlets cannot be expanded, minor boundary adjustments may be considered.

Section 139.11 highlights that the purpose of Key Features within the Greenbelt and Regional Natural Heritage Systems is to facilitate the implementation of permitted use policies within the Regional Natural Heritage System and to enforce the requirement for Environmental Impact Assessments (EIA).

2.8 Town of Halton Hills Official Plan (2024)

The Official Plan's primary purpose is to guide growth while preserving the Town's unique character, diversity, civic identity, rural lifestyle, and natural and cultural heritage, ensuring the greatest positive impact on the quality of life in Halton Hills. According to the Official Plan maps (**Map G**, below), the Site is designated as follows:

- Schedule A1 Land Use Plan: 'Hamlet'
- Schedule H2 Land Use Plan: 'Hamlet Community Core Area,' 'Regulatory Floodplain Overlay,' and 'Greenlands.'

The Hamlet designation aims to recognize unique and historic communities, such as Norval, as transitional spaces between urban areas and surrounding rural and agricultural landscapes. It focuses on carefully controlling new residential development to maintain the character and scale of Hamlets, supporting small-scale commercial and tourism uses compatible with their character, and ensuring developments are serviced by appropriate sewer and water systems reflecting their location, planned growth, and character.

Key sections relevant to this designation include:

- Section E3.3.1: All development within Hamlet Areas must adhere to approved Hamlet Secondary Plans and relevant Official Plan policies.
- Section H2.4.1: The Hamlet Community Core Area designation identifies the central portion of the Hamlet where commercial activities and heritage features are concentrated.
- Section H2.4.2: Permitted uses within the Hamlet Community Core Area include retail, residential, and office spaces. Existing non-residential uses can occupy up to 500 m² of gross floor area, while new non-residential uses are limited to 250 m².
- Section H2.4.3(i): Development must comply with Heritage Protection Guidelines (Appendix X5) and cannot exceed two storeys.

Additional considerations include:

- Section H2.13: The Floodplain Overlay identifies developed properties within the Regulatory Floodplain, which are subject to the Conservation Authority Act.
- Section H2.3.5: Areas identified as wetlands, significant woodlands, Environmentally Sensitive Areas (ESAs), or steep slopes are designated as Greenlands. Development



applications near Greenlands may require an Environmental Impact Study, subject to Town approval.

- Section H2.3.7: The Credit River through Norval is classified by the Credit Valley Conservation (CVC) as a "mixed cool/cold" water fisheries community, requiring a 30m development setback from the riverbank. The exact boundaries of this buffer must be determined in consultation with CVC.

Map G: Halton Hills Official Plan Map X1A - Environment - Natural Areas



The map above shows the approximate location of the Site boundary (outlined in orange). The Site is located within or adjacent to areas designated as woodlands ≥ 0.5 ha (green), falls within the Hamlet Boundary (black dashed line), and is situated outside the Urban Boundary (black solid line).

3.0 Methods

The following sections outline the methods used to collect ecological data.

3.1 Information Review

Review of the natural environment based on existing secondary source information was performed to identify known natural heritage features and functions within and adjacent to the Site. Information review also included reporting completed specifically for the Site. The following documents were reviewed:

- Aerial imagery of the Site
- Atlas of the Mammals of Ontario (AMO) (Dobbyn, 1966)
- Fisheries and Oceans Canada Distribution Maps for Fish and Mussel Species at Risk
- iNaturalist Herps of Ontario Project (iNaturalist, 2023)
- Land Information Ontario (LIO) – Geospatial Map and Data Centre (2021)
- Ministry of Natural Resources “Make a Map” on-line Natural Heritage features and Natural Heritage Information Centre (NHIC); element occurrence information (2021)



- Ministry of Natural Resources Significant Wildlife Habitat Guide
- Ontario Breeding Bird Atlas (Bird Studies Canada, 2006)
- Ontario Butterfly Atlas (MacNaughton et al, 2021)
- Ontario Geological Survey Mapping (OGS)
- Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2019)
- Ontario Species at Risk List (O. Reg. 230/08)
- Credit Valley Conservation Authority Floodplain Mapping

The information in these sources was reviewed and relied upon to inform the need for additional field studies and avoid duplication of effort. Potential constraints noted on or near the Site include the Rouge River Floodplain, woodlands, valley feature (stable top of slope), and CVC Regulated Area.

3.2 Field Studies

An SLR terrestrial and aquatic ecologist visited the Site on November 22 and 26, 2024, to document current site conditions, and collect site specific information. The following sections outline the details related to all field studies completed.

3.2.1 Wildlife and Natural Environment Surveys

All incidental observations were recorded while the ecologist was on Site. Evidence of presence is determined from direct sightings, and indirectly from such indicators as calls, nests, tracks, scats, browse and burrows.

Additional information with respect to wildlife, Species at Risk (SAR), Species of Conservation Concern (SoCC), and Significant Wildlife Habitat (SWH) were obtained through field reconnaissance.

3.2.1.1 Aquatic Habitat Assessment

Aquatic habitat assessments were undertaken with SLR aquatic ecologists completing a visual survey along the bank of Credit River of the property and surrounding areas. Specific information such as notes of culvert outflows, species presence, ground water indicators, substrate and habitat conditions at the time of survey were recorded. No in water activities or water quality parameters were undertaken during the survey.

3.2.2 Vegetation

Aerial photography, and Land Information Ontario data, and in-situ field observations were used to delineate vegetation communities according to principles of the Ecological Land Classification (ELC) for Southern Ontario: First Approximation and its Application (Lee et. al., 1998) and the unpublished Southern Ontario ELC (Lee, 2008) to collect vegetation data at the community level.

3.2.3 Species of Conservation Concern, Species at Risk and Wildlife Habitat

A desktop review of available resources was completed to identify potential habitat opportunities for SAR, SoCC within or near the Site. SAR include species listed as Extirpated, Endangered, or Threatened under the Endangered Species Act (ESA), and both the species and their habitat



are protected under this legislation. SoCC include species of Special Concern under the ESA or SARA, those with a provincial S-rank of S1 to S3, and locally or regionally rare species.

SAR and SoCC were screened for their potential to use the Site or immediate surrounding areas for key life processes such as breeding, migration, overwintering, or foraging. In addition, SWH was assessed using the MNRF's Ecoregion 6E criteria, excluding constructed areas, to determine potential presence on or adjacent to the Site. It should be noted that no encroachment is anticipated into the features within the Site.

4.0 Data Collection Findings

The following sections describe geological, aquatic, and terrestrial site characteristics.

4.1 Physiography

The Site is located within the Credit River watershed, within the Peel Plain Physiographic Region. The Peel plain is a level-to-undulating expanse of clay soils spanning 300 square miles across the central areas of York, Peel and Halton regions. While the soil in this region is predominantly heavy in texture, stream valleys in certain areas, such as the Credit River below Norval, where the Site is located, are bordered by sandy alluvium deposits (Chapman & Putnam, 1987). Based on the search of local well records (MOECC, 2017), there are three monitoring wells (well ID 2801559, 7375706 and 7375705) located within the Site and were installed in 2003. The well record notes mostly grey clay followed by red shale.

4.2 Aquatic Habitat

The Credit River passes adjacent to the northern limit of the Site. It is identified within the Norval area as a coldwater habitat by the CVC (CVC, 2019). Historical records of sensitive species have been documented in the Credit River such as American Eel (*Anguilla rostrata*), Brook Trout (*Salvelinus fontinalis*), Brown Trout (*Salmo trutta*), Atlantic Salmon (*Salmo salar*) and Redside Dace (*Clinostomus elongatus*). Introduced cold-water species such as Chinook Salmon (*Oncorhynchus tshawytscha*), Coho Salmon (*Oncorhynchus kisutch*), Pink Salmon (*Oncorhynchus gorbuscha*) and Rainbow Trout (*Oncorhynchus mykiss*) are also documented (CVC, 2002). The above-mentioned species can be found in certain reaches of the Credit River but usually rely on cold water reaches, such as those found around Norval.

Based on analysis by the CVC, the Credit River is considered a mixed community (CVC, 2019) and provides important habitat for the Lake Ontario fishery, for a variety of species and thermal regimes (CVC, 2002). Approximately 540 m upstream of the study site is the Norval Dam, which has been proposed for study to see its potential impacts on native migratory fish species (CVC, 2019).

4.2.1 Habitat Assessment

Aquatic Habitat assessment took place on November 27th, 2024, by a qualified SLR aquatic ecologists, and included completing a survey along the bank edge of property making habitat observations. During the visit, culverts were observed on the opposite (east of the Credit River) side of the bank at the adjacent farm field. A single stormwater culvert outlet was observed to outflow at the very north side of the property running below Guelph Street (Photos 1,2 & 3 below), as shown on **Figure 2**. Some erosion was present at the outflow into the Credit River at this location.

The wetted width measurements of the river were taken using a TideWe range finder and the results averaged approximately 19.7 m. Bankfull measurements were taken using the same



equipment and averaged approximately 36.3 m in width. The Credit River along the property is wide, fast flowing and has a boulder/cobble and sand dominant substrate, with some associations of silt. The stream morphology in the area is a riffle-run type with slower pooling areas to the south of the property line. There was no aquatic vegetation observed within the river. Observations of historical bank erosion are present on both sides of the river indicating previous high-water levels, likely occurring after high rain fall events or after snow melt.

Riparian cover of the river is only present at the very edges of the river, by some tall grasses, mature trees (willow sp.) and shrubs. Mature trees occur mostly on the adjacent property (east side of Credit River) while more shrub trees occur along the Site boundary. The instream cover for fish is mostly from large boulders, cobbles and some trash debris.

Sensitive or key habitat may potentially occur within the stream along the Site boundary, as several large adult salmonid carcasses (**Photo 4**) were observed along the banks and within the stream. Due to the presence of the Norval Dam upstream, this area potentially provides a very important area for spawning to occur for salmonids, which require fast flowing shallow water to oxygenate released eggs.



Photo 1: Culvert under Guelph Street to Credit River on Client Property



Photo 2: Location of ditching, looking west





Photo 3: Outflow of ditching into Credit River, looking north



Photo 4: Salmonid carcass on bank of property

4.3 Vegetation

The ELC mapping developed for the Site is displayed on **Figure 2**. The community classifications are derived from on-site observations and aerial photo interpretation; they are described in **Table 1**.

Table 1: ELC Communities

ELC Community	Vegetation Layer	Species Composition	Other Notable Observations
Dry-Fresh Sugar Maple Deciduous Forest Ecosite (FOD5) *	Canopy	Sugar Maple (<i>Acer Saccharum</i>), Norway Maple (<i>Acer platanoides</i>), Black Walnut (<i>Juglans nigra</i>), Black Locust (<i>Robinia pseudoacacia</i>), Basswood (<i>Tilia americana</i>), Willow species (<i>Salix spp.</i>), Siberian Elm (<i>Ulmus pumila</i>)	This community represents the woodland feature, with some landscape vegetation near the buildings on the property. The ground cover species are limited, as the Site visit was conducted in fall when vegetation species was less abundant.
	Sub-canopy	Sugar Maple, Norway Maple, Manitoba Maple (<i>Acer negundo</i>), Black Walnut, Black Locust, White Spruce (<i>Picea glauca</i>), White Elm (<i>Ulmus americana</i>), Common Buckthorn (<i>Rhamnus cathartica</i>), Sumac (<i>Thus typhina</i>)	
	Understorey	Goldenrod species (<i>Solidago spp.</i>), Burdock (<i>Arctium spp.</i>), Aster species (<i>Symphyotrichum spp.</i>), <i>Phragmites</i> , Cattail (<i>Typha latifolia</i>), Reed canary grass (<i>Phalaris arundinacea</i>), Wild carrot (<i>Daucus carota</i>)	
	Ground Cover	Virginia Creeper (<i>Parthenocissus quinquefolia</i>)	
Mineral Cultural Thicket (CUT1)	Canopy	Manitoba Maple, Black Walnut, Bur Oak (<i>Quercus macrocarpa</i>), Norway Maple	This community includes a culvert and ditch with standing water



ELC Community	Vegetation Layer	Species Composition	Other Notable Observations
	Sub-canopy	Wild privet (<i>Ligustrum vulgare</i>), Ash species (<i>Fraxinus spp.</i>), Juniper (<i>Juniperus spp.</i>), Buckthorn	during the Site visit. This community is located within the adjacent property.
	Understorey	Reed canary grass, Goldenrod species, Burdock, Cattail, <i>Phragmites</i> , Wild carrot	The ground cover species are no show, as the Site visit was conducted in fall when vegetation species was less abundant.
Hedgerow	Canopy	Black Walnut, Manitoba Maple, Willow species, Crab apple (<i>Malus spp.</i>), Black Locust, Norway Maple, Black Locust	This community along the Credit River within the property.
	Sub-canopy	Ash species, Juniper, Buckthorn, Sumac	The ground cover species are no show, as the Site visit was
	Understorey	Reed canary grass, Goldenrod species, Burdock, Cattail, <i>Phragmites</i> , Wild carrot	conducted in fall when vegetation species was less abundant.
	Ground Cover	Riverbank Grape (<i>Vitis riparia</i>)	
Residential	Manitoba Maple, Norway Maple		This community contains existing buildings
*Community code is associated with 1998 ELC Manual, which has been peer-reviewed. Used for community reference. 2008 community codes have been included as they have more variety in cultural community type codes.			

4.4 Species of Conservation Concern, Species at Risk and Wildlife Habitat

After reviewing provincial databases and field surveys, the following SoCC and SAR wildlife may occur along the river and riparian zones, which provide habitat opportunities.

- Midland painted Turtle (*Chrysemys picta*)
- Snapping Turtle (*Chelydra serpentina*)
- Monarch Butterflies (*Danaus plexippus*)

Bird species of interest records within the general area include a wide range of SAR and SoCC birds. Although the Site itself lacks suitable habitat for these species due to the highly urbanized and paved condition, the Credit River corridor may function as a migratory flyway offering temporary resting and foraging areas for some species. Suitable snag trees and structures may offer roosting and foraging habitat for SAR bats, although no tree or building removals are proposed.



The Credit River provides potential aquatic habitat for Redside Dace (*Clinostomus elongatus*), an Endangered fish species documented approximately 2.5 km upstream. Although not recorded adjacent to the Site, development should incorporate best management practices to control erosion and sedimentation. While American Eel has historically been recorded in the broader watershed, it has not been documented in this area in recent years, and the potential for its presence is considered low.

No Significant Wildlife Habitat (SWH) has been identified on the Site by municipal or regional planning authorities. SWH within the parking and building areas of the Site is not present.

Given the Site's location, it is likely that urban wildlife are using the Credit River corridor and surrounding treed and vegetated areas. Species expected to be observed onsite include raccoons (*Procyon lotor*), red foxes (*Vulpes vulpes*), white-tailed deer (*Odocoileus virginianus*) and urban adapted birds such as Canada Goose (*Branta canadensis*) and mallards (*Anas platyrhynchos*).

Table A1 lists all the SoCC and SAR with potential to occur on and adjacent to (within 120 m of) the Site³ and **Table A2** includes the results of an assessment of SWH on Site.

5.0 Constraints Assessment

According to Section H2.3.7 of the Halton Hills Official Plan (2024), no new development is permitted within a 30-metre buffer zone of the Credit River in Norval. Any improvements, replacements, or minor additions to existing buildings within this buffer are generally discouraged and require consultation with Credit Valley Conservation to assess potential impacts and identify appropriate mitigation measures. Currently, no changes are proposed to the existing building on-site or adjacent parking areas.

Section H5.7.49 of the Official Plan also identifies all woodlands 0.5 hectares or larger as significant woodlands, which require a minimum 30-metre dripline. The plan also mandates that watercourses must be protected by a 30-metre buffer measured from their bankfull height.

After examination of the woodland boundary defined in Map X1A (Map G in the above section 2.8), it is determined that the Site is not located within a significant woodland boundary.

- Other environmental constraints include the potential presence of habitat for Endangered or Threatened species (Section H5.7.49e). While the Site itself does not contain confirmed habitat for species such as Redside Dace, it is located within 2.5 km of known occurrences. Although no alterations to the banks or immediate adjacent areas of the Credit River are proposed, where applicable it is recommended that site activities adhere to the Guidance for Development Activities in Redside Dace Protected Habitat (MNRF, 2016) to minimize indirect⁴ impacts.

³ Note: Species at Risk Information is accurate and up to date as of this report (November 2024). New species designations under Ontario Regulation 230/08 (Species at Risk in Ontario List) occur periodically. The owner is responsible to ensure that species and habitats regulated under Endangered Species Act (2007) or those described under other policies (i.e., the *Migratory Bird Convention Act*, *Fish and Wildlife Conservation Act*) are protected.

⁴ General habitat (as defined by the MNRF Guidance for Development Activities in Redside Dace Protected Habitat, 2016) indicates that general habitat is “an area on which a species depends directly or indirectly to carry on its life processes such as reproduction, rearing, hibernation, migration or feeding”.



6.0 Impact and Mitigation Assessment

The following sections will indicate the impacts that may cause by the proposed work.

6.1 Direct Impacts

As there is no proposed works to the structures, parking or corridor areas along the Credit River, it is SLR's understanding that there will be no activities that would result in direct impacts.

6.2 Indirect Impacts

Indirect impacts are not caused by immediate project actions but may result from the implementation of the project. These can occur during or after project completion or outside of the project footprint.

To ensure protection of the Credit River and associated aquatic features (e.g., potential Redside Dace considerations) should any site alterations take place, or storing of materials (i.e. stockpiles) be required, protection and mitigation will be required as outlined in Section 7.0.

Any future impacts will be reviewed in more detail in future submissions such as Site Plan or Site Alteration Submissions.

7.0 Recommended Mitigation

To offset the potential impacts from the proposed redevelopment the following sections provide recommendations for mitigation.

Where applicable, the following recommendations should be considered:

- Implementing site preparation measures that prevent sediment from entering the watercourse, including adherence to an Erosion and Sediment Control Plan, minimizing the extent of disturbed areas, stabilizing exposed soils, and undertaking timely revegetation where vegetation is removed;
- Where possible scheduling construction during low-flow or rain periods (e.g., summer) to reduce the potential for erosion; and
- Store stockpiles of soil at least 30m away from direct or indirect Redside Dace Habitat.

7.1 Erosion and Sediment Control

Appropriate and properly installed ESC measures can help to reduce the potential impacts from any construction activities. If silt fence will be installed on Site as ESC measures to support any proposed work, routine inspection and maintenance of the silt fence should be conducted throughout various construction phases to ensure continuous protection of the watercourse.

Any future erosion and sediment impacts will be reviewed in more detail in future submissions such as Site Plan or Site Alteration Submissions.

7.2 Vegetation and Wildlife Mitigation

SLR understands that all trees are expected be retained on the Site. Where applicable, appropriate tree protection barriers should be installed prior to the start of any construction works and be maintained until construction activities are complete.



Any vegetation clearing and construction activities should consider sensitive timing windows. Vegetation removals should be conducted outside of the breeding bird season which occurs annually, generally between April 1st to August 31st.

Bat maternity roosting season occurs annually, generally between April 1st and September 30th or October 31st, depending on the species. Demolition of any structure with the potential for roosting bats should be avoided during this time and subject to consultation with the MECP.

To protect wildlife in general, no animals are to be knowingly harmed. If wildlife is encountered during construction, work must stop, and animals allowed to disperse on their own. If necessary, the MNRF, MECP or CVC should be contacted for advice.

8.0 Policy Review and Compliance

Table 2 summarizes policies relevant to the natural environment and describes how the natural heritage features identified within this EIS have been addressed.

Table 2: Summary of Policy Review and Compliance

Policy	Compliance	Rationale
Provincial Planning Statement (PPS, 2024)	In conformity	No features of provincial interest (PSW or ANSI) have been identified within the Site or adjacent land.
Ontario's Endangered Species Act (ESA, 2007)	In conformity with implementation of recommendations	This Scoped EIS describes the features and functions on and adjacent to the Site, including an assessment of potential SAR habitat. There is potential for SAR to utilize habitat associated with the Credit River. No proposed development or activities are proposed for this area.
Migratory Birds Convention Act (MBCA, 1994)	In conformity with implementation of recommendations	There is potential for migratory birds to occur within and surrounding the Site. It is recommended that any demolition or vegetation clearing works avoid the timing window for breeding and migratory birds, generally between April 1st and August 31st annually.
Greenbelt Plan (2017)	In conformity	The Site occurs within Protected Countryside of the Greenbelt. This Scoped EIS describes the features and functions on and adjacent to the Site. No negative impact on natural features are anticipated on the Site.
Ontario Regulation 41/24 and The Living City Policies (CVC, 2014)	In conformity	This Scoped EIS describes the CVC regulated features and functions on and adjacent to the Site. These features will be protected as part of the proposed development with the implementation of and the recommended mitigation measures.
Halton Region Official Plan (2024)	In conformity	This Scoped EIS describes the features and functions on and adjacent to the Site. These features are not expected to be negatively affected by the proposed development.
Town of Halton Official Plan (2024)	In conformity	This Scoped EIS describes the features and functions on and adjacent to the Site. These features are not



Policy	Compliance	Rationale
		expected to be negatively affected by the proposed development.

9.0 Conclusion

The Site is predominantly situated within a landscape already altered by commercial and residential development. This Scoped EIS report concludes that based on SLR's understanding that there is no proposed development activities along the Credit River riparian corridor or treed area, with implementation of the recommended mitigation measures, there will be no negative impacts on natural heritage features or their functions. The primary constraints on the Site include its proximity to the Credit River corridor. No construction is proposed within the Site boundaries.

10.0 Closure

We trust this information will meet your current requirements. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Regards,

SLR Consulting (Canada) Ltd.



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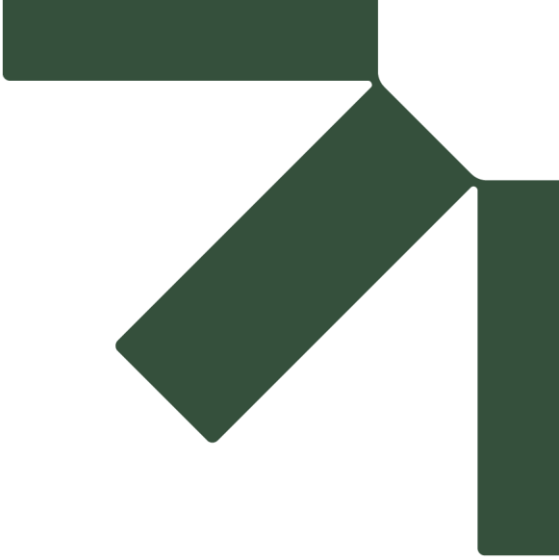


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Tables

Scoped Environmental Impact Study

530 Guelph Street, Town of Halton Hills, ON

Halton Management Inc

SLR Project No.: 209.065174.00001

August 29, 2025

Table A1: Species of Conservation Concern Screening Results

Species	Common Name	SARA Status	ESA Status	Source	Potential for Habitat Affinities within or Adjacent to the Subject Property
Avifauna					
Acadian Flycatcher	<i>Empidonax virens</i>	END	END	OBBA	Unlikely – suitable habitat not present on Site
Bank Swallow	<i>Riparia riparia</i>	THR	THR	OBBA	Unlikely – suitable habitat not present on Site
Barn Swallow	<i>Hirundo rustica</i>	THR	THR	OBBA	Likely - structures within the Site may provide suitable nesting habitat.
Black Tern	<i>Chlidonias niger</i>	-	SC	OBBA	Unlikely – suitable habitat not present on Site
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	NHIC, OBBA	Unlikely – suitable habitat not present on Site
Canada Warbler	<i>Cardellina canadensis</i>	THR	SC	OBBA	Likely – suitable habitat presents within the adjacent forest
Cerulean Warbler	<i>Setophaga cerulea</i>	END	THR	OBBA	Likely – suitable habitat present within the adjacent forest
Chimney Swift	<i>Chaetura pelagica</i>	THR	THR	OBBA	Likely- structures within the Site may provide suitable nesting habitat.
Common Nighthawk	<i>Chordeiles minor</i>	SC	SC	OBBA	Unlikely – suitable habitat not present on Site
Eastern Wood-Pewee	<i>Contopus virens</i>	SC	SC	NHIC, OBBA	Likely- forest edge habitat present within the Site may provide suitable nesting habitat.
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	OBBA	Unlikely – suitable habitat not present on Site
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	THR	THR	OBBA	Unlikely – suitable habitat not present on Site
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	SC	SC	OBBA	Unlikely – suitable habitat not present on Site
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	THR	SC	OBBA	Unlikely – suitable habitat not present on Site

Species	Common Name	SARA Status	ESA Status	Source	Potential for Habitat Affinities within or Adjacent to the Subject Property
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	-	SC	OBBA	Unlikely – suitable habitat not present on Site
King Rail	<i>Rallus elegans</i>	END	END	OBBA	Unlikely – suitable habitat not present on Site
Least Bittern	<i>Ixobrychus exilis</i>	THR	THR	OBBA	Unlikely – suitable habitat not present on Site
Louisiana Waterthrush	<i>Parkesia motacilla</i>	THR	THR	OBBA	Unlikely – suitable habitat not present on Site
Peregrine Falcon	<i>Falco peregrinus</i>	-	SC	OBBA	Unlikely – suitable habitat not present on Site
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	END	END	OBBA	Likely- forest edge habitat present within the Site may provide suitable habitat.
Short-eared Owl	<i>Asio flammeus</i>	SC	THR	OBBA	Unlikely – suitable habitat not present on Site
Wood Thrush	<i>Hylocichla mustelina</i>	THR	SC	OBBA, NHIC	Unlikely – suitable habitat not present on Site
Herpetofauna					
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	NHIC, ORAA	Unlikely – suitable habitat not present on Site
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	*Designated in 2018 by COSEWIC, not legally listed Provincially		NHIC, ORAA	Unlikely – suitable habitat not present on Site
Mammals					
Eastern Small-footed Myotis	<i>Myotis leibii</i>	-	END	AMO	Likely- forest edge habitat present within the Site may provide suitable habitat.
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END	AMO	Likely- forest edge habitat present within the Site may provide suitable habitat.
Northern Myotis	<i>Myotis septentrionalis</i>	END	END	AMO	Likely- forest edge habitat present within the Site may provide suitable habitat.

Species	Common Name	SARA Status	ESA Status	Source	Potential for Habitat Affinities within or Adjacent to the Subject Property
Tri-colored Bat	<i>Perimyotis subflavus</i>	END	END	AMO	Likely- forest edge habitat present within the Site may provide suitable habitat.
Insects					
Monarch	<i>Danaus plexippus</i>	SC	SC	OBA	Likely- forest edge habitat present within the Site may provide suitable habitat.
Fish					
American Eel	<i>Anguilla rostrata</i>	-	END	NHIC	Likely- Credit River present within the Site may provide suitable habitat.
Definitions, Acronyms and Symbols: ESA: Endangered Species Act. SARA: Species at Risk Act. END - Endangered, THR – Threatened, SC – Special Concern, NAR – Not at Risk					

Table A2: Significant Wildlife Habitat Screening

Wildlife Habitat Category ₁	Candidate Habitat Identified Based on MNDMNRF Criteria for Ecoregion 6E	Confirmed Habitat Identified Based on MNDMNRF Criteria for Ecoregion 6E
Seasonal Concentration Areas for Wildlife Species		
Waterfowl Stopover Staging Areas (Terrestrial)	No. Suitable habitat not present.	No. Suitable habitat not present.
Waterfowl Stopover Staging Areas (Aquatic)	No. Suitable habitat not present.	No. Suitable habitat not present.
Shorebird Migratory Stopover Area	No. Suitable habitat not present.	No. Suitable habitat not present.
Raptor Wintering Area (i.e., used for feeding and /or roosting)	No. Suitable habitat not present.	No. Suitable habitat not present.
Bat Hibernacula	No. Suitable habitat not present.	No. Suitable habitat not present.
Bat Maternity Colonies (Non-SAR)	Yes. Potential Suitable habitat present.	Additional Surveys may be required to confirm SWH.
Bat Migratory Stopover Area	No. Suitable habitat not present.	No. Suitable habitat not present.
Turtle Wintering Areas	No. Suitable habitat not present.	No. Suitable habitat not present.
Reptile Hibernaculum	No. Suitable habitat not present.	No. Suitable habitat not present.
Colonially-Nesting Bird Breeding Habitat (Bank and Cliff)	No. Suitable habitat not present.	No. Suitable habitat not present.
Colonially-Nesting Bird Breeding Habitat (Tree/Shrubs)	No. Suitable habitat not present.	No. Suitable habitat not present.
Colonially-Nesting Bird Breeding Habitat (Ground)	No. Suitable habitat not present.	No. Suitable habitat not present.
Migratory Butterfly Stopover Areas	No. Suitable habitat not present.	No. Suitable habitat not present.
Land bird Migratory Stopover Areas	No. Suitable habitat not present.	No. Suitable habitat not present.
Deer Yarding Areas	No. Insufficient coniferous cover.	No. Not Identified by MNRF.

Wildlife Habitat Category ¹	Candidate Habitat Identified Based on MNDMNR Criteria for Ecoregion 6E	Confirmed Habitat Identified Based on MNDMNR Criteria for Ecoregion 6E
Deer Wintering and Congregation Areas	No. Insufficient coniferous cover.	No. Not Identified by MNRF.
Rare Vegetation Communities		
Cliffs and Talus Slopes, Sand Barren Alvar, Tallgrass Prairie, Savannah	No. Communities not present.	No. Communities not present.
Old Growth Forest	No. Communities not present.	No. Communities not present.
Provincially Rare S1, S2 and S3 vegetation communities	No. Communities not present.	No. Communities not present.
Regionally or Locally Rare vegetation communities	No. Communities not present.	No. Communities not present.
Specialized Habitats of Wildlife		
Waterfowl Nesting Area	No. Suitable habitat not present.	No. Suitable habitat not present.
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	No. Suitable habitat not present.	No. Suitable habitat not present.
Raptor Nesting – Woodland Habitat	No. Suitable habitat not present.	No. Suitable habitat not present.
Turtle Nesting Areas	No. Suitable habitat not present.	No. Suitable habitat not present.
Seeps and Springs	No. Suitable habitat not present.	No. Suitable habitat not present.
Amphibian Breeding Habitat (Woodland)	No. Suitable habitat not present.	No. Suitable habitat not present.
Amphibian Breeding Habitat (Wetland)	No. Suitable habitat not present.	No. Suitable habitat not present.
Woodland Area-Sensitive Bird Breeding Habitat	No. Suitable habitat not present.	No. Suitable habitat not present.
Habitats of Species of Conservation Concern		
Marsh Bird Breeding Habitat	No. Suitable habitat not present.	No. Suitable habitat not present.
Open Country Bird Breeding Habitat	No. Suitable habitat not present.	No. Suitable habitat not present.

Wildlife Habitat Category ¹	Candidate Habitat Identified Based on MNDMNR Criteria for Ecoregion 6E	Confirmed Habitat Identified Based on MNDMNR Criteria for Ecoregion 6E
Shrub/Early Successional Bird Breeding Habitat	No. Suitable habitat not present.	No. Suitable habitat not present.
Terrestrial Crayfish	No. Suitable habitat not present.	No. Suitable habitat not present.
Special Concern and Rare Wildlife Species	No. Suitable habitat not present.	No. Suitable habitat not present.
Animal Movement Corridors		
Amphibian Movement Corridors	No. Suitable habitat not present.	No. Not Identified by MNR.
Deer Movement Corridors	No. Suitable habitat not present.	No. Not Identified by MNR.
¹ Ontario Ministry of Natural Resources. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E.		



Figures

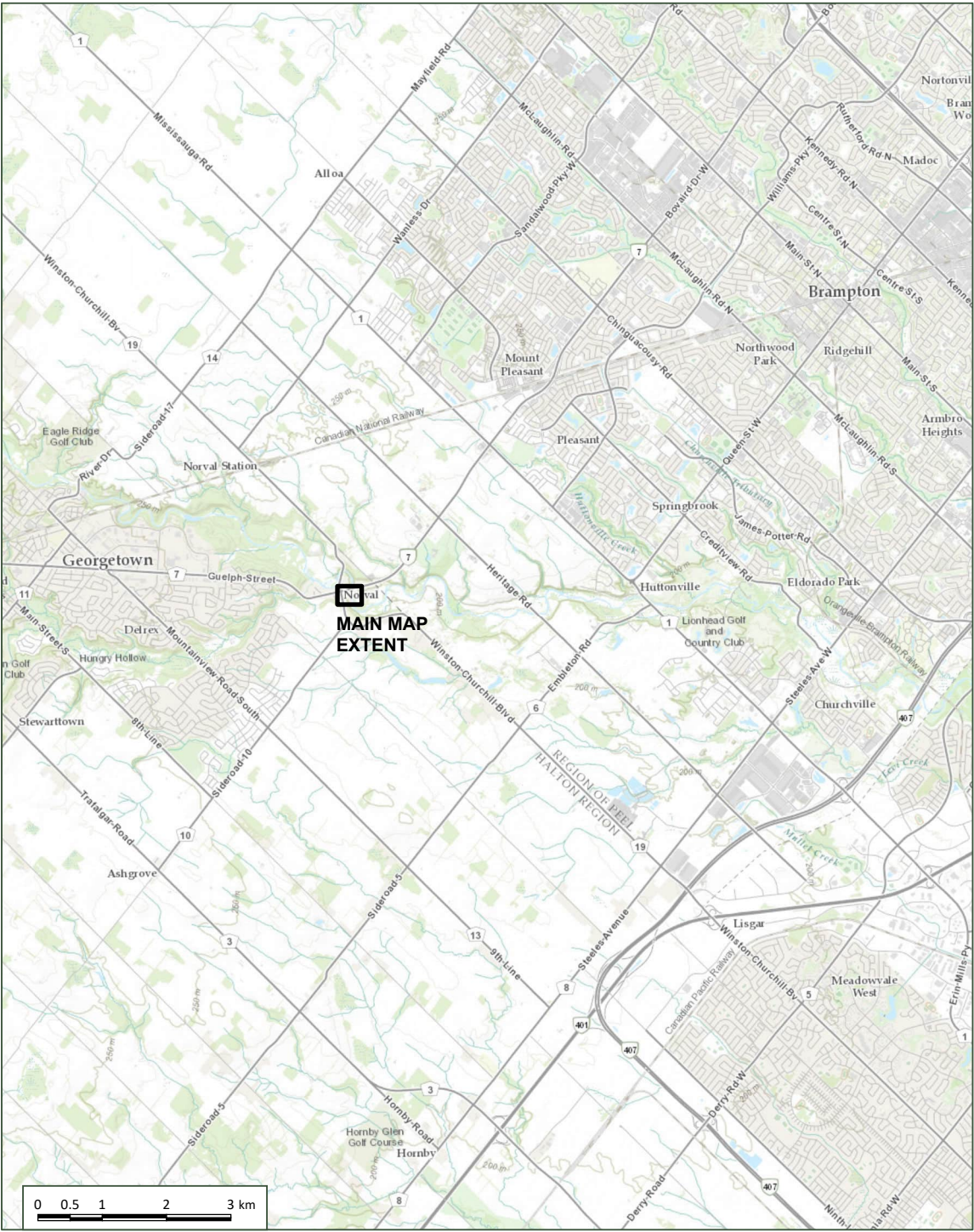
Scoped Environmental Impact Study

530 Guelph Street, Town of Halton Hills, ON

Halton Management Inc

SLR Project No.: 209.065174.00001

August 29, 2025



NOTES:
NOTE1 - BASEMAP WATER DATA PROVIDED BY ONTARIO MINISTRY OF NATURAL RESOURCES (ONTARIO HYDRO-NETWORK)

SERVICE LAYER CREDITS: CITY OF BRAMPTON, REGION OF PEEL, REGIONAL MUNICIPALITY OF PEEL, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, INCREMENT P, USGS, MET/NASA, NGA, EPA, USDA, AAFC, NRCAN, PEEL REGION, TOWN OF OAKVILLE, MAXAR, MICROSOFT

LEGEND:

- SITE BOUNDARY
- WATERBODY

0 12.5 25 50 75 m

SCALE 1:1,500
PAGE SIZE 11 x 17
NAD 1983 UTM Zone 17N
THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
AND SHOULD NOT BE USED FOR NAVIGATION

HALTON MANAGEMENT INC.
530 GUELPH STREET
NORVAL, ONTARIO, CANADA

530 GUELPH STREET, SCOPED EIS

SITE LOCATION

SLR **FIGURE NO: 1**

DATE: May 27, 2025 PROJECT NO: 209.065174.00001

DRAFT



LEGEND:

- CULVERT LOCATION
- DRAINAGE FLOW DIRECTION
- SITE BOUNDARY
- ECOLOGICAL LAND CLASSIFICATION (ELC)
- WATERBODY

ELC DESCRIPTION:

FOD5-1	DRY-FRESH SUGAR MAPLE DECIDUOUS FOREST TYPE
HR	HEDGEROW
RESIDENTIAL	EXISTING BUILDING WITH LANDSCAPE TREES

NOTES:

NOTE1 - BASEMAP WATER DATA PROVIDED BY ONTARIO MINISTRY OF NATURAL RESOURCES (ONTARIO HYDRO-NETWORK)

SERVICE LAYER CREDITS: PEEL REGION, TOWN OF OAKVILLE, MAXAR, MICROSOFT

0 5 10 20 30 40 50 m

SCALE: 1:1,000
PAGE SIZE: 11 x 17
NAD 1983 UTM Zone 17N

THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
AND SHOULD NOT BE USED FOR NAVIGATION

HALTON MANAGEMENT INC.
530 GUELPH STREET
NORVAL, ONTARIO, CANADA

530 GUELPH STREET, SCOPED EIS

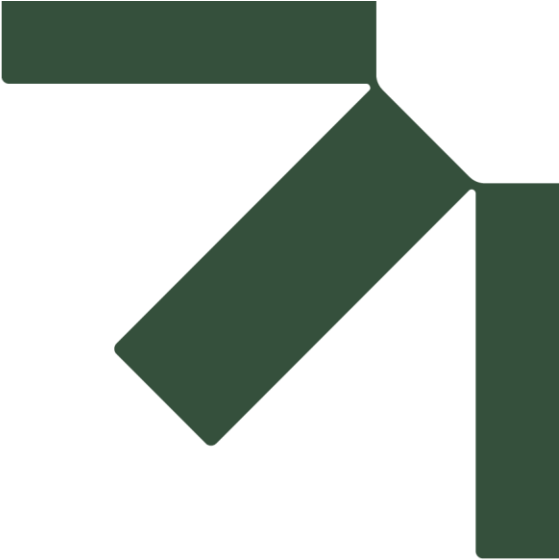
EXISTING ENVIRONMENTAL CONDITIONS

SLR

FIGURE NO:
2

DATE: July 2, 2025

PROJECT NO: 209.065174.00001



Appendix A Agency Correspondence

Scoped Environmental Impact Study

530 Guelph Street, Town of Halton Hills, ON

Halton Management Inc

SLR Project No.: 209.065174.00001

August 29, 2025

November 18, 2024

Halton Region
1151 Bronte Rd.
Oakville, ON L6M 3L1

Town of Halton Hills
1 Halton Hills Drive
Georgetown, ON L7G 5G2

Credit Valley Conservation
1255 Old Derry Road
Mississauga, ON L5N 6R4

Conservation Halton
2596 Britannia Road
Burlington, ON L7P 0G3

SLR Project No.: 241.065174.00001

**RE: Terms of Reference – Scoped Environmental Impact (EIS) Study
530 Guelph Street, Town of Halton Hills, Ontario**

1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) is pleased to submit this Terms of Reference (ToR) outlining the tasks required to complete a Scoped Environmental Impact Study (EIS) to support the rezoning process of the property at 530 Guelph Street, Halton Hills, Ontario (Site). This ToR has been prepared for submission to Halton Region (Region), Town of Halton Hills (Town), and Credit Valley Conservation (CVC) for their review and acceptance.

1.1 Project Understanding

It is our understanding that the Site is already developed, with no future construction planned that extends beyond current development limits. The existing building is currently zoned as Hamlet Commercial under the Town's Zoning By-law (2010-005), which permits its use as a restaurant. Due to the proponent's proposal to use this existing building as a banquet hall and due to the limitation on Gross Floor Area (GFA) introduced after the building's construction an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) are required to comply with Municipal, Regional, and Conservation Authority requirements. The existing building previously had a legal non-conforming status; however, this was lost due to prolonged vacancy.

The Site is located east of Adamson Street South, south of Guelph Street, and west of the Credit River. The natural features that will require consideration on and adjacent to the Site include:

- Watercourse (**Map A**)
- Woodlands (**Map A**)
- Potential Species at Risk (SAR) and SAR habitat

- Potential Significant Wildlife Habitat (SWH)



Map A: Natural Heritage Information Centre (NHIC) mapping showing woodlands (dark green layer) and a watercourse (solid blue layer) on and adjacent to the Site (approximate boundaries in red). The Site is also within the Greenbelt Plan boundary (dark green line) and the Natural Heritage System (light green layer)

2.0 Terms of Reference

This ToR has been prepared to frame the study requirements for the review of the Region, Town, and CVC. The ToR was prepared in the context of the following:

- *Provincial Planning Statement, 2024*
- *Federal Fisheries Act, 2019*
- *Migratory Birds Convention Act, 1994*
- *Endangered Species Act, 2007*
- *O.Reg. 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act (formerly Ontario Regulation 169/06: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)*
- *Town of Halton Hills Official Plan (April 30, 2024, Consolidation)*
- *Halton Region Official Plan (May 16, 2024, Consolidation)*

Specifically, the tasks to be included within the ToR are:

1. Attend a site meeting with representatives from the Region, Town, CVC and stake the major features of the site, if required.



2. Compile and synthesize information for the property from existing background documents, studies, and provincial databases including but not limited to Ministry of Natural Resources and Forestry (MNR), Ministry of the Environment Conservation and Parks (MECP), CVC Mapping, Ontario Breeding Bird Atlas, Ontario Reptile and Amphibian Atlas, Ontario Butterfly Atlas and Region and Town Official Plans.
3. Undertake the following field investigations in November 2024 including:
 - a) Botanical Inventory/Ecological Land Classification (ELC)
 - b) Aquatic Habitat Characterization (Headwater Drainage Feature Assessment)
 - c) Direct evidence searches (sightings, browse, scat, dens, burrows, roosting sites)
 - d) Assessment of available wildlife habitat
 - e) Assessment of Species of Conservation Concern (SoCC), SoCC habitat and Significant Wildlife Habitat (SWH) potential
4. Synthesize the above information and analyze the findings to determine the presence of features and attributes of local and provincial interest under the *Planning Act* and to the Region, Town and CVC including Candidate Significant Wildlife Habitat.
5. Establish appropriate buffers and setbacks for features of significance with reference to the policies and standards of the Region, Town and CVC.
6. Outline and discuss direct, indirect, and cumulative impacts anticipated because of the proposed development.
7. Prepare a Scoped EIS report, including GIS generated figures for submission to the Region, Town and CVC in support of a final version of the application(s) (prepared by others).

2.1 Species of Conservation Concern, Species-at-Risk, and Significant Wildlife Habitat

SLR will complete a desktop analysis to review potential for Species of Conservation Concern (SoCC), Species at Risk (SAR) and associated habitat including species which may be of regional or local significance in accordance with Provincial regulations. Direct searches for SAR including Butternut (*Juglans cinerea*) and Black Ash (*Fraxinus nigra*) will be included. This analysis will include accessing the MNR's digital Land Information Ontario (LIO) Warehouse of Natural Values and the MNR Natural Heritage Information Centre (NHIC) species at risk database. Additional sources of information will also be screened for SoCC and SAR as recommended in the MECP's Preliminary Screening document (including the Breeding Bird Atlas, and citizen science databases).

A Significant Wildlife Habitat (SWH) screening will also be completed using the MNR's SWH Criteria Schedules for Ecoregion 6E.



2.2 Scoped Environmental Impact Study

The draft Scoped EIS report will include a description of the ecological features and functions that occur on and adjacent to the already developed Site, mapping of present features including buffer widths, impact analysis, and illustrate the degree to which it conforms to the applicable natural heritage policies. The Scoped EIS will determine the most constraining limit (plus applicable setbacks) as the recommended developable limit (i.e., woodland dripline, floodplain, etc.) as determined through background review and November site visit.

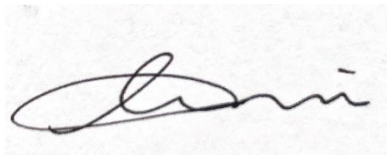
The Scoped EIS will include recommendations for additional next steps required to achieve policy conformity. The Scoped EIS will also include potential mitigation measures regarding possible impacts related to vegetation removals, grading, excavation, landscaping, etc. Recommendations for restoration, linkages, and enhancements will be incorporated. Considerations for appropriate timing windows for construction and wildlife will also be included.

3.0 Closure

Please confirm that these Terms of Reference for a Scoped EIS meet the intent of the information and study requirements for the subject property as referenced above. If you have any further questions or comments, we look forward to discussing them with you at your earliest convenience.

Regards,

SLR Consulting (Canada) Ltd.



Fiona Shi, M.Sc., OWES, CAN-CISEC-IT
Ecologist
(226) 203-6052
fshi@slrconsulting.com



Angela Zhou, B.E.S.
Ecologist, Arborist
(647) 215-6978
angela.zhou@slrconsulting.com



Fw: TOR for Review - 530 Guelph Street, Halton Hills EIS

From Paudel, Elizabeth <Elizabeth.Paudel@cvc.ca>
Date Fri 12/6/2024 4:18 PM
To Angela Zhou <Angela.Zhou@slrconsulting.com>
Cc rconard@haltonhills.ca <rconard@haltonhills.ca>

Hi Angela,

CVC staff have reviewed and provided pre-consultation comments on a proposal for 530 Guelph St, however, through our review, CVC staff did not indicate that an EIS would be required. As such, CVC staff will defer review of the EIS to the Town.

As the applicant is aware, there is an active violation on the property that must be resolved. We note that our pre-consultation comments continue to apply.

Kind regards,

Elizabeth Paudel | MES | she/her/hers
Planner, Planning and Policy | Credit Valley Conservation
905-670-1615 ext 2360 | M: 437-339-3201
elizabeth.paudel@cvc.ca | cvc.ca

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[View our privacy statement](#)

From: Angela Zhou <Angela.Zhou@slrconsulting.com>
Sent: Monday, November 18, 2024 5:47 PM
To: Paudel, Elizabeth <Elizabeth.Paudel@cvc.ca>
Subject: [External] Fw: TOR for Review - 530 Guelph Street, Halton Hills EIS

You don't often get email from angela.zhou@slrconsulting.com. [Learn why this is important](#)

[CAUTION] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt contact help211@cvc.ca

Hi Elizabeth,

Please see my email below. I appear to have had the wrong email before.

Thank you,

Angela Zhou

Ecologist, Arborist

O [+1 905 415 7248](tel:+19054157248)

M [+1 647 215 6978](tel:+16472156978)

E Angela.Zhou@slrconsulting.com

SLR Consulting (Canada) Ltd.

300 Town Centre Blvd, Suite 200, Markham, ON, Canada L3R 5Z6



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From: Angela Zhou <Angela.Zhou@slrconsulting.com>

Sent: Monday, November 18, 2024 5:39 PM

To: elizabeth.paduel@cvc.ca <elizabeth.paduel@cvc.ca>

Cc: Dirk Janas <Dirk.Janas@slrconsulting.com>; Rob Russell <rob.russell@russellplanning.com>

Subject: TOR for Review - 530 Guelph Street, Halton Hills EIS

Hi Elizabeth,

SLR is working on a scoped Environmental Impact Study (EIS) for the property 530 Guelph Street, Town of Halton Hills. Please find attached the Terms of Reference for this scoped EIS for CVC's review and approval.

If this request should be sent to a different reviewer at CVC, please let me know. Feel free to reach out any time if you have any questions during your review.

Thank you,

Angela Zhou

Ecologist, Arborist

O [+1 905 415 7248](tel:+19054157248)

M [+1 647 215 6978](tel:+16472156978)

E Angela.Zhou@slrconsulting.com

SLR Consulting (Canada) Ltd.

300 Town Centre Blvd, Suite 200, Markham, ON, Canada L3R 5Z6



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RE: TOR for Review - 530 Guelph Street, Halton Hills EIS

From Partridge, Shelley <Shelley.Partridge@halton.ca>

Date Mon 11/18/2024 7:36 PM

To Angela Zhou <Angela.Zhou@slrconsulting.com>

Cc Dirk Janas <Dirk.Janas@slrconsulting.com>; Rob Russell <rob.russell@russellplanning.com>

Hello Angela:

Thank you for the message.

Due to recent Provincial legislation, as of July 1, 2024, Halton Region's role in land use planning and development matters changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities. For development proposals within the Town of Halton Hills, the Town will be the primary authority on matters of land use planning and development, including natural heritage review.

As such, I have forwarded the Terms of Reference for this site to the Director of Development Review at the Town of Halton Hills (Jeff Markowiak) for a response.

Please let me know if you have any questions.

Regards,

Shelley

Shelley Partridge, (she/her/hers), MPI, MCIP, RPP

Senior Planner – Halton Hills

Development Services

Public Works

Halton Region

905-825-6000, ext. 7180 | 1-866-442-5866

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From: Angela Zhou <Angela.Zhou@slrconsulting.com>

Sent: Monday, November 18, 2024 5:37 PM

To: Partridge, Shelley <Shelley.Partridge@halton.ca>

Cc: Dirk Janas <Dirk.Janas@slrconsulting.com>; Rob Russell <rob.russell@russellplanning.com>

Subject: TOR for Review - 530 Guelph Street, Halton Hills EIS

Hi Shelley,

SLR is working on a scoped Environmental Impact Study (EIS) for the property 530 Guelph Street, Town of Halton Hills. Please find attached the Terms of Reference for this scoped EIS for the Region's review and approval.

If this request should be sent to a different reviewer at the Region, please let me know. Feel free to reach out any time if you have any questions during your review.

Thank you,

Angela Zhou

Ecologist, Arborist

O [+1 905 415 7248](tel:+19054157248)

M [+1 647 215 6978](tel:+16472156978)

E Angela.Zhou@slrconsulting.com

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300 Town Centre Blvd, Suite 200, Markham, ON, Canada L3R 5Z6

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NHS Review memo

Date: 9 – December – 2024

To: Ruth Conrad

From: Sarah Labrie

File Number: D00ENQ23.036 (pre con).

Address: 530 Guelph Street, Norval

Materials reviewed

Document	Type	From	Document Date	Received Date
Current Submission				
EIS Terms of Reference	Memo	SLR Consulting	NOV 18 2024	NOV 19 2024
Internal documents reviewed				
DRC Pre-con notes	Notes	Town	DEC 7 2023	
Previous Submissions				
See above internal documents reviewed				

Site Characteristics: The following ecologically sensitive or designated features or areas occur within or with 120m adjacent to the subject site:

Key Features

- *Significant Valleyland* – The Credit River occurs on this property and the entire property is within the valley and floodplain hazards.
- *Significant Woodland* – occurs immediately offsite to the South and is associated with the Credit River.
- *Fish habitat* – The Credit River is occupied coldwater fish habitat.
- *Candidate Significant Wildlife Habitat* – there is suitable habitat communities within the study area.
- *Potential for SAR habitat* – both onsite and offsite.

Other features of the NHS

- Floodplain

Land use Designations

- The subject property is zoned Hamlet Commercial (HC), Environmental Protection One (EP1) and Hamlet Residential One (HR1) and contains a Regulatory Floodplain Overlay under the Town's Zoning By-law 2010-0050
- CVC regulated area – CVC has confirmed that the entire property is within the hazards of floodplain and erosion

Technical Review

Background notes

- CVC has confirmed that upon reviewing an application for a change in use at this site they would require the Town zone the property as restricted for regulatory hazards (floodplain and erosion). This is in keeping with ROP section 118 (12)(13).
- The entire property is within a regulated hazard which is also a component of the NHS – as such the constraints are well known for the site and the completion of an EIS is unlikely to result in any changes to these constraints. As such an EIS is not warranted at this time, unless the floodplain constraints are satisfied, the EIS would not be able to demonstrate no negative impact nor would it meet the test of policy conformance with the ROP.

Comments

Policy context:

- The Regional Natural Heritage System is a systems approach to protecting and enhancing *natural features* and functions and is scientifically structured on the basis of the following components as per ROP section 115.3 and 115.4. Included in these components is *significant habitat of endangered and threatened species, significant woodlands, fish habitat and regulated floodplains*.
- Regional policy 118 (2)(a) prohibits development in *significant habitat of endangered and threatened species* and *fish habitat* except in accordance with provincial or federal legislation or regulation.
- Regional policy 118(2)(b) prohibits the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no *negative impacts* on the *natural features and areas* or their *ecological functions*.
- The subject parcel contains or is directly adjacent (within 120m) to mapped Natural Heritage System as described in the Regional Official Plan (Plan section 115.3 and 115.4) and Town Official (B1.3) and as shown on ROP Map1G. These include:

Key Features

- *Significant Valleyland* – The Credit River occurs on this property and the entire property is within the valley and floodplain hazards.
- *Significant Woodland* – occurs immediately offsite to the South and is associated with the Credit River.
- *Fish habitat* – The Credit River is direct coldwater fish habitat in this location.
- *Candidate Significant Wildlife Habitat* – there are suitable habitat communities within the study area.
- *Potential for SAR habitat* – suitable habitat both onsite and offsite.

Other features of the NHS

- Floodplain
- Further, Section 118(12) and (13) direct local municipalities to impose setbacks to regulated floodplains (12) and develop a one-zone concept (13) where development in floodplains is to be prohibited or restricted.

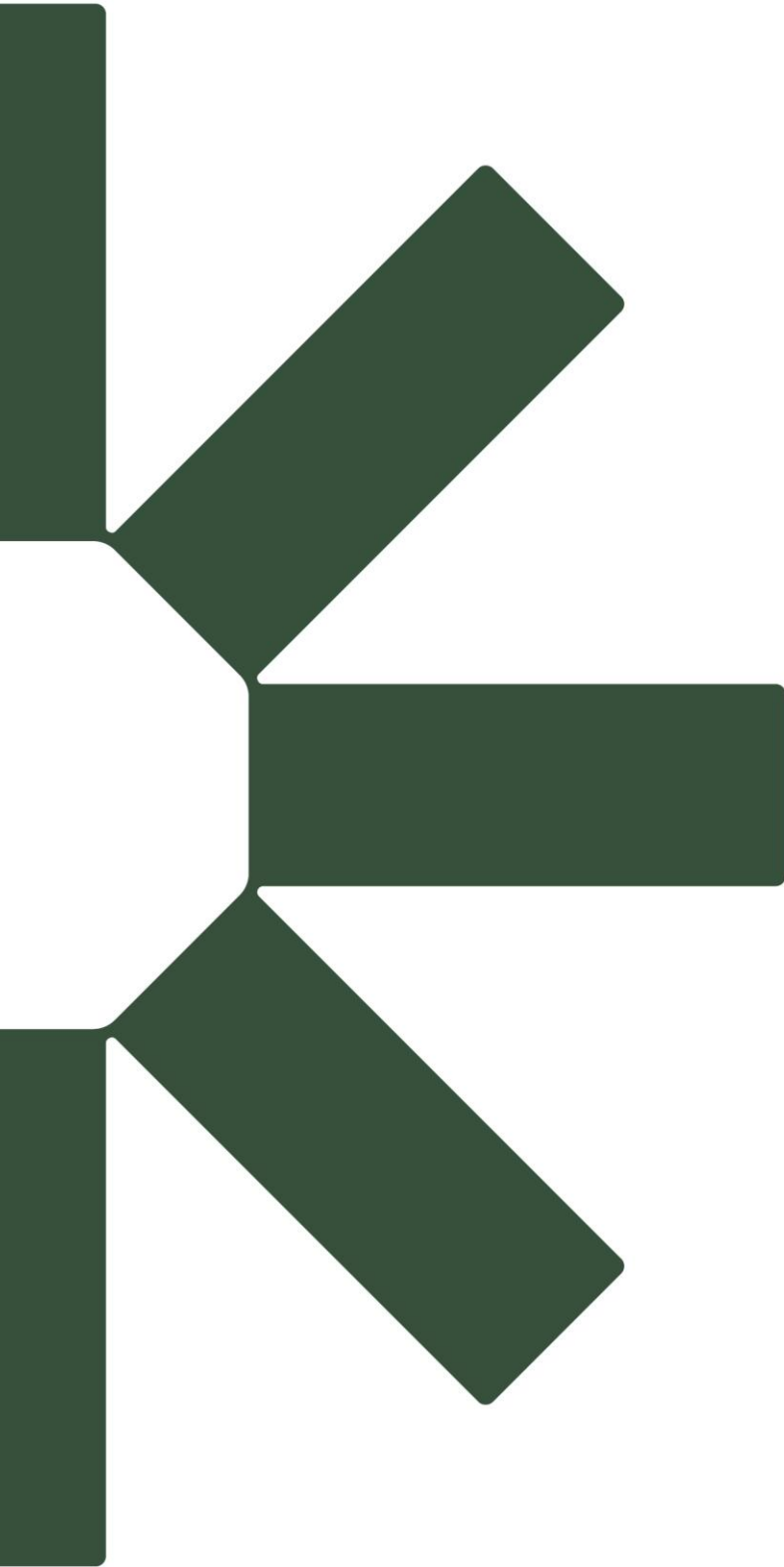
General Comments:

- Development within the *Natural Heritage System* (NHS) is generally prohibited in accordance with section 118 of the ROP (i.e. no development in SAR or fish habitat without agency approval; no negative impacts on other components of the NHS). Given that the entire property is regulated for floodplain by a Conservation Authority an Environmental Impact Study does not appear to be the appropriate type of study to demonstrate compliance with the no negative impact test. Instead, the focus of any application should be on demonstrating compliance with relevant floodplain / hazard policies; should the hazards on the site be addressed only then would an EIS type of report be considered relevant. However, given that the constraints on site are well known and can be assumed using the precautionary principle the rationale for and scope of work outlined in the TOR does not appear justified or relevant at this stage in the planning process. Instead at the time of any future approved development the focus should be on simple site reconnaissance, recommending site specific mitigation and best management practices related to natural heritage (e.g. timing windows, native landscaping).
- It is recommended that the applicant first obtain approval from the CVC for the development within the floodplain / hazards prior to submitting a TOR for natural heritage study to satisfy ROP policy. Confirmed / correspondence should be provided to the Town along with any application package.
- It is recommended that the applicant pursue a use that is already permitted as a change in use (ZBA/OPA) does not appear to demonstrate policy conformance.



- If necessary a meeting can be arranged with the Town's Senior Environmental Planner (slabrie@haltonhills.ca) and SLR to clarify any of the above comments.

End of Comments



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