

August 27, 2021

Mr. Bob Taneja  
9104 Dublin Line  
Halton Hills, ON  
L9T 2X7

Dear Mr. Taneja:

**Re: Natural Heritage Due Diligence Screening  
9104 Dublin Line, Halton Hills, Ontario**

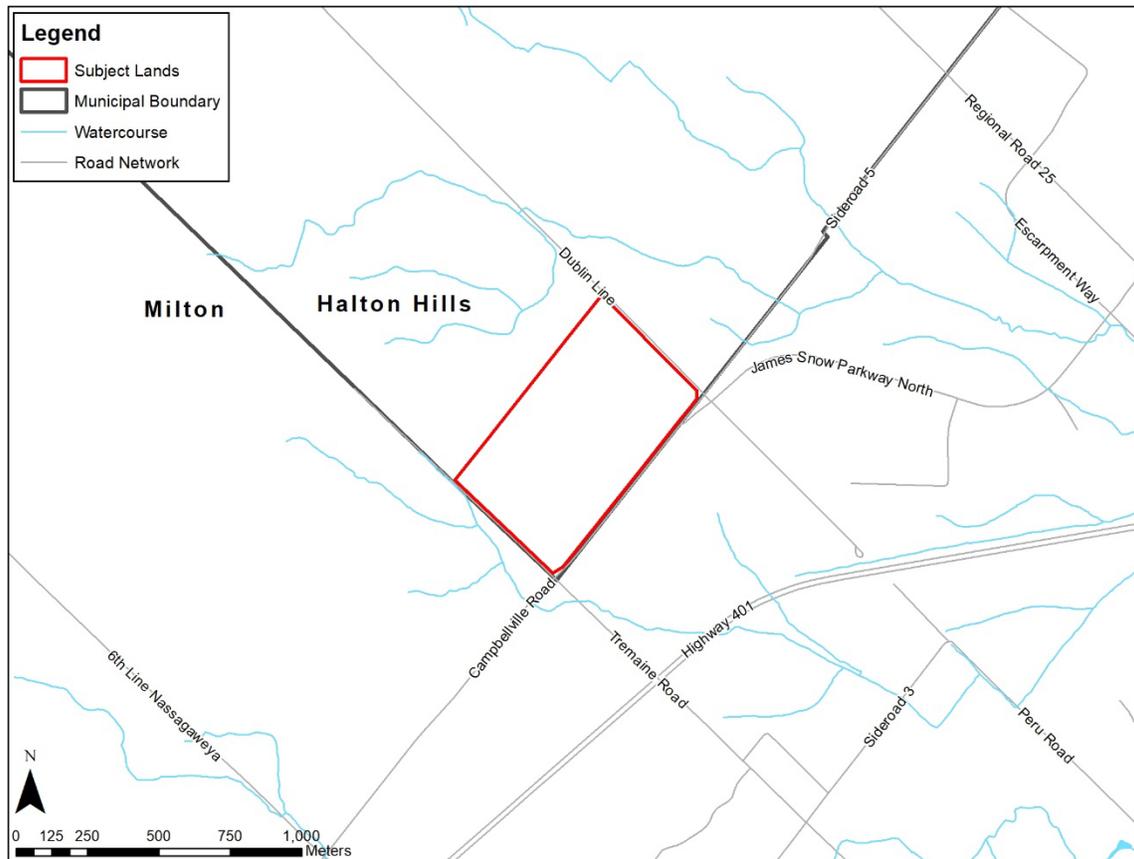
## **1.0 INTRODUCTION**

LGL Limited (LGL) was retained to carry out a Natural Heritage Due Diligence Screening to identify the potential natural heritage constraints related to the property located at 9104 Dublin Line in Halton Hills, Ontario. The property is 40.0 ha in size and is located between Dublin Line and Tremaine Road, on the north side of Campbellville Road. The Screening has been requested to support an application to bring the property into the urban expansion area under regional phasing in 2021.

The purpose of this Screening is to provide an understanding of the development potential for the property and to provide a summary of natural heritage constraints and opportunities, as well as potential environmental requirements for further study. The Screening is based entirely on secondary source information and air photo interpretation; no field investigations were performed to validate information. No consultation with the municipality or regulatory agencies was performed. The location of the property is shown in **Figure 1**.

## **2.0 EXISTING LAND USE**

The property is currently farmed and supports a single-family detached residence and buildings related to farming operations. A woodlot is located in the north-central portion of the property.



**Figure 1: Key Plan**

Adjacent land uses include agricultural fields, rural residential areas and commercial/industrial development located south of Campbellville Road. The Granite Ridge Golf Club is located kitty-corner to the property on Dublin Line. Tributaries of the West Branch of Sixteen Mile Creek are located north and west of the property.

### **3.0 MUNICIPAL DESIGNATIONS**

#### **3.1 HALTON HILLS OFFICIAL PLAN**

The property is designated as 'Niagara Escarpment Plan Area' in Schedule A1 – Land Use and 'Escarpment Protection Area' in Schedule A2 – Greenbelt Plan in the Halton Hills Official Plan (2020). The natural heritage feature located on the north-central portion of the property is not identified in Schedule A1 (Land Use Plan) or Schedule A2 (Greenbelt Plan) of the Halton Hills Official Plan; however, it is identified as a 'Woodland (0.5 ha or greater)' in Appendix X1A (Environment Natural Areas).

### **3.2 COMPREHENSIVE ZONING BYLAW 2010-0050**

The property is zoned as 'Niagara Escarpment Commission' in the Comprehensive Zoning Bylaw 2010-0050 (Halton Hills 2010) and shown as 'Environmental Protection Two' in Schedule A1 – Rural Lands to Zoning Bylaw 2010-0050.

### **3.3 HALTON REGION OFFICIAL PLAN**

The property is designated as 'Regional Natural Heritage System' and within the 'Niagara Escarpment Plan Boundary' in Map 1 – Regional Structure in the Halton Region Official Plan (2018). The property is also designated as 'Escarpment Protection Area' in Map 1A – Provincial Plan Areas and Land Use Designations in the Halton Region Official Plan. The tributary of the West Branch of Sixteen Mile Creek located west of the property is designated as 'Key Features' of the Regional Natural Heritage System, with the majority of the property designated as 'Prime Agricultural Areas in Natural Heritage System Enhancements/ Linkages/Buffers' in Map 1G – Key Features Within the Greenbelt and Regional Natural Heritage Systems.

### **3.4 NIAGARA ESCARPMENT PLAN**

The property is designated as 'Escarpment Protection Area' in Map 3 – Halton Region in the Niagara Escarpment Plan.

### **3.5 GREENBELT PLAN**

The property is designated as 'Environmental Protection Area' in Schedule A2 - Greenbelt Plan.

### **3.6 ONTARIO REGULATION 162/06**

The headwater tributary of the West Branch of Sixteen Mile Creek located west of the property and the unevaluated wetland located adjacent to the north-central portion of the property are regulated by Conservation Halton under Ontario Regulation 162/06. The regulation limit extends into the property in these two locations.

## **4.0 NATURAL HERITAGE FEATURES**

The property is located within the Western Sixteen Mile Creek sub-watershed. The Sixteen Mile Creek watershed falls under the jurisdiction of Conservation Halton (CH). A headwater tributary of the West Branch of Sixteen Mile Creek is located on the west side of Tremaine Road and another headwater tributary of the West Branch of Sixteen Mile Creek is located north of the property. These two watercourses are considered 1<sup>st</sup> and 2<sup>nd</sup> order headwater drainage features. The tributary located west of Tremaine Road is identified as Redside Dace

habitat according to the Department of Fisheries and Oceans (DFO) Aquatic SAR Distribution mapping.

The woodland located on the north-central portion of the property extends onto adjacent lands and would likely be considered 'significant' based on Town of Halton Hills and Halton Region criteria. Two unevaluated wetland pockets are also associated with this woodland feature.

There are no Provincially Significant Wetlands (PSWs), Areas of Natural or Scientific Interest (ANSIs) or Environmentally Sensitive Areas (ESAs) located on or adjacent to the property.

The surficial soils on the property are beveled till plains as part of the Peel Plain physiographic region. The topography is fairly flat across the property.

A review of the MNRF's Natural Heritage Information Centre (2021) mapping shows the presence of several species at risk within the closest 1 km grid squares to the subject property including: Bobolink (Threatened); Eastern Meadowlark (Threatened); Barn Swallow (Threatened); Wood Thrush (Special Concern); Butternut (Endangered); Eastern Milksnake (Special Concern); Eastern Ribbonsnake (Special Concern); Snapping Turtle (Special Concern); Eastern Painted Turtle (Special Concern); and, Rusty-patched Bumble Bee (Endangered). No habitat for threatened or endangered species has been identified on the subject property, although no targeted field surveys for species at risk have been performed.

The Halton Region Source Protection Plan does not identify any 'Significant Groundwater Recharge Areas,' 'Highly Vulnerable Aquifers' or 'Wellhead Protection Areas' on the property. A 'Significant Groundwater Recharge Area' has been identified by Halton Region and Halton Conservation as part of the Halton Region Source Protection Plan under the *Clean Water Act* on the property located west of Tremaine Road in proximity to the subject property.

The location of natural heritage features located on and adjacent to the property is presented in **Figure 2** (attached to letter).

## 5.0 BUFFERS AND SETBACKS

The following setbacks will likely apply to natural heritage features located on the property based on a review of provincial, regional, municipal and conservation authority policies:

- 30 m from either bank of coldwater streams that directly support fish habitat or 30 m from the meander belt of streams that support habitat for Redside Dace (may be influenced by Tremaine Road);

- 15 m from the stable top of bank for major valleys/watercourses (applies to Sixteen Mile Creek and its tributaries) (may be influenced by Tremaine Road);
- 15 m from the limit of a wetland less than 2 hectares in size; and,
- 30 m from the dripline of a significant woodland within the Greenbelt Plan and Niagara Escarpment Plan areas.

Based on the presence of natural heritage features located on and adjacent to the property, an Environmental Impact Study (EIS), or equivalent, will be required to support a development application in accordance with the following policies:

- Provincial Policy Statement (Government of Ontario 2020);
- Environmental Impact Assessment Guideline (Halton Region 2020);
- Halton Hills Official Plan (Halton Hills 2020);
- Halton Hills Comprehensive Zoning Bylaw 2010-0050 (Halton Hills 2010); and,
- Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Policy Document (Conservation Halton 2006).

The preliminary screening of the property for natural heritage features, with anticipated buffers/setbacks is presented in **Figure 3** (attached to letter). These natural heritage features and anticipated buffers/setbacks should be considered as development constraints on the property. The limits of natural heritage features and appropriate buffers/setbacks will be confirmed during preparation of the EIS, or equivalent.

The requirements of the Niagara Escarpment Plan take precedence over the requirements of the Greenbelt Plan within Niagara Escarpment Plan areas. The purpose of the Niagara Escarpment Plan is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment. The 'Escarpment Protection Area' designation does not permit urban development. An amendment to the Niagara Escarpment Plan would be required to remove the property from the Niagara Escarpment Plan area to accommodate urban development.

## 6.0 SUMMARY

This Natural Heritage Due Diligence Screening is an initial step in the land development process and does not constitute a Natural Heritage Assessment or Environmental Impact Study. While LGL has made every effort to ensure the accuracy of the information contained in this Screening, additional information may become available through field investigations, new data sources or

consultation with municipalities and regulatory agencies, that could change the results of this Screening.

The property is designated as an 'Environmental Protection Area' under the Niagara Escarpment Plan. This designation does not permit urban development; therefore, an amendment to the Niagara Escarpment Plan to remove the property from the Plan would be required to permit urban development.

Based on the knowledge collected to date, natural heritage features are located on and adjacent to the property that will need to be assessed in greater detail through preparation of an EIS, or equivalent. Prior to completing an EIS, a Terms of Reference (ToR) should be prepared and submitted to the Town and Conservation Halton for review and endorsement to confirm the scope and level of detail of the study.

Thank you for the opportunity to complete this Natural Heritage Due Diligence Screening. Please feel free to contact me if you have any questions or require further clarification.

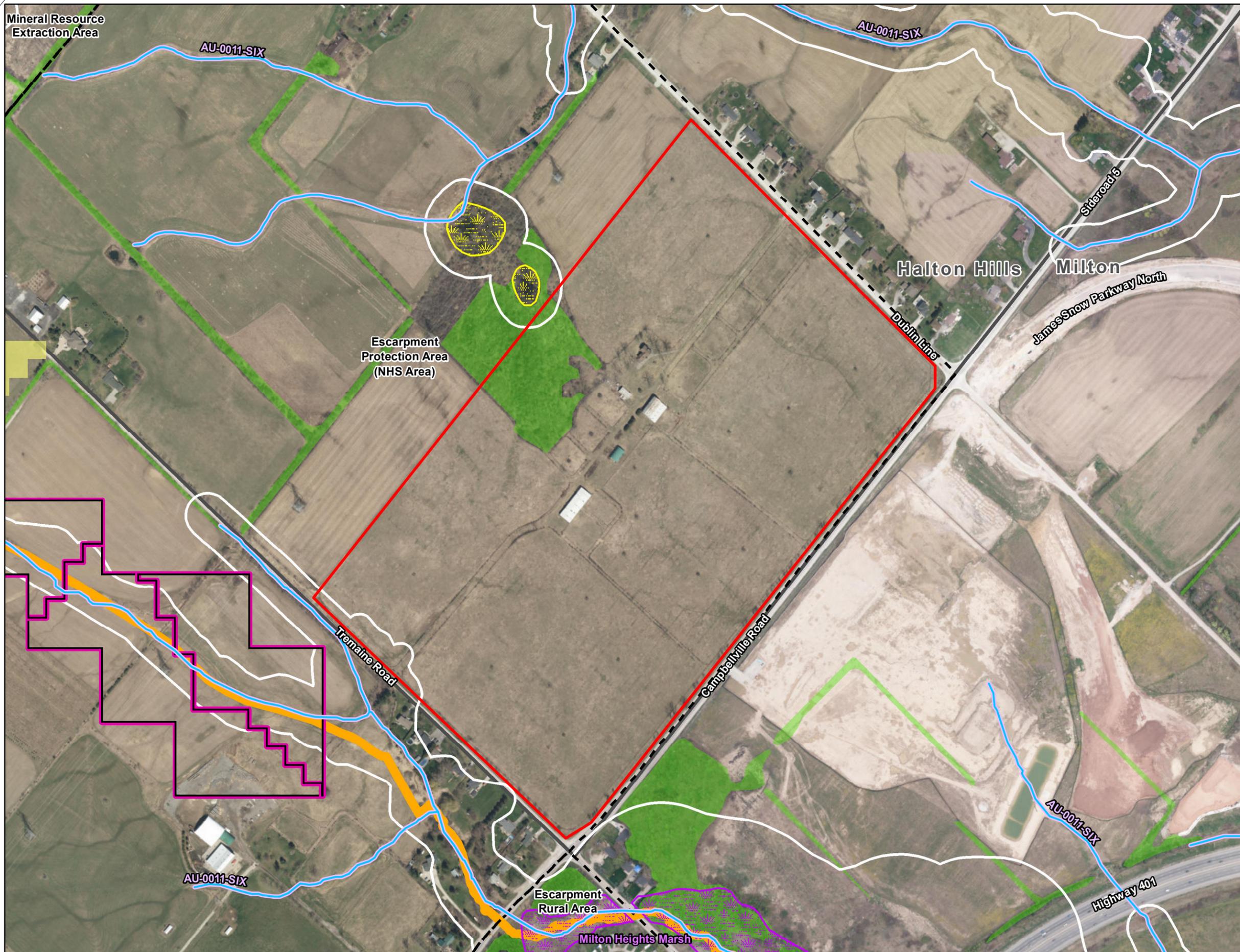
Yours sincerely,

**LGL Limited**  
**environmental research associates**



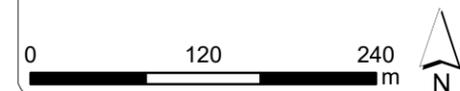
Grant N. Kauffman, M.E.S.  
Vice President, Ontario Region  
Senior Planning Ecologist

Attachments.



**LEGEND**

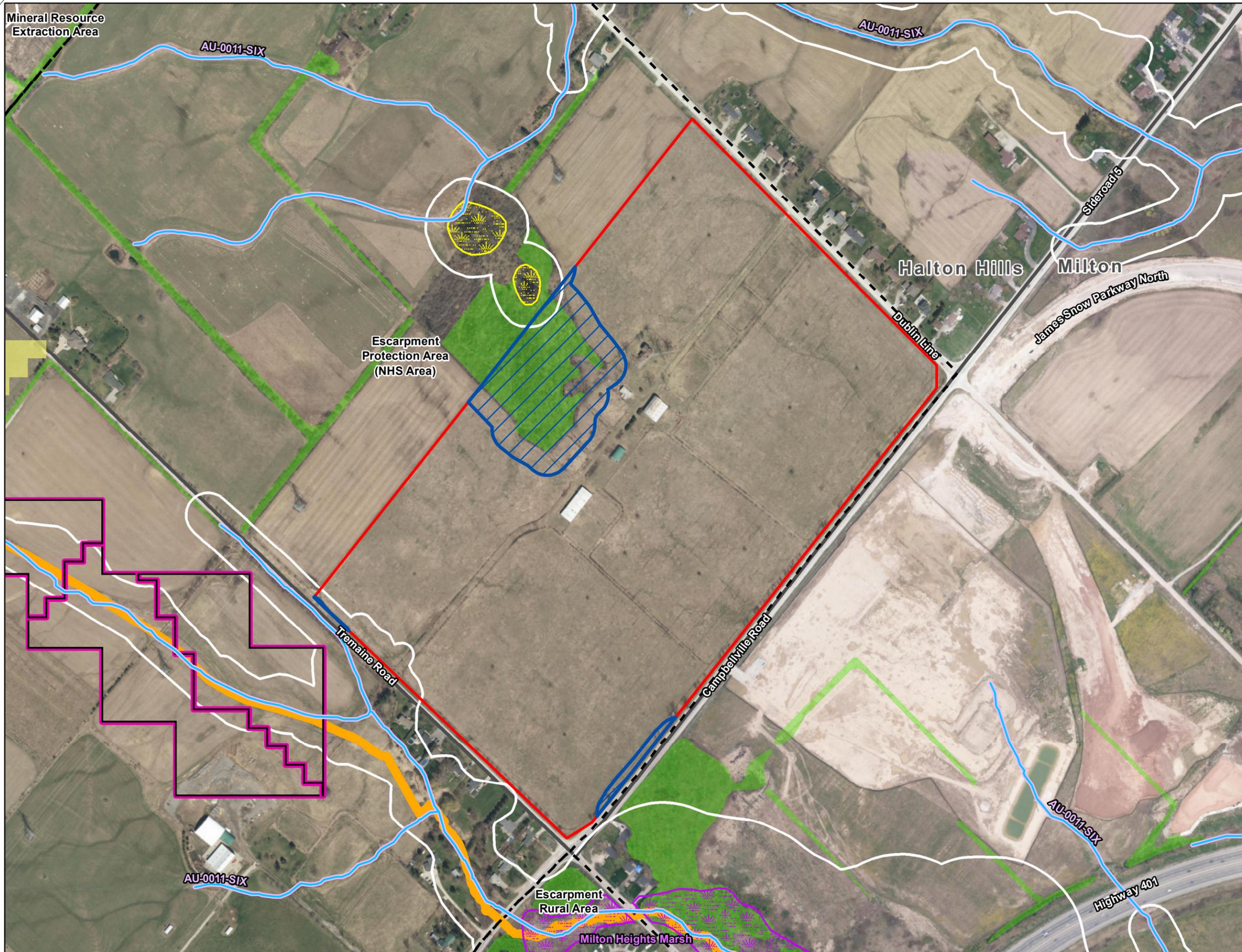
-  Subject Lands
-  Watercourse
-  Cool Water Thermal Regime
-  Aquatic SAR Distribution: Redside Dace
-  Evaluated Wetland - Other: Milton Heights Marsh
-  Unevaluated Wetland
-  Wooded Area
-  Niagara Escarpment Plan Designation
-  Regulation Limit (Conservation Halton)
-  Highly Vulnerable Aquifer
-  Significant Groundwater Recharge Area
-  Municipal Boundary



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Natural Heritage**

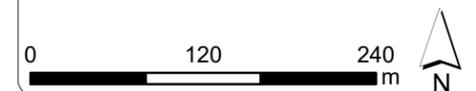


<b>Project:</b> TA9153	<b>Figure:</b> 2
<b>Date:</b> August, 2021	<b>Prepared By:</b> AJ
<b>Scale:</b> 1:5,000	<b>Verified By:</b> GNK



**LEGEND**

-  Subject Lands
-  Watercourse
-  Cool Water Thermal Regime
-  Aquatic SAR Distribution: Redside Dace
-  Setbacks for Natural Heritage Features
-  Evaluated Wetland - Other: Milton Heights Marsh
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**9104 Dublin Line  
Natural Heritage and  
Setbacks**



<b>Project:</b> TA9153	<b>Figure:</b> 3
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