



Technical Memorandum

Date: June 16, 2025 **Project No.:** 300059248.0000

Project Name: Part Lot 33, Concession 2, Now Part 4, 40R-29767 EIS - Peer Review

Client Name: City of Pickering

Submitted To: Isabel Lima

Submitted By: Kevin Butt, B.Sc. (Env.), Rest Cert, TRAQ

We have reviewed the Revised EIS prepared by Beacon Environmental dated February 18, 2025. The comments that R.J. Burnside & Associates Limited (Burnside) prepared dated November 14, 2024, still have outstanding items that require resolution. We believe that the resolution of these outstanding comments can be deferred to the detailed design stage where impacts such as grading can be fully understood, and appropriate mitigation measures can be detailed.

We provide these comments from the previous review that remain unresolved.

General Comments (Burnside's Review of EIS)

- ~~1. There is a reference in Section 5.0 Significant Wildlife Habitat regarding the Town of Caledon and the Region of Peel. Resolved~~
2. Impacts to the immediately adjacent to the RNUP should have been recognized. Parks Canada has provided comments (undated) and mapping (June 2024) that should be addressed in the EIS, including additional species such as Wood Thrush, Monarch, Black Ash that Beacon should respond to within a revised EIS. Snapping Turtle, Midland Painted Turtle, and Eastern Wood Pewee are Special Concern species identified by Parks Canada that should be acknowledged within the EIS. Parks Canada is particularly concerned about Blanding's Turtle which Beacon should address.
3. The EIS suggests: "*Where possible, lighting along the eastern edge of the proposed development should be directed away from the natural features*". Burnside supports Parks Canada with the strengthening of the wording with Dark Sky Compliant Lighting due to the sensitivity of the adjacent RNUP.
4. A figure that illustrates the constraints would have been helpful for delineating site constraints, including TRCA regulated lands, Pickering's Natural Heritage System, Rouge-Duffins Wildlife Corridor and the Greenbelt Plan limits.

5. The City's mapping portal illustrates that the following layers extend onto the subject lands: Significant Woodlands; Natural Heritage System Shorelines; and Significant Valley Lands and Stream Corridors. The EIS should have acknowledged that these constraints are identified on the lands, and if they apply following the field investigations and analysis.

Table 1: TRCA Ecology Comments Resolution (numbering from TRCA review comments)

Comment #	Comment Summary	Summary of Beacon Response	Peer Reviewer Opinion of Status
12	A Significant Wildlife Habitat assessment is required in absence of breeding bird surveys	SWH table provided	Partially addressed, additional SWH associated with Species of Special Concern to address
13	Unclear how pre- and post-drainage towards Petticoat Creek will be maintained	Soakaway pits (LIDS) to be used according to FSR	Addressed
14	MECP screening consultation for endangered species	SAR screening completed	Partially addressed, additional Parks Canada species to address
15	Chain-link fence required at lot limits	Chain-link confirmed to be installed	Addressed
16	Conformity with Regional or City Tree Protection By-laws	Arborist report discusses conformity with City By-law	Addressed
17	Construction sequencing and grading plan required at detailed design stage	Will be prepared at detailed design stage	Addressed
18	Prepare and ESC plan at detailed design stage	Will be prepared at detailed design stage	Addressed
19	Conformity with MCBA tree clearing window	Noted	Addressed

Additional Notes

1. Ensure that the ESC plan is coordinated with the Tree Preservation Plan since Tree Protection Fencing has been proposed at the periphery of the site in some locations.

Summary

The following table summarizes the key review requirements that Burnside was requested to carry out.

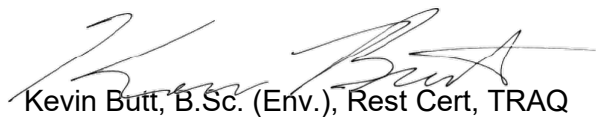
Table 2: Summary of Burnside's Conformity Review

Feature	Adequately Addressed	Comment
Significant woodlands	No	City mapping identifies that it extends onto the site
Significant Wildlife Habitats	Partially	Address additional species raised by Parks Canada (SAR and Species of Special Concern)
Species at Risk	Partially	Address additional species raised by Parks Canada
Fish Habitats	Yes	None present
Areas of Natural and Scientific Interest	Yes	None present
Greenbelt Plan policies	No	Reference to the Greenbelt Plan should be made in the EIS, even though it is beyond the Plan area. The site is immediately adjacent to Protected Countryside
Rouge Park Neighbourhood Development Guidelines	N/A	Guidelines not applicable to natural heritage components of this site
Comments deferred by the TRCA to the City	Partially	Table 1

Recommendations

It is Burnside's opinion that a condition of approval of the detailed design identifies that our comments on the EIS are addressed.

R.J. Burnside & Associates Limited


Kevin Butt, B.Sc. (Env.), Rest Cert, TRAQ
ISA Certified Arborist and Terrestrial Ecologist
Ecology Lead

KB:af

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