



Technical Memorandum

Date: November 14, 2024 **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

Dear Ms. Lima:

Below please find our comments from the review of the Environmental Impact Statement (EIS) prepared by Beacon Environmental (Revision 1, April 2024) for the site located at Part Lot 33, Concession 2, Now Part 4, 40R-29767, adjacent to Nature Haven Crescent. In addition to the EIS, the following documents have also been reviewed for additional context:

- Pickering Official Plan (Edition 9, March 2022) and schedules
- Rouge Park Neighbourhood Development Guidelines
- Draft Plan (May 14, 2024) prepared by Design Plan Services
- Functional Grading Plan (Preliminary, June 5, 2024, Revision) prepared by Valdor Engineering Inc.
- Functional Servicing Report (May 2024 Revision) prepared by Valdor Engineering Inc.
- Geomorphic Assessment (April 2024) prepared by Beacon Environmental
- Context Site Plan (Preliminary, March 26, 2024, Revision 7) prepared by Jardin Design Group Inc.
- Spring Season Groundwater Level Monitoring (March 20, 2024) prepared by Soil Engineers Ltd.

The first submission materials were also reviewed, which included earlier iterations of some of the documents listed above plus the following documents that were not resubmitted:

- Hydrogeological Assessment (February 2021) prepared by Soil Engineers Ltd.
- Pre- and Post-Development Water Balance Assessment (May 21, 2021) prepared by Soil Engineers Ltd.
- Planning Justification Report (January 2022) prepared by Design Plan Services
- Arborist Report (July 2021) prepared by Beacon Environmental
- Arborist Report Addendum (January 12, 2022) prepared by Beacon Environmental
- Construction Mitigation and Communication Plan (June 24, 2021) prepared by UrbanTrans Engineering Solutions Inc.

We also reviewed comments provided by Park Canada, and TRCA (December 16, 2022, and July 31, 2024).

Project Understanding:

The proponent is looking to create 8 single detached lots on an approximate 0.5 ha lot that is vacant of structures and is mainly old field meadow with a cultural thicket and hedgerow at the southeast limit. Petticoat Creek and its associated valley are found east of the site. Clearing of onsite trees will be required to accommodate the development.

Durham Region identifies that Key Natural Heritage and / or Hydrologic Features (KNHHF) associated with Petticoat Creek are found north of the site.

Parks Canada identifies that the subject property is adjacent to Provincially Significant Wetland (PSW) complex called the Amos Pond / Townline Swamp Wetland Complex that is found within the limits of the Rouge National Urban Park (RNUP). Comments have been provided by Parks Canada on both EIS submissions that relate to impacts and mitigation for wildlife, their habitat and the adjacent RUNP.

TRCA reviewed the first submission of the EIS on behalf of the City and provided comments. Burnside has been engaged to review the revised EIS and TRCA comments to see if they have been addressed.

Burnside was asked to review the EIS to confirm potential constraints or impacts have been addressed associated with the following items:

- Significant woodland;
- Significant Wildlife Habitats;
- Species at Risk;
- Fish habitats;
- Areas of natural and scientific interest;
- Greenbelt Plan policies;
- Rouge Park Neighbourhood Development Guidelines; and
- The comments deferred by the TRCA to the City

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.
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	Chainlink fence required at lot limits	Chainlink 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

Comment #	Comment Summary	Summary of Beacon Response	Peer Reviewer Opinion of Status
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

Feature	Adequately Addressed	Comment
Comments deferred by the TRCA to the City	Partially	Table 1

Recommendations

It is Burnside's opinion that the approvals should not move forward until the outstanding comments are addressed.

R.J. Burnside & Associates Limited



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