



**SCOPED ENVIRONMENTAL IMPACT
STUDY, 193 NAUTICAL BOULEVARD
OAKVILLE**

Final Report

December 21, 2022

Prepared for:
Menkes Lakeshore Woods Inc.

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Scoped Environmental Impact Study, 193 Nautical Boulevard Oakville

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1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by Menkes Lakeshore Woods Inc. (the Proponent) to complete a scoped Environmental Impact Study for the Subject Property located at 193 Nautical Boulevard in Oakville, Ontario as shown on **Figure 1, Appendix A**. The EIS is required by the Town of Oakville to support the following application:

- Draft Plan of Subdivision, 193 Nautical Boulevard (Block 220 20M-840) – 24T – 22003/1733

The proposed development plan includes 37 detached single family residential lots, a street (Street A), and two walkway / servicing blocks (**Appendix B**). The Subject Property is maintained as an open field by periodic mowing and is surrounded by residential development on the three sides, with Shell Park located to the southeast. Shell Park includes sports fields, parking and a wooded area known as Bronte Burloak Woods.

The Town of Oakville provided a letter dated March 11, 2022, in response to the Draft Plan of Subdivision application that indicated an EIS is required. The letter included a *Scoping and Terms of Reference Checklist* (ToR) for the EIS that was completed by Halton Region and Conservation Halton (CH) (**Appendix C**). This EIS was designed to address the requirements that were outlined in the ToR.

The Study Area for the EIS includes the Subject Property plus the immediately adjacent lands (120 m) as shown on **Figure 1, Appendix A**.



2 Natural Heritage Policy Context

The following sections discuss the provincial and municipal policy documents that were used to identify natural heritage features for the Study Area.

2.1 The Planning Act/ Provincial Policy Statement

The Provincial Policy Statement (PPS; MMAH 2020) was issued under Section 3 of the *Planning Act*, 1990 (PA) and came into effect in 1996, with the most recent revision coming into effect on May 1, 2020. The PA requires that decisions made by planning authorities are consistent with the policy statements, such as the PPS, which includes policies on development and land use patterns, resources and public health and safety. Section 2.1 of the PPS deals with natural heritage and requires that natural heritage systems are identified in certain ecoregions. This includes Ecoregion 7E, where the Subject Property is located.

According to Section 2.1.5 of the PPS, development and site alteration are not permitted in the following features, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- a) Significant Woodlands
- b) Significant Valleylands
- c) Significant Wildlife Habitat
- d) Significant Areas of Natural and Scientific Interest
- e) Coastal wetlands that are not subject to policy 2.1.4(b)
- f) Development and site alteration are not permitted in the following features, except in accordance with provincial and federal requirements:
 - a) Significant habitat of endangered or threatened species
 - b) Fish habitat

Development and site alteration are not permitted on lands that are adjacent to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.2 Regional Official Plan

The Halton Region Official Plan (ROP; Regional Municipality of Halton 2021) identifies a Regional Natural Heritage System (RNHS) that includes Key Features, enhancement areas and centres for biodiversity, linkages, buffers, watercourses, and wetlands (including non-significant wetlands) (ROP Section 115.3). Key Features listed in the ROP are generally consistent with the natural heritage features listed in the PPS (see **Section 1** above):

- a) Significant habitat of endangered and threatened species



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- b) Significant wetlands
- c) Significant coastal wetlands
- d) Significant woodlands
- e) Significant valleylands
- f) Significant wildlife habitat
- g) Significant areas of natural and scientific interest
- h) Fish Habitat

Key Features are mapped on Map 1G of the ROP; however, additional features may be identified during site specific studies such as an Environmental Impact Assessment (ROP Section 139.12).

According to ROP Section 118(3), an Environmental Impact Assessment is required “to demonstrate that the proposed development...will result in no negative impacts to...the Regional Natural Heritage System or unmapped Key Features...and their associated or ecological functions,” and identify “opportunities for enhancement.”

There are no Key Features mapped in the ROP on the Subject Property; however, Map 1G includes a Key Feature to the immediate southeast of the Subject Property. The Key Feature corresponds with the Bronte Burloak Woods (**Appendix D**).

2.3 Town of Oakville Official Plan

The Town of Oakville’s (2021) Official Plan designates Natural Areas that are intended to be preserved long-term. Natural Areas include the following features plus buffers:

- a) significant habitat of endangered species and threatened species
- b) wetlands
- c) woodlands
- d) valleylands
- e) significant wildlife habitat
- f) Environmentally Sensitive Areas
- g) areas of natural and scientific interest
- h) fish habitat
- i) natural corridors

According to Section 16 of the Official Plan, development is generally not permitted in Natural Areas.

There are no Natural Areas mapped in the Official Plan on the Subject Property; however, Schedule B maps a Woodland and Environmentally Significant Area to the immediate southeast (**Appendix E**). The Woodland and Environmentally Significant Area correspond with the Bronte Burloak Woods.

According to Section 16.1.8, development is not permitted within a regionally significant woodland or required buffers, which should be a minimum of 10 m measured from the drip line of the woodland. The final width of the buffer shall be established through an approved EIS.



2.4 Conservation Authorities Act

The Subject Property is located in the jurisdiction of the Halton Region Conservation Authority (Conservation Halton or CH), but outside of regulated areas shown on CH's online mapping tool¹. Ontario Regulation (O. Reg.) 162/06 of the *Conservation Authorities Act, 1990* is known as the *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*. The regulation requires prior permission from CH for any development within a floodplain, valleyland, wetland, or other hazardous land. Permission is also required for any alteration to a river, creek, stream or watercourse or any interference with the hydrological function of a wetland. Generally, any development, interference or other alteration that may negatively impact the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land are not permitted. CH's decision-making policies are contained within the *Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document* (Conservation Halton 2020).

As noted above, CH's online mapping tool¹ does not map a regulated area within the Study Area (**Appendix F**).

2.5 Endangered Species Act

The *Endangered Species Act, 2007* (ESA) protects species that are Threatened, Endangered, or Extirpated in Ontario by prohibiting anyone from killing, harming, harassing, or possessing protected species, and by prohibiting any damage or destruction to the habitat of the listed species. All protected species are provided with general habitat protection under the ESA, with the goal of protecting areas that species depend on to carry out their life processes (e.g., reproduction, rearing, hibernation, migration or feeding). Some species have detailed habitat regulations that define the extent and characteristics of protected habitats.

Activities that may impact a protected species or its habitat require the prior issuance of a permit from the Ministry of the Environment, Conservation and Parks (MECP). O. Reg. 242/08 and 830/21 identify activities which are exempt from the permitting requirements of the ESA subject to rigorous controls outside the permit process including registration of the activity and preparation of mitigation. Some specific-specific exemptions may apply to development projects in some cases (e.g., exemptions for Bobolink, Eastern Meadowlark, butternut). Activities that are not exempt under O. Reg. 242/08 or 830/21 require a complete permit application process.

¹ Conservation Halton. *Interactive mapping tool*. Available online (accessed March 2022): <https://conservationhalton-camaps.opendata.arcgis.com/pages/web-maps>



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3.1 Natural Heritage Features

The following information sources were consulted to identify the presence and determine the extent of natural features in the Study Area:

- Regional Municipality of Halton Official Plan (Regional Municipality of Halton 2021)
- Town of Oakville Official Plan (Town of Oakville 2021)
- Natural Heritage Information Centre (NHIC) Biodiversity Explorer and database (NDMNR 2022a)
- Land Information Ontario (LIO) database (NDMNR 2022b)
- Conservation Halton Online Mapping Tool
- 2022 Orthoimagery (**Figure 2, Appendix A**) and readily available online air photos

Based on this review, there are no natural heritage features on the Subject Property; however, part of the Bronte Burloak Woods is in the Study Area to the immediate southeast of the Subject Property (**Figure 1, Appendix A**). The Bronte Burloak Woods is designated a Key Feature in the ROP and a Woodland and Environmentally Significant Area in the Town of Oakville Official Plan.

3.2 Significant Species

Significant species include species at risk (SAR) and species of conservation concern (SOCC). For this report, SAR are endangered and threatened species listed on the Species at Risk in Ontario (SARO) List. SOCC are provincially rare species (ranked S1-S3 by the NHIC) and federal or provincial SAR that are not listed as endangered or threatened on SARO (e.g., species listed as special concern).

The following background documents and information sources were reviewed to identify records of SAR and SOCC for the Study Area:

- Natural Heritage Information Centre (NHIC) database (MNR 2022b)
- Species at Risk in Ontario (SARO) List Schedule 2 & 3
- Halton Natural Area Inventory (NHAI 2006)
- 2nd Ontario Breeding Bird Atlas (OBBA), (Cadman et al. 2007)
- Atlas of Mammals of Ontario, (Dobbyn, 1994)
- Ontario Reptile and Amphibian Atlas (ORRA), (Ontario Nature 2021)



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- eBird Canada database (eBird, 2021)
- iNaturalist database (iNaturalist, 2021)

Based on this review, there are ten (10) records of SAR and nine (9) records of SOCC in the vicinity of the Study Area (**Table 1**). NHIC records are from within 1 km of the Study Area and atlas records are from within 10 km of the Study Area; therefore, records do not indicate presence of occurrence in the Study Area. Significant species in **Table 1** were evaluated to determine if they have suitable habitat in the Study Area in **Section 5**.

Table 1: Background Records of Significant Species

Element Type	Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status	Source
Species at Risk						
breeding bird	Yellow-breasted Chat	<i>Icteria virens</i>	S1B	END	END	MNRF 2022b
breeding bird	Barn Swallow	<i>Hirundo rustica</i>	S5B	THR	THR	MNRF 2022b
breeding bird	Eastern Meadowlark	<i>Sturnella magna</i>	S4B	THR	THR	MNRF 2022b
breeding bird	Bank Swallow	<i>Riparia</i>	S4B	THR	THR	MNRF 2022b
breeding bird	Bobolink	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	MNRF 2022b
Breeding bird	Chimney Swift	<i>Chaetura pelagica</i>	S4B	THR	THR	Cadman et al. 2007
breeding bird	Least Bittern	<i>Ixobrychus exilis</i>	S4B	THR	THR	MNRF 2022b
mammal	Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END	-	NHAI 2006
mammal	Little Brown Myotis	<i>Myotis lucifugus</i>	S4	END	END	NHAI 2007
mammal	Northern Myotis	<i>Myotis septentrionalis</i>	S3?	END	END	NHAI 2008
vascular plant	American Chestnut	<i>Castanea dentata</i>	S1S2	END	END	MNRF 2022b
Species of Conservation Concern						
breeding bird	Common Nighthawk	<i>Chordeiles minor</i>	S4B	SC	THR	Cadman et al. 2007
breeding bird	Eastern Wood-pewee	<i>Contopus virens</i>	S4B	SC	SC	Cadman et al. 2007
breeding bird	Red-necked Grebe	<i>Podiceps grisegena</i>	S3B	NAR	NAR	MNRF 2022b
breeding bird	Grasshopper Sparrow	<i>Ammodramus savannarum</i>	S4B	SC	SC	Cadman et al. 2007



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Table 1: Background Records of Significant Species

Element Type	Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status	Source
breeding bird	Wood Thrush	<i>Hylocichla mustelina</i>	S4B	SC	THR	Cadman et al. 2007
fish	Deepwater Sculpin	<i>Myoxocephalus thompsonii pop. 2</i>	S3?		SC	MNRF 2022b
turtle	Midland Painted Turtle	<i>Chrysemys picta marginata</i>	S4		SC	MNRF 2022b
turtle	Northern Map Turtle	<i>Graptemys geographica</i>	S3	SC	SC	MNRF 2022b
turtle	Snapping Turtle	<i>Chelydra serpentina</i>	S4	SC	SC	MNRF 2022b

S-RANK: Provincial status ranking

SARO: Species at Risk in Ontario

COSEWIC: Committee on the Status of Endangered Wildlife in Canada

S1: Critically imperiled in Ontario (often fewer than 5 populations)

S2: Imperiled in Ontario, very few populations (often 20 or fewer)

S3: Vulnerable in Ontario, relatively few populations (often 80 or fewer)

S4: Apparently Secure – Uncommon but not rare

S5: Secure – Common, widespread, and abundant in the province

S#B: Breeding status rank

S#?: Rank uncertain

SC: Species Concern

THR: Threatened

END: Endangered



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4 Field Investigations

Field investigations were completed on four dates in Spring and Summer 2022 to document natural heritage features in the Study Area. The investigations included a vegetation survey, amphibian call count survey, breeding bird survey, and incidental observations of wildlife and wildlife habitat. Site visits were also conducted by CH, Halton Region, and Stantec to delineate and survey the drip line of woodland features. Dates of field investigations are provided in **Table 2**.

Table 2: Summary of Field Investigations

Date	Investigation Type	Personnel
March 24, 2022	Ecological Land Classification	S. Spisani (Stantec)
April 12, 2022	Amphibian call count survey	S. Spisani (Stantec)
June 16, 2022	Breeding bird survey	D. Giesbrecht (Stantec)
June 27, 2022	Breeding bird survey	D. Giesbrecht (Stantec)
September 22, 2022	Woodland drip line staking	S. Spisani (Stantec) S. Stewart (CH) M. Campbell (Halton Region) N. Guadagnoli, C. Liggio (Menkes) Ontario Land Surveyor (J.D. Barnes Ltd.)
September 26, 2022	Woodland drip line staking	E. Bernier (CH)
October 7, 2022	Woodland drip line staking and land survey	E. Bernier (CH) Ontario Land Surveyor (J.D. Barnes Ltd.)

4.1 Vegetation Survey

The vegetation survey followed the protocols outlined in the Ecological Land Classification (ELC) System for Southern Ontario (Lee et al. 1998) and the 2008 catalogue updates. All plant species that were identifiable at the time of the visit were recorded. The drip line of the Bronte Burloak Woods was staked and surveyed by a land surveyor.

Three (3) constructed and one (1) natural land cover type (the Bronte Burloak Woods) were documented in the Study Area. Only one (1) land cover type is present on the Subject Property, which is a manicured (mowed) field. Land cover types are mapped on **Figure 2, Appendix A** and summarized in **Table 3**. Photographs of the Subject Property and Bronte Burloak Woods are provided in **Appendix G**.



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Table 3: Vegetation Communities Recorded for the Subject Property

Type	Code	Description	Characteristics
Constructed	CGL_4	Recreation	Sports fields and parking.
Constructed	CV	Constructed	Manicured (mowed) field dominated by fescue (<i>Festuca sp.</i>) and other cool season grasses. A hedge row of young trees is planted along the southwest property line that is shared with Shell Park, including: common hackberry (<i>Celtis occidentalis</i>), sugar maple (<i>Acer saccharum</i>), little-leaf linden (<i>Tilia cordata</i>), hybrid poplar (<i>Populus x.</i>) and Norway spruce (<i>Picea abies</i>). Manitoba maple (<i>Acer negundo</i>) and staghorn sumac (<i>Rhus typhina</i>) were also present as naturally introduced occurrences.
Constructed	CVR_3	Single Family Residential	Houses with manicured yards, and streets.
Woodland	FODM5	Dry-Fresh Sugar Maple Deciduous Forest	Young to mid-age deciduous forest with sparse understory that included recent infill tree plantings. Shallow areas of pooling water were present. Vascular plants recorded: sugar maple, shagbark hickory (<i>Carya ovata</i>), American basswood (<i>Tilia americana</i>), American beech (<i>Fagus grandifolia</i>), white pine (<i>Pinus strobus</i>), northern red oak (<i>Quercus rubra</i>), and eastern hemlock (<i>Tsuga canadensis</i>).

4.2 Amphibian Survey

The amphibian call count was conducted using protocols established by Bird Studies Canada (2009). Surveys were conducted in April 2022 to target woodland breeding amphibians. The survey was conducted under suitable weather conditions with low winds as documented in **Table 4**.

Table 4: Amphibian Call Count Survey Date, Time, and Weather Conditions

Date	Time	Temp. (°C)	Wind (Beaufort)	Cloud (%)	Precipitation
April 12, 2022	21:45 – 22:00	14	0	10	None

No amphibians were recorded during the call count survey. Although standing water was present in the Bronte Burloak Woods in the Study Area during the vegetation survey (see Photo 4, **Appendix G**), it was no longer present during the amphibian survey, and suitable breeding habitat for amphibians is considered absent.



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4.3 Breeding Bird Survey

Breeding bird surveys were completed during early morning hours on two dates in June 2022 by traversing the Subject Property on foot and recording all bird species that were heard or seen in each vegetation community. The highest level of breeding evidence was recorded for each species using the codes in the Ontario Breeding Bird Atlas (Cadman et al. 2007). A summary of breeding bird survey dates, times and weather is provided in **Table 5**.

Table 5: Breeding Bird Survey Dates, Time, and Weather Conditions

Date	Time	Temp. (°C)	Wind (Beaufort)	Precipitation
June 16, 2022	07:30 – 08:30	24	2	None
June 27, 2022	07:00 – 08:00	20	2	None

Twenty-four bird species were recorded during breeding bird surveys in the Study Area (**Table 6**). All but three species were considered breeding: Canada Goose, Ring-billed Gull, and Barn Swallow. All three species were observed as flyovers and breeding evidence was not observed.

One bird SAR bird was recorded during breeding bird surveys: Barn Swallow (threatened). One Barn Swallow was observed flying over the forest in the Study Area on June 16, and two Barn Swallows were observed flying over the field on the Subject Property on June 27. Suitable breeding structures for Barn Swallow were not recorded on the Subject Property, and breeding habitat is considered absent. There is a building associated with Shell Park in the Study Area, approximately 100 m southeast of the Subject Property, that may provide suitable nesting habitat for Barn Swallow. No other SAR or SOCC birds were recorded during surveys.

Table 6: Bird Species Recorded During Breeding Bird Surveys

Forest	Field	Flyover	Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status
		x	Canada Goose	<i>Branta canadensis</i>	S5		
	x		Mourning Dove	<i>Zenaid macroura</i>	S5		
	x		Killdeer	<i>Charadrius vociferus</i>	S5B, S5N		
		x	Ring-billed Gull	<i>Larus delawarensis</i>	S5B, S4N		
x			Blue Jay	<i>Cyanocitta cristata</i>	S5		
	x		American Crow	<i>Corvus brachyrhynchos</i>	S5B		
		x	Barn Swallow	<i>Hirundo rustica</i>	S4B	THR	THR
x			Black-capped Chickadee	<i>Poecile atricapillus</i>	S5		
x			White-breasted Nuthatch	<i>Sitta carolinensis</i>	S5		
x			Carolina Wren	<i>Thryothorus ludovicianus</i>	S4		
x			American Robin	<i>Turdus migratorius</i>	S5B		



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Table 6: Bird Species Recorded During Breeding Bird Surveys

Forest	Field	Flyover	Common Name	Scientific Name	S-Rank	SARO Status	COSEWIC Status
	x		European Starling	<i>Sturnus vulgaris</i>	SNA		
x	x		House Sparrow	<i>Passer domesticus</i>	SNA		
x			House Finch	<i>Haemorhous mexicanus</i>	SNA		
x	x		American Goldfinch	<i>Spinus tristis</i>	S5B		
	x		Chipping Sparrow	<i>Spizella passerina</i>	S5B		
	x		Savannah Sparrow	<i>Passerculus sandwichensis</i>	S4B		
x	x		Song Sparrow	<i>Melospiza melodia</i>	S5B		
x	x		Red-winged Blackbird	<i>Agelaius phoeniceus</i>	S4		
x			Brown-headed Cowbird	<i>Molothrus ater</i>	S4B		
x	x		Common Grackle	<i>Quiscalus quiscula</i>	S5B		
x			Yellow Warbler	<i>Setophaga petechia</i>	S5B		
x			Chestnut-sided Warbler	<i>Setophaga pensylvanica</i>	S5B		
x	x		Northern Cardinal	<i>Cardinalis cardinalis</i>	S5		

S-RANK: Provincial status ranking

SARO: Species at Risk in Ontario

COSEWIC: Committee on the Status of Endangered Wildlife in Canada

S4: Apparently Secure – Uncommon but not rare

S5: Secure – Common, widespread, and abundant in the province

S#B: Breeding status rank

S#N: Non-breeding status rank

SNA: Not applicable — A conservation status rank is not applicable because the species is not native.

THR: Threatened

4.4 Incidental Wildlife

Two mammals were recorded as incidental observations during field investigations: eastern gray squirrel (*Sciurus carolinensis*) and eastern cottontail (*Sylvilagus floridanus*). Both species are ranked S5 in Ontario and are considered common and secure in the province.



5 Habitat Assessment

Habitat in the Study Area was assessed to determine if candidate significant wildlife habitat (SWH) features described in the Significant Wildlife Habitat Technical Guide (MNR 2000) are present in the Study Area. The assessment was completed by applying the criteria from the Significant Wildlife Habitat Ecoregion 7E Criterion Schedule (the Ecoregion Criteria; MNRF 2015). The criteria apply primarily to natural features, which are limited to the Bronte Burloak Woods deciduous forest. To support this assessment, the area of the Bronte Burloak Woods was calculated by determining the area of contiguous woodlands outside the Study Area using the Natural Heritage Reference Manual (OMNR 2010) method for delineating woodland patches; specifically:

- A bisecting opening 20 m or less in width between crown edges is not considered to divide a woodland into separate woodlands.
- Woodland patches less than 40 m wide are excluded.

Based on these criteria, the Bronte Burloak Woods deciduous forest that is contiguous with the Study Area is approximately 4.5 ha. The width of the forest ranges from approximately 100 m to 120 m, which is too small to support interior forest habitat described in the Ecoregion Criteria. Therefore, wildlife use would be limited to species that are tolerant of edge effects and urban environments.

The majority of the candidate SWH types described by the Ecoregion Criteria schedule require habitat conditions that are not available in the Study Area, such as open meadows, thickets, wetlands, interior forest habitats, or specialized features such as vernal pools. However, the Bronte Burloak Woods deciduous forest qualifies as candidate SWH for the following types:

- Seasonal Concentration Areas of Animals
 - Bat Maternity Colonies
 - Landbird Migratory Stopover Areas
- Habitat for Species of Conservation Concern
 - Eastern Wood-pewee and Wood Thrush (see **Section 5.1**)

Breeding bird surveys did not detect Eastern Wood-pewee or Wood Thrush; therefore, this habitat type is considered absent from the Study Area. Targeted species occupancy surveys would be required to determine if the candidate Bat Maternity Colonies and Landbird Migratory Stopover Areas qualify as confirmed SWH. A summary table of the SWH assessment is provided in **Table 7**.



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Table 7: Significant Wildlife Habitat Assessment

Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in the Subject Property (Present/Absent)	Candidate SWH in Adjacent Lands? (Present/Absent)
Seasonal Concentration Areas			
Waterfowl stopover and staging areas	Fields with evidence of annual spring flooding from meltwater or runoff; aquatic habitats such as ponds, marshes, lakes, bays, and watercourses used during migration, including large marshy wetlands	Absent.	Absent.
Shorebird migratory stopover area	Muddy and unvegetated shorelines, beach areas, bars	Absent.	Absent.
Raptor wintering areas	Combination of fields and woodland (>20 ha)	Absent.	Absent.
Bat hibernacula	Abandoned mine shafts, underground foundations, caves, and crevices	Absent.	Absent.
Bat maternity colonies	Mixed and deciduous forests and swamps with large diameter dead or dying trees with cavities	Absent.	Absent.
Turtle wintering area	Permanent waterbodies and large wetlands with sufficient dissolved oxygen; man-made ponds are not considered SWH.	Absent.	Absent.
Reptile hibernacula	Rock piles or slopes, stone fences, crumbling foundations	Absent.	Absent.
Deer wintering congregation areas and deer yards	Deer yards are mapped by MNRF	Absent.	Absent.
Colonially – nesting bird breeding habitat (bank and cliff)	Eroding banks, sandy hills, steep slopes, rock faces or piles. Cliff faces. Does not include disturbed soil areas such as berms, embankments, oil or aggregate stockpiles.	Absent.	Absent.
Colonially – nesting bird breeding habitat (trees/shrubs)	Dead trees in large marshes and lakes, flooded timber, and shrubs, with nests of Great Blue Heron, Great Egret, Green Heron, or Black-crowned Night-Heron	Absent.	Absent.
Colonially – nesting bird breeding habitat (ground)	Rock islands and peninsulas in a lake or large river	Absent.	Absent.
Migratory butterfly stopover area	Fields and forests that are a minimum of 10 ha and are located within 5km of Lake Erie or Lake Ontario	Absent.	Absent.



Scoped Environmental Impact Study, 193 Nautical Boulevard Oakville

Habitat Assessment
December 21, 2022

Table 7: Significant Wildlife Habitat Assessment

Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in the Subject Property (Present/Absent)	Candidate SWH in Adjacent Lands? (Present/Absent)
Landbird migratory stopover area	Woodlands of a minimum size located within 5km of Lake Erie or Lake Ontario. Woodlands should be > 5 ha, unless woodland are rare, then woodlands 2-5 ha may be considered.	Absent	Present: Bronte Burloak Woods deciduous forest is ~ 4.5 ha and ~600 m from Lake Erie and Lake Ontario.
Deer wintering congregation areas and deer yards	Deer yards are mapped by MNRF	Absent.	Absent.
Rare Vegetation Communities			
Sand barren, alvar, cliffs and talus slopes	Sand barren, Alvar, Cliff and Talus ELC Community Classes, and other areas of exposed bed rock and patchy soil development, near vertical exposed bedrock and slopes of rock rubble	Absent.	Absent.
Prairie and savannah	Open canopy habitats (tree cover < 60%) dominated by prairie species	Absent.	Absent.
Old growth forest	Relatively undisturbed, structurally complex; dominant trees > 100 years' old	Absent.	Absent.
Other rare vegetation communities	Vegetation communities ranked S1-S3 by the NHIC.	Absent.	Absent.
Specialized Habitat for Wildlife			
Waterfowl nesting areas	Upland habitats adjacent to wetlands	Absent.	Absent.
Bald Eagle and Osprey nesting, foraging and perching habitat	Treed communities adjacent to rivers, lakes, ponds, and other wetlands with stick nests of Bald Eagle or Osprey	Absent.	Absent.
Woodland raptor nesting habitat	Stick nests in forested ELC communities >30 ha with 10 ha of interior habitat	Absent.	Absent.
Turtle nesting areas	Exposed soil, including sand and gravel in open sunny areas in proximity to wetlands	Absent.	Absent.
Seeps and springs	Any forested area with groundwater at surface within the headwaters of a stream or river system	Absent.	Absent.
Amphibian breeding habitat (woodland and wetland)	Treed uplands with vernal pools, and wetland ecosites	Absent.	Absent.



Scoped Environmental Impact Study, 193 Nautical Boulevard Oakville

Habitat Assessment
December 21, 2022

Table 7: Significant Wildlife Habitat Assessment

Habitat Type (MNR 2015)	Habitat Description	Candidate SWH in the Subject Property (Present/Absent)	Candidate SWH in Adjacent Lands? (Present/Absent)
Woodland area sensitive breeding bird habitat	Large mature forest stands, woodlots >30 ha with interior forest habitat (i.e. at least 200 m from edge)	Absent.	Absent.
Habitat for Species of Conservation Concern			
Open country bird breeding habitat	Large grasslands and fields (>30ha) with two or more of the following species; Upland Sandpiper, Grasshopper Sparrow, Vesper Sparrow, Northern Harrier, Savannah Sparrow OR with nesting Short-eared Owls	Absent.	Absent.
Shrub/early successional bird breeding habitat	Large shrub and thicket habitats (>10ha) with: <ul style="list-style-type: none"> • At least one Brown Thrasher or Clay-colored Sparrow breeding, OR • At least two of Field Sparrow, Black-billed Cuckoo, Eastern Towhee and Willow Flycatcher OR • nesting Yellow-breasted Chat or Golden-winged Warbler 	Absent.	Absent.
Marsh bird breeding habitat	Wetlands with shallow water with emergent aquatic vegetation with American Bittern, Virginia Rail, Sora, Common Moorhen, American Coot, Pied-billed Grebe, Marsh Wren, Sedge Wren, Common Loon, Sandhill Crane, Green Heron, Trumpeter Swan, Black Tern, Yellow Rail	Absent.	Absent.
Terrestrial Crayfish	Wet meadows and edges of shallow marshes with burrows or chimneys	Absent.	Absent.
Special Concern and provincially rare (S1-S3) wildlife	An assessment of habitat for special concern and provincially rare wildlife is included in Section 5.1	Absent.	Absent: Candidate habitat is present for Eastern Wood-pewee and Wood Thrush; however, these species were not detected during breeding bird surveys .
Amphibian movement corridors	Associated with confirmed amphibian breeding habitat	Absent.	Absent.



5.1 Significant Species

Significant species records identified during the background review (**Section 3.2**) were assessed to identify species that may occur in mid-aged deciduous woodlands in urban environments. Many species are considered absent because they require habitat conditions that are not available in the Study Area, including all fish and turtle species that require aquatic and wetland habitats, and some of the breeding birds that require open habitats for breeding such as meadows and thickets. Based on this assessment, there are four SAR and two SOCC with suitable habitat in the Study Area (**Table 8**). American Chestnut, Eastern Wood-pewee or Wood Thrush were not observed so these species are considered absent.

Bat SAR may use the Bronte Burloak Woods deciduous forest that is located outside of the Subject Project as maternity roost habitat. Targeted species occupancy surveys would be required to determine if SAR bats use the deciduous forest.

As noted above, one bird SAR (Barn Swallow) was recorded during breeding bird surveys; however, suitable breeding structures and/or evidence of breeding were not recorded from the Subject Property, and breeding habitat is considered absent.

Table 8: Significant Species with Suitable Habitat in the Study Area

Element Type	Common Name	Scientific Name
Species at Risk		
mammal	Small-footed Myotis	<i>Myotis leibii</i>
mammal	Little Brown Myotis	<i>Myotis lucifugus</i>
mammal	Northern Myotis	<i>Myotis septentrionalis</i>
vascular plant	American Chestnut	<i>Castanea dentata</i>
Species of Conservation Concern		
breeding bird	Eastern Wood-pewee	<i>Contopus virens</i>
breeding bird	Wood Thrush	<i>Hylocichla mustelina</i>



6 Impact Assessment

The proposed development plan includes 37 detached single family residential lots, a street (Street A), and two walkway / servicing blocks (**Appendix B** and **Figure 3, Appendix A**). The development plan was assessed to identify potential direct and indirect impacts, including impacts associated with construction, and long-term impacts associated with residential use. Direct impacts are quantifiable effects and include loss of features by area, while indirect effects are qualitative in nature and may include effects such as sedimentation and noise impacts to wildlife on adjacent lands.

Site-specific and standard recommendations are identified below to mitigate potential impacts to natural features and enhance the natural heritage system where appropriate. Site-specific measures are recommended to address the specific natural heritage features and functions identified for the Subject Property and adjacent lands, while standard measures address strategies that are typically required for construction such as erosion and sediment control.

6.1 Direct Impacts

The development plan overlays constructed land cover types shown on **Figure 2, Appendix A**, and there will be no direct impacts to natural features, including the Bronte Burloak Woods deciduous forest. As noted in Section 2.3, the Town of Oakville Official Plan requires a minimum 10 m buffer from the drip line of regionally significant woodlands. For the purpose of this evaluation, the Bronte Burloak Woods deciduous forest is considered a regionally significant woodland because it is designated a Key Feature in the ROP. Within the Study Area, the deciduous forest may support the following significant habitat functions in the Study Area:

- Suitable Habitat for SAR (endangered species – Myotis bats)
- Candidate SWH for Seasonal Concentration Areas of Animals – Bat Maternity Colonies and Landbird Migratory Stopover Areas



If these significant species and habitat functions are present in the Study Area, they are adapted to the existing residential setting, and the proposed development plan would not be expected to create additional negative effects. As shown on the concept plan (**Appendix B** and **Figure 3, Appendix A**), only the rear yards of 2 lots (14 and 15) are adjacent to the Bronte Burloak Woods deciduous forest, and they are separated from the woodland by an existing sidewalk access from Innville Crescent to Shell Park (**Appendix B** and **Figure 3, Appendix A**). The existing sidewalk includes an overhead light that illuminates the pathway as shown in **Photo 6, Appendix G**. The concept plan proposes a 7.5 m offset from the staked and surveyed woodland drip line (**Appendix B** and **Figure 3, Appendix A**) that will be conveyed to the Town of Oakville. Based on a review of readily available air photos, the existing sidewalk has been in place since 2009. In this case, extending a 10 m buffer beyond the sidewalk access would not preserve or enhance the woodland or protect individual trees; therefore, the proposed 7.5 m offset is sufficient to protect the existing features and functions of the woodland. The proposed offset preserves the young hedge row vegetation along the southwest property line that is shared with Shell Park as shown on the Existing Tree Inventory and Tree Preservation Plan (Strybos Barron King 2022). The offset will also be planted with native Eastern White Cedar (*Thuja occidentalis*) to provide additional screening between the development and woodland. Based on this assessment, negative impacts to the woodland and associated functions are not anticipated as a result of the proposed development.

6.1.1 MITIGATION RECOMMENDATIONS

6.1.1.1 Bird's Nests

To avoid damaging or disturbing bird nests and contravening the MBCA, the timing of vegetation clearing including tree, shrubs and vegetation in the manicured field should occur outside of the primary nesting period (i.e., the period when the percent of total nesting species is greater than 10% based on Environment Canada's Nesting Calendars and the period for which due diligence mitigation measures are generally recommended). The primary nesting period identified for the Study Area is generally April 1 to August 15. However, birds may also nest outside this period and nests should be avoided until no longer active.

6.1.1.2 Bat Maternity Roosts

Some trees in the hedge row along the boundary with Shell Park may be suitable roost trees for endangered bats; however, the Existing Tree Inventory and Tree Preservation Plan (Strybos Barron King 2022) indicates that trees will not be removed by the proposed development. If the plan changes and tree removals are required, it is recommended that trees > 10 cm diameter at breast height (DBH) be removed outside the bat maternity roost season to reduce the likelihood of harm to bats, which is generally April 1 to September 30. If tree clearing is required within this window, maternity exit surveys may be conducted prior to the tree removals to determine if bats are using the trees. Maternity exit surveys are conducted during the evening and includes visual and acoustic surveys using accepted protocols. If potentially suitable bat roost trees will be removed, the MECP should be contacted to determine authorization requirements under the ESA.



6.2 Indirect Impacts

Inadvertent encroachment of heavy equipment, siltation and/or spills of deleterious substances, noise, and dust migration into natural features were identified as potential indirect impacts from construction. These impacts may alter species composition by compacting and smothering vegetation and introducing substances that could be harmful to vegetation and wildlife, such as fuel used by construction vehicles. Additional disturbance may be required to facilitate spill clean-up activities. Where they occur, these impacts are expected to be localized to the construction area and adjacent areas.

6.2.1 MITIGATION RECOMMENDATIONS

6.2.1.1 Standard Measures for Construction

The potential indirect effects identified above are common to various types of construction and can be controlled using standard mitigation measures for erosion and sediment control. The following mitigation measures will be implemented during construction:

- Silt fencing and/or tree protection fencing will be used along all construction areas adjacent to natural features and low areas where drainage may exit the work areas onto adjacent properties. No equipment will be permitted to enter natural features beyond the fencing. Tree protection fencing is specified by the Existing Tree Inventory and Tree Preservation Plan (Strybos Barron King 2022).
- Natural features or vegetation areas such as mowed fields in Shell Park that are inadvertently disturbed during construction will be stabilized and re-vegetated, through the placement of seed and mulching or seed and an erosion control blanket, promptly upon completion of construction activities. Re-vegetation within natural areas should use native species that are suited to the site conditions, and plant material should be sourced locally if possible.
- Equipment will be re-fueled >30 m away from natural features and low areas where drainage may exit onto adjacent properties.
- Additional silt fence will be available on site, prior to grading operations, to provide a contingency supply in the event of an emergency.
- All sediment and erosion controls will be monitored regularly and properly maintained, as required. Controls will be removed only after the construction area has been stabilized.
- Maintain proper muffling of machinery and equipment to mitigate noise during construction.



6.2.1.2 Environmental Monitoring

Construction monitoring should be undertaken to track implementation of the planned mitigation measures, including compliance with the final grading, and erosion and sediment control plans. This includes proper functioning of control throughout all phases of development, and proper containment of work in designated work areas. Remedial action should be undertaken as soon as possible wherever discrepancies are identified.

6.3 Long-Term Impacts

Potential long-term impacts to natural features such as the Bronte Burloak Woods associated with increased resident development and human activity include:

- Light trespass into natural areas and associated disturbance to wildlife
- Introduction of non-native invasive plant species
- Dumping garbage, garden waste, trampling of ground cover, and damage to trees

Mitigation recommendations are provided below to offset these potential long-term impacts. Because the Bronte Burloak Woods is located in a residential setting, the proposed development plan would not be expected to create measurable negative effects to vegetation or wildlife.

6.3.1 MITIGATION RECOMMENDATIONS

6.3.1.1 Light Trespass

The following design measures are recommended to address potential long-term impacts to wildlife associated with light trespass:

- Exterior lights will be pointed away from the Bronte Burloak Woods, including lights in rear yards and within the sidewalk access from Innville Crescent to Shell Park
- Reduced wattage will be used in exterior lights
- Exterior lights will be mounted at low heights
- The 7.5 woodland offset will be conveyed to the Town of Oakville and planted with Eastern White Cedar to provide screening between the woodland and proposed development

6.3.1.2 Stewardship

Access to the Bronte Burloak Woods is available from Shell Park and an existing trail on the east side of the feature. Restricting access to the feature is not considered feasible; however, landowners should be provided educational material outlining the natural heritage features in their neighborhood and good stewardship practices to promote long-term protection of the features. Materials may include brochures that are distributed to new home buyers, and/or signs installed at visible locations of features.



7 Summary and Conclusion

The scoped EIS was prepared to document natural features that require consideration through the development application process and may pose constraints to development, including features that are protected by the ROP and Town of Oakville Official Plan. The results of the background review and site investigations documented one (1) natural heritage feature in the Study Area, southeast of the Subject Property, the Bronte Burloak Woods. No natural heritage features were documented on the Subject Property. The Bronte Burloak Woods deciduous forest is considered a regionally significant woodland because it is designated a Key Feature in the ROP, and may support the following significant habitat functions within the Study Area:

- Suitable Habitat for SAR (endangered – Myotis bats)
- Candidate SWH for Seasonal Concentration Areas of Animals – Bat Maternity Colonies and Landbird Migratory Stopover Areas

Targeted species occupancy surveys would be required to determine if the endangered bats are present and if candidate Bat Maternity Colonies and Landbird Migratory Stopover Areas qualify as confirmed SWH; however, they would not be expected to change the assessment or conclusions in this report.

There will be no direct impacts to the Bronte Burloak Woods as a result of the proposed development. Further, the Bronte Burloak Woods is located within an existing residential setting, and the proposed development plan would not be expected to create additional negative effects to the habitat functions.

The proposed development is separated from the Bronte Burloak Woods by a sidewalk access from Innville Crescent to Shell Park that includes a light to illuminate the access at night. In this case, extending a 10 m buffer beyond the sidewalk access would not preserve or enhance the woodland or protect individual trees; therefore, the proposed 7.5 m offset from the staked drip line is sufficient to protect the existing features and functions of the woodland, and negative impacts are not anticipated. The 7.5 m offset will be conveyed to the Town of Oakville and planted with native Eastern White Cedar (*Thuja occidentalis*) to provide additional screening between the development and woodland.

Recommendations were provided to protect natural heritage features and species during and post construction:

- Timing restrictions to avoid sensitive periods for breeding birds and maternity roosting bats
- Standard measures for construction, including erosion and sediment control, and tree protection fencing
- Measures to reduce long-term effects of increased residential use and human activity, such as the promotion of good stewardship practices
- Environmental monitoring



Scoped Environmental Impact Study, 193 Nautical Boulevard Oakville

Summary and Conclusion
December 21, 2022

Based on the above assessment, the proposed plan conforms with the ROP and Town of Oakville Official Plan.

If potentially suitable bat roost trees will be removed, the MECP should be contacted to determine authorization requirements under the ESA.



References
December 21, 2022

8 References

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Scoped Environmental Impact Study, 193 Nautical Boulevard Oakville

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December 21, 2022

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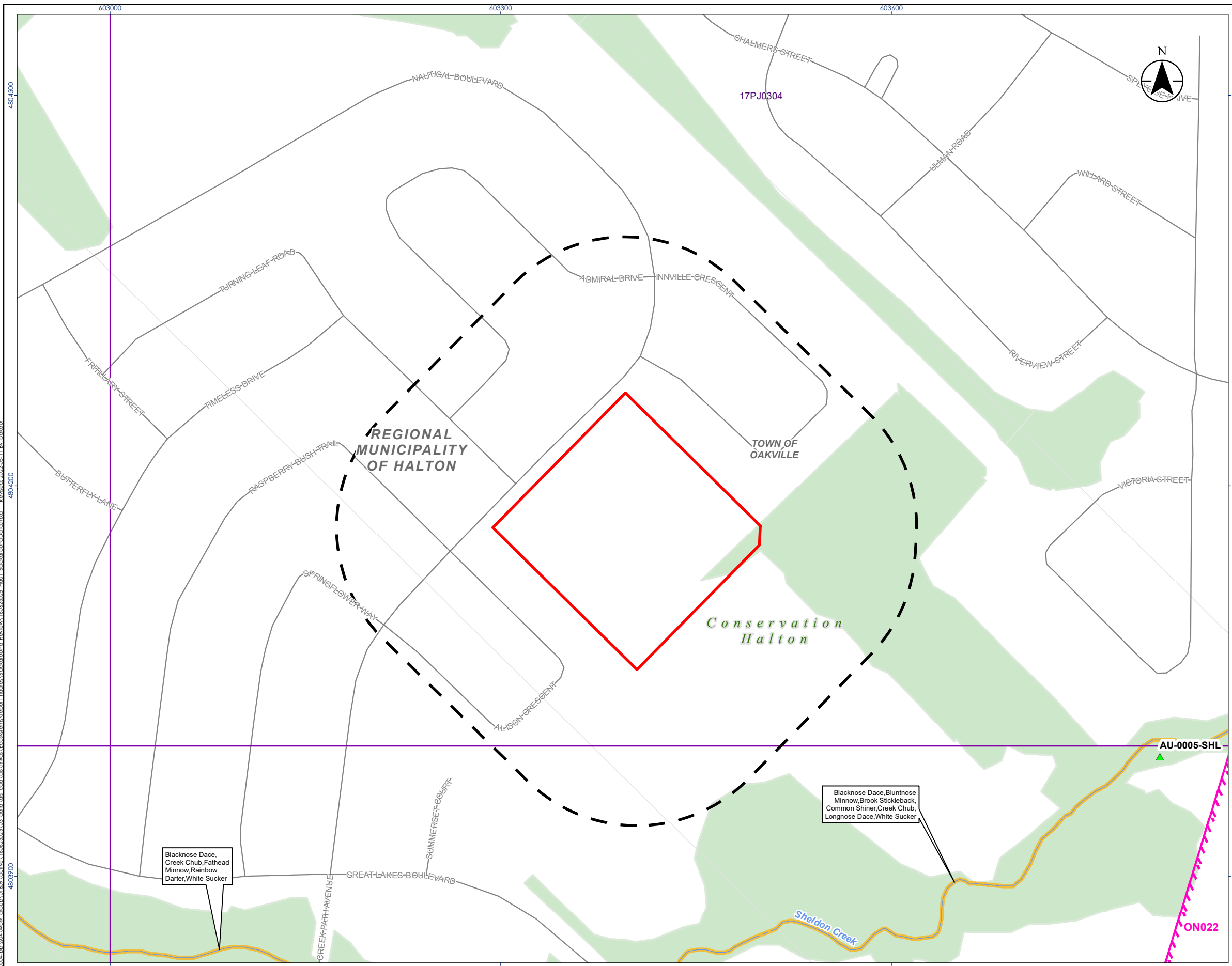
Town of Oakville. 2021. Livable Oakville: Town of Oakville Official Plan 2009. Last Updated: August 31, 2021.



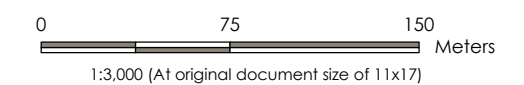
APPENDIX A:

Figures

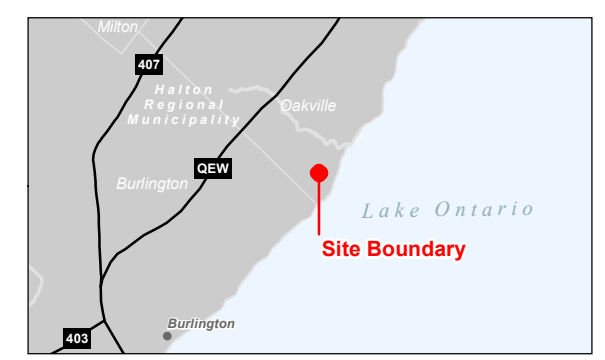




- Legend**
- Site Boundary
 - Study Area
 - ▲ Fish Survey Point (ARA)
 - Thermal Regime, Warm
 - Minor Road
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Wooded Area
 - Important Bird Area
 - Lot
 - 1 km UTM Grid



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.



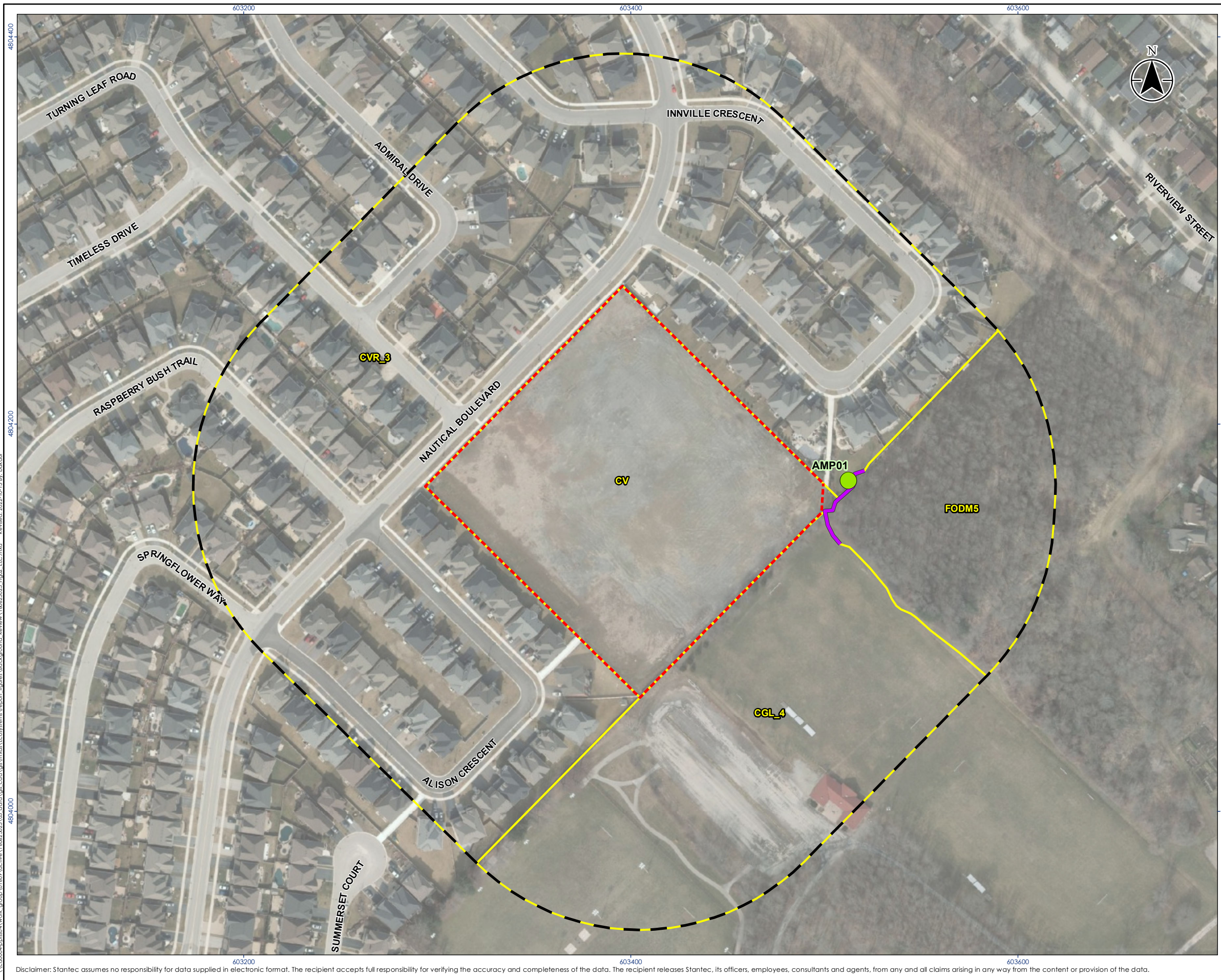
Blacknose Dace, Creek Chub, Fathead Minnow, Rainbow Darter, White Sucker

Blacknose Dace, Bluntnose Minnow, Brook Stickleback, Common Shiner, Creek Chub, Longnose Dace, White Sucker

Project Location: Town of Oakville
 Prepared by KB on 2022-05-11
 Technical Review by PM on 2022-04-20

Client/Project: MENKES LAKESHORE WOODS INC.
 193 NAUTICAL BLVD., OAKVILLE

Figure No. **1**
 Title **Background Data**



- Legend**
- Site Boundary
 - Study Area
 - Amphibian Survey Station
 - Staked Woodland Drip Line
 - ELC Boundary

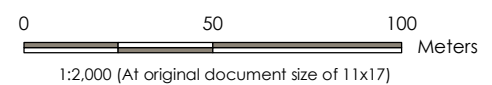
ELC Description

CGL_4: Recreational

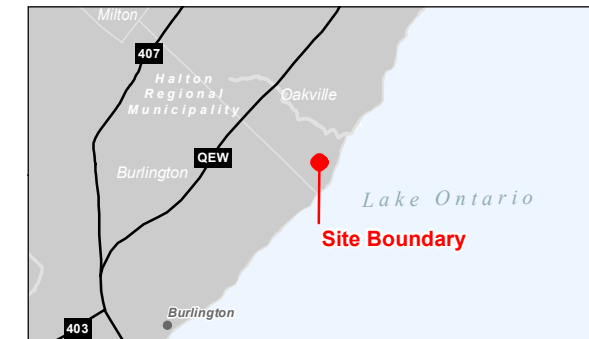
CV: Constructed

CVR_3: Single Family Residential

FODM5: Dry - Fresh Sugar Maple Deciduous Forest Ecosite



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
 3. Orthoimagery © First Base Solutions, 2022. Imagery Date, 2012.



Project Location: Town of Oakville
 Prepared by KB on 2022-10-13
 Technical Review by PM on 2022-04-29

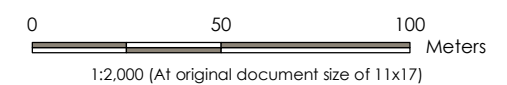
Client/Project:
 MENKES LAKESHORE WOODS INC.
 193 NAUTICAL BLVD., OAKVILLE

Figure No.
2

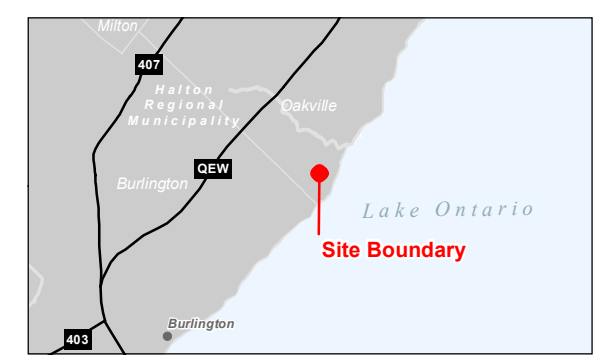
Title
Natural Heritage Features



- Legend
- Site Boundary
 - Study Area
 - Staked Woodland Drip Line
 - Site Plan
 - 7.5 m Woodland Drip Line Offset
 - Woodland Buffer (to be conveyed to the Town of Oakville)



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
 3. Orthoimagery © First Base Solutions, 2022. Imagery Date, 2012.



Project Location: Town of Oakville
 Prepared by KB on 2022-12-21
 Technical Review by PM on 2022-04-29

Client/Project
 MENKES LAKESHORE WOODS INC.
 193 NAUTICAL BLVD., OAKVILLE

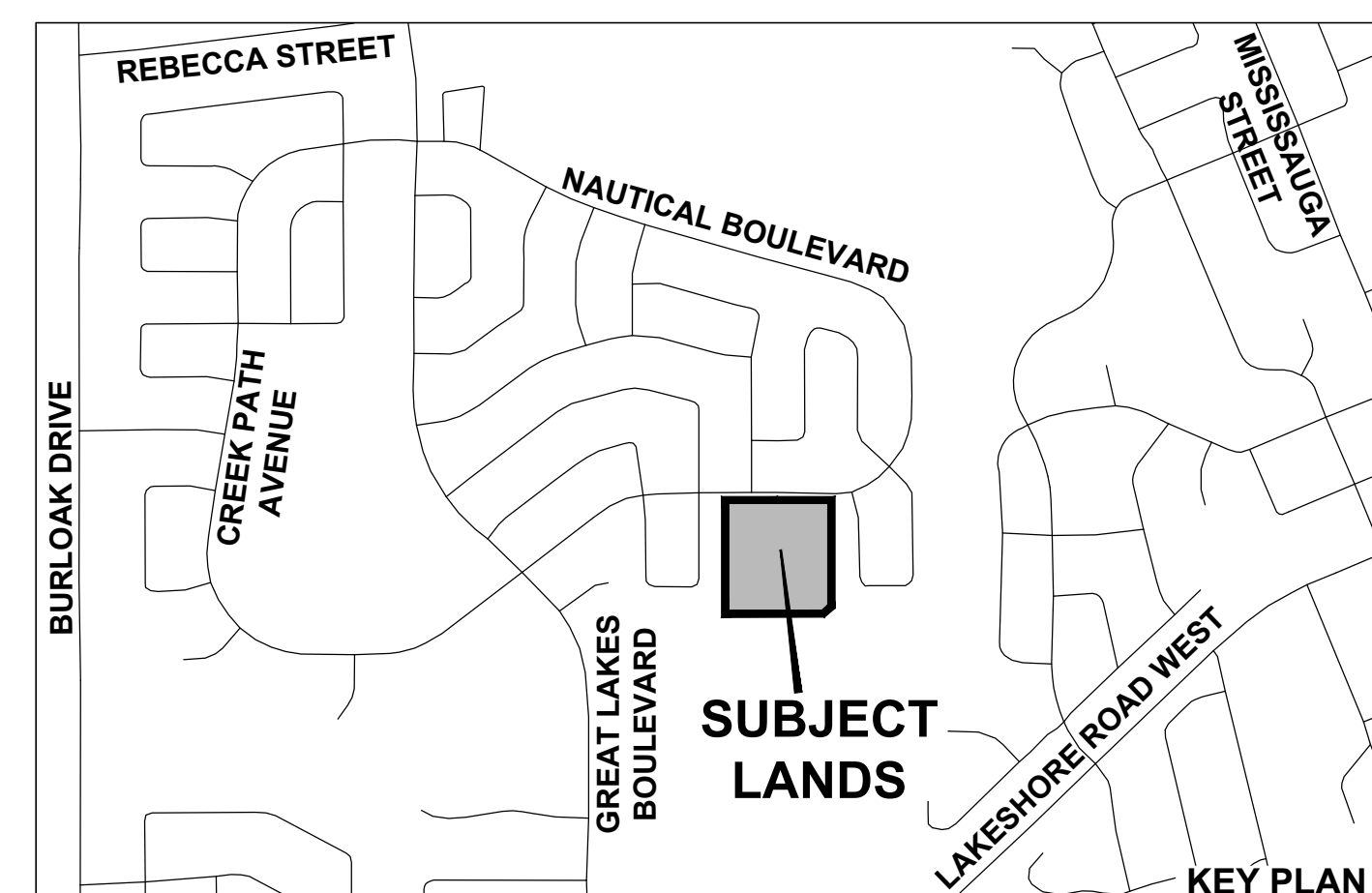
Figure No.
3

Title
Impact Assessment

APPENDIX B:

Draft Plan of Subdivision





**DRAFT PLAN OF SUBDIVISION
MENKES LAKESHORE WOODS INC.**

FILE # 24T-_____

PART OF BLOCK 220,
REGISTERED PLAN No. 20M-840,
TOWN OF OAKVILLE,
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: _____
STEVEN MENKES, A.S.O.
MENKES LAKESHORE WOODS INC.

DATE: _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: _____
PAUL EDWARD, O.L.S.
R-PE SURVEYING LTD.

DATE: MAR. 23, 2022

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 12.80m (42')		0.31	0.77	4	12.90
DETACHED - 13.50m (44')		0.29	0.72	7	24.14
DETACHED - 14.02m (46')	1-37	0.27	0.67	6	22.22
DETACHED - 15.24m (50')		0.84	2.08	20	23.81
WALKWAY / SERVICING BLOCK	38,39	0.03	0.07		
WOODLOT BUFFER	40	0.005	0.01		
17.0m LOCAL R.O.W. (LENGTH: 295m)		0.505	1.25		
TOTAL	40	2.25	5.56	37	21.51

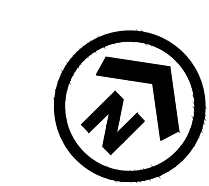
NOTES

- PAVEMENT & SIDEWALK ILLUSTRATIONS ARE DIAGRAMMATIC ONLY

**BLOCK 38
WALKWAY /
SERVICING
BLOCK**
0.017ha (0.04ac)

**BLOCK 39
WALKWAY BLOCK**
0.017ha (0.04ac)

**BLOCK 40
WOODLOT BUFFER**
0.005ha (0.01ac)



SCALE 1:400
(24 x 36)
DECEMBER 16, 2022

Glen Schnarr & Associates Inc.

APPENDIX C:

Notice of Incomplete Application





OAKVILLE

March 11, 2022

Menkes Development Ltd.
C/O Nicole Guadagnoli
4711 Yonge Street, Suite 1400
Toronto, ON. M2N 7E4

Dear Ms. Guadagnoli

Re: Notice of Incomplete Application
Draft Plan of Subdivision, 193 Nautical Boulevard (Block 220 20M-840) - 24T-
22003/1733

The purpose of this letter is to advise that the above noted application was received and deemed incomplete. This letter is being provided to fulfil the Town's obligations pursuant to Section 51 (19.1) of the *Planning Act*, which requires the approval authority to respond to the applicant within 30 days, after fees are paid, regarding completeness of the application.

On this basis, the following reports, which are required pursuant to the pre-consultation agreement dated December 1, 2021, were not submitted:

1. Urban Design Brief; and,
2. Environmental Impact Study / Report.

Should the above reports be submitted, the application will be deemed complete. Mr. Capper has consulted with urban design staff and has the necessary information to complete the required Urban Design Brief. Furthermore, Halton Region and Conservation Halton have prepared the enclosed scoped terms of reference to assist with preparation of a scoped Environmental Impact Study / Report.

If you have any questions, or would like to discuss, please do not hesitate to contact Paul Barrette (paul.barrette@oakville.ca).

Regards,
Gabe Charles, MCIP, RPP
Director of Planning Services

cc: David Capper, Glen Schnarr & Associates Inc.

Appendix D-2

Scoping and Terms of Reference Checklist

The **Scoping Checklist** provides a brief summary of components to be considered in the preparation of an EIA Terms of Reference. Scoping is to be completed in consideration of the following:

- Scope and scale of the proposed *development or site alteration*;
- Scope and scale of potential impacts resulting from the proposed *development or site alteration*;
- Sensitivity or complexity of the features on or adjacent to the proposed project to land use change and specific impacts associated with the proposed project;
- Surrounding land use context (e.g., existing *development*);

Depending on the items above, not all elements listed below will necessarily be required. Large projects, those with a higher risk of potential impact, and those with complex natural heritage features and functions will generally require a more comprehensive set of assessments, analyses, etc. Smaller scale projects with lower potential impacts and where natural heritage features and functions are less complex are suitable for a scoped EIA and a greater number of items may be 'scoped out' (i.e., not required). In all cases, some items listed below may not be required depending on the specific site conditions and project.

Who Prepares the Checklist: The checklist is to be completed by the Lead Planning Agency (or by their delegate or assign) with input from other agencies with jurisdiction within the subject property or features that triggered the EIA requirement.

Who Uses the Checklist: The scoping checklist is to be used by the EIA practitioner who will be preparing the EIA to inform the preparation of a Terms of Reference for submission, review and approval.

When is the Checklist Completed? The scoping checklist may be completed through Step 2 of the EIA Process (Scoping the EIA).

Part 1 – Project Information

1-A | General Information

Project Name:	Menkes Homes Inc. (193 Nautical Blvd)
Proponent:	c/o David Capper, GSAI Planning Consultants
Primary Contact:	
Contact Information:	E: [Redacted]
	P: [Redacted]
Project Location:	(<i>Street Address or Lot and Concession</i>) Block 22, Registered Plan 20M-840, Nautical Bl
Consultant:	GSAI Planning Consultants
Consultant Lead:	David Capper
Contact Information:	E: Davidc@gsai.ca
	P: 905-568-8888 x268

1-B | Project Type

- | | |
|--|--|
| <input type="checkbox"/> Agricultural building or structure within building cluster | <input type="checkbox"/> Re-build – same footprint |
| <input type="checkbox"/> Agricultural building or structure outside building cluster | <input type="checkbox"/> Re-build – larger or altered footprint |
| <input type="checkbox"/> Lot Severance for <i>single detached dwelling</i> | <input type="checkbox"/> Addition to existing dwelling / structure |
| <input type="checkbox"/> New <i>single detached dwelling</i> on an existing lot | <input type="checkbox"/> Accessory re-development or modification (e.g., swimming pool, driveway) |
| <input type="checkbox"/> New accessory structure (garage, shed, etc.) | <input type="checkbox"/> Septic system or other servicing |
| <input type="checkbox"/> New accessory development (e.g., swimming pool, driveway) | <input checked="" type="checkbox"/> Other development or site alteration.
Specify: Draft Plan of Subdivision (37 Lot |

Part 2 – Scoping of Inventories and Delineations

Project, Area
Adjacent Lands

This section provides general guidance on what types of field inventories and feature delineations are anticipated to be required for the EIA. The proponent (or consultant) is to provide detailed description(s) of the proposed approach (survey type, specific methods, seasons, etc.), rationale and locations for surveys as part of a Draft Terms of Reference.

Species at Risk

- Screening Assessment¹⁹
- Targeted surveys are anticipated to be required. To be confirmed through Screening Assessment and/ or in consultation with MECP, as appropriate
- All of the above**

Significant Wildlife Habitat

- Screening Assessment²⁰
- Field program to address assessment of *Significant Wildlife Habitat*, as appropriate
- All of the above**

Terrestrial

- Ecological Land Classification (ELC)
- Botanical Inventory
- Significant woodland assessment²¹
- Avifauna (Birds)
 - In-Field Habitat Assessment
 - Incidental / General Observations²²
 - Detailed or Targeted Survey(s)
- Herpetofauna (Amphibians and Reptiles)

¹⁹ The Terms of Reference (TOR) is to include a preliminary Species at Risk (SAR) screening assessment to identify if any SAR have potential to occur within or adjacent to the study area within a distance appropriate to determine impacts to the species or influence of species presence on the proposed *development* or *site alteration*. This may include species listed Provincially (ESA 2007) or federally (SARA 2004), as applicable to the species type and project.

²⁰ A Screening Assessment for *Significant Wildlife Habitat* (SWH) includes a desktop and secondary-source level assessment of habitats present against criteria for SWH in the applicable Ecoregion Criteria Schedule for the Project. This assessment approach is suitable for identifying most candidate habitat areas (e.g., by vegetation community); for most SWH types this approach is not enough to confirm presence or absence. Where candidate areas may be impacted, additional field surveys to confirm will be required.

²¹ A significant woodland assessment may require targeted field surveys to inform the assessment of significance (e.g., prism sweeps, forest patch age).

²² This survey approach should be limited to only those projects with low risk of impact to this species group and where the potential presence of Species at Risk or *Significant Wildlife Habitat* is very low.

-
- In-Field Habitat Assessment
 - Incidental / General Observations²¹
 - Detailed or Targeted Survey(s)
 - Mammals
 - In-Field Habitat Assessment
 - Incidental / General Observations
 - Detailed or Targeted Survey(s)
 - Terrestrial Crustaceans (e.g., chimney crawfish)
 - In-Field Habitat Assessment
 - Incidental / General Observations
 - Detailed or Targeted Survey(s)
 - Insects
 - In-Field Habitat Assessment
 - Incidental / General Observations
 - Detailed or Targeted Survey(s)
 - All of the above**
-

- Aquatic
 - In-Field Habitat Assessment / General Assessment
 - Detailed / Targeted Survey(s)
 - All of the above**
-

- Delineation of Features²³
 - Woodland (If determined to be a *significant woodland*)
 - Wetland
 - Valleyland (Top of Bank / Slope)
 - Other:
 - All of the above**
-

Notes:

Once the significant woodland assessment on adjacent lands is completed, a site visit with the approval agencies may be required to establish the dripline.

Provide SWH and SAR screening assessments in the TOR to determine the appropriate scope of surveys.

Part 3 – Other Studies²⁴

²³ Where Species at Risk are found to occur, delineation of habitat will also be required, but cannot be known at the scoping stage. Delineation of habitat is to be done in consultation with, or be approved by the MECP, as appropriate.

²⁴ These studies are generally prepared as stand-alone reports. Relevant information on the interaction of these processes and functions with natural heritage features and functions is to be addressed in the EIS. It is strongly encouraged that the programs for these studies be integrated with the EIA Terms of Reference to ensure information appropriate to informing the EIA is collected.

-
- Geotechnical
 - Secondary Source
 - Study Required
 - Hydrogeological
 - Secondary Source
 - Study Required
 - Geomorphological
 - Secondary Source
 - Study Required
 - Surface Water (e.g. hydrologic review, fluvial geomorphology)
 - Secondary Source
 - Study Required
 - Natural Hazard(s)²⁵
 - Secondary Source
 - Study Required
 - Wetland Water Balance
 - Other (specify):
 - All of the above**
 - Secondary Source
 - Study Required
-

Part 4 – Terms of Reference Requirements

- Introduction
 - Description of Subject Property
 - Description of proposed *development* or *site alteration*
 - Description of known site history pertinent to the EIA (e.g., former land use(s), grading, filling)
 - Description of landscape context
 - Map:** location of subject property, orthophotography base.
 - Planning Context
 - Legislative, regulatory and policies applicable to the property and the proposed *development* or *site alteration*.
 - Current land use designation and zoning
 - Proposed land use designation and zoning to support proposed *development*
 - Background Review
 - List relevant natural heritage information secondary sources (e.g., species atlases, databases);
 - List relevant existing studies, plans, etc. (if / as available).
 - Map:** location of subject property, mapped feature(s), orthophotography base.
 - Biophysical Inventory
 - Define and provide rationale for study area.
 - Detailed study approach and methods for all identified inventories and delineations identified in **Part 2**. Where there is rationale to exclude a specific feature or area from assessment, provide rationale for consideration. Appropriate justification /
-

²⁵ This includes slopes, valleylands, steep and oversteep slopes, etc.

rationale for single-season or multi-season surveys shall be provided (e.g., vegetation community / ELC, wetland delineation, etc.)

- Map:** location of proposed surveys, subject property, proposed study area, orthophotography base.

Biophysical Analysis

Describe the general approach and anticipated approach and/or method(s) of analyses for the following:

- Species at Risk:**
 - Preliminary screening assessment to be provided as part of the TOR. This will inform the field program.
- Significant Wildlife Habitat:**
 - Preliminary screening assessment to be provided as part of the TOR. This will inform the field program.
- Evaluation of significance for natural heritage species, features and/or areas within the study area against appropriate policies and guidelines²⁶;
- Linkage Assessment;
- Enhancement Area(s);
- Natural Hazards within the study area;
- Buffer assessment;

Alternative Assessment

Outline approach to identifying or assessing alternatives to avoid or minimize impacts.

Impact Assessment

Confirm scope includes an impact assessment that will consider direct, indirect (including induced) and cumulative impacts and provide general approach to impact assessment.

Mitigation

Confirm scope includes identification of mitigation measures that effectively address anticipated impacts resulting from the proposed development or site alteration. Mitigation is to include recommendations for enhancement or restoration.

Monitoring Program

If a monitoring program may be required, confirm that consideration and recommendations for a monitoring plan (or rationale that one is not required) will be included in the EIA.

Recommendations and Conclusions

Confirm that recommendations and conclusions with respect to the 'no negative impact' test will be included in the EIA.

Maps and Figures

Outline anticipated maps and figures to be prepared for and included in the EIA to document and support assessment(s), recommendations and conclusions.

Note: Maps / figures may be combined for ease of production and review. The maps / figures listed are provided to illustrate the information that is to be included as part of the TOR submission.

²⁶ This may include local municipal, regional, provincial, federal legislation, policies, plans and guidance documents, as appropriate and applicable to the study area, project type, species and features.

CHECKLIST COMPLETION RECORD

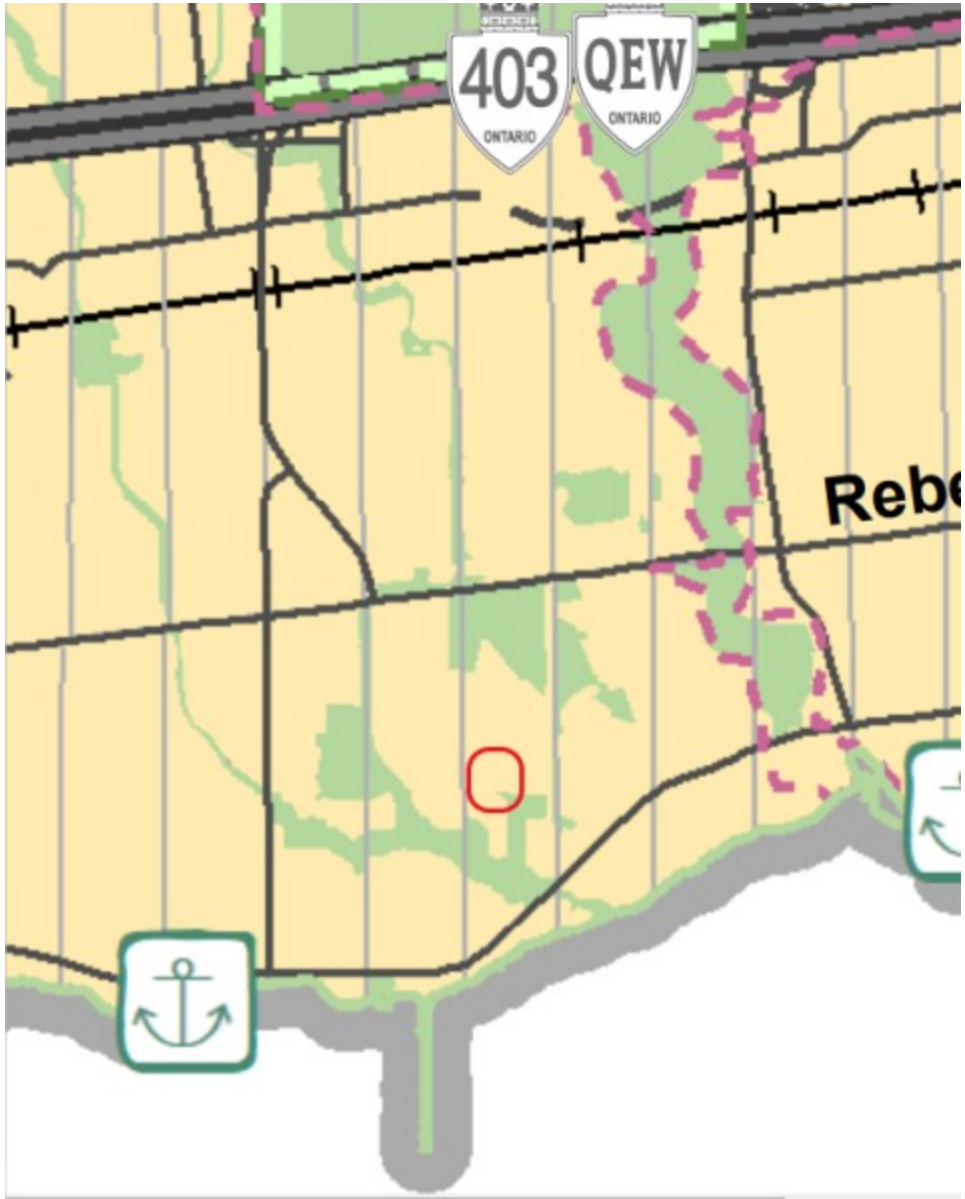
A record of the individuals who complete the checklist is provided below.

COMPLETED BY:			
Name:	Elisa Bernier	Name:	
Position	Planning Eco. Specialist	Position	
Agency:	Conservation Halton	Agency:	
Contact Information:	ebernier@hrca.on.ca	Contact Information:	
Date:	March 7, 2022	Date:	

APPENDIX D:

Halton ROP

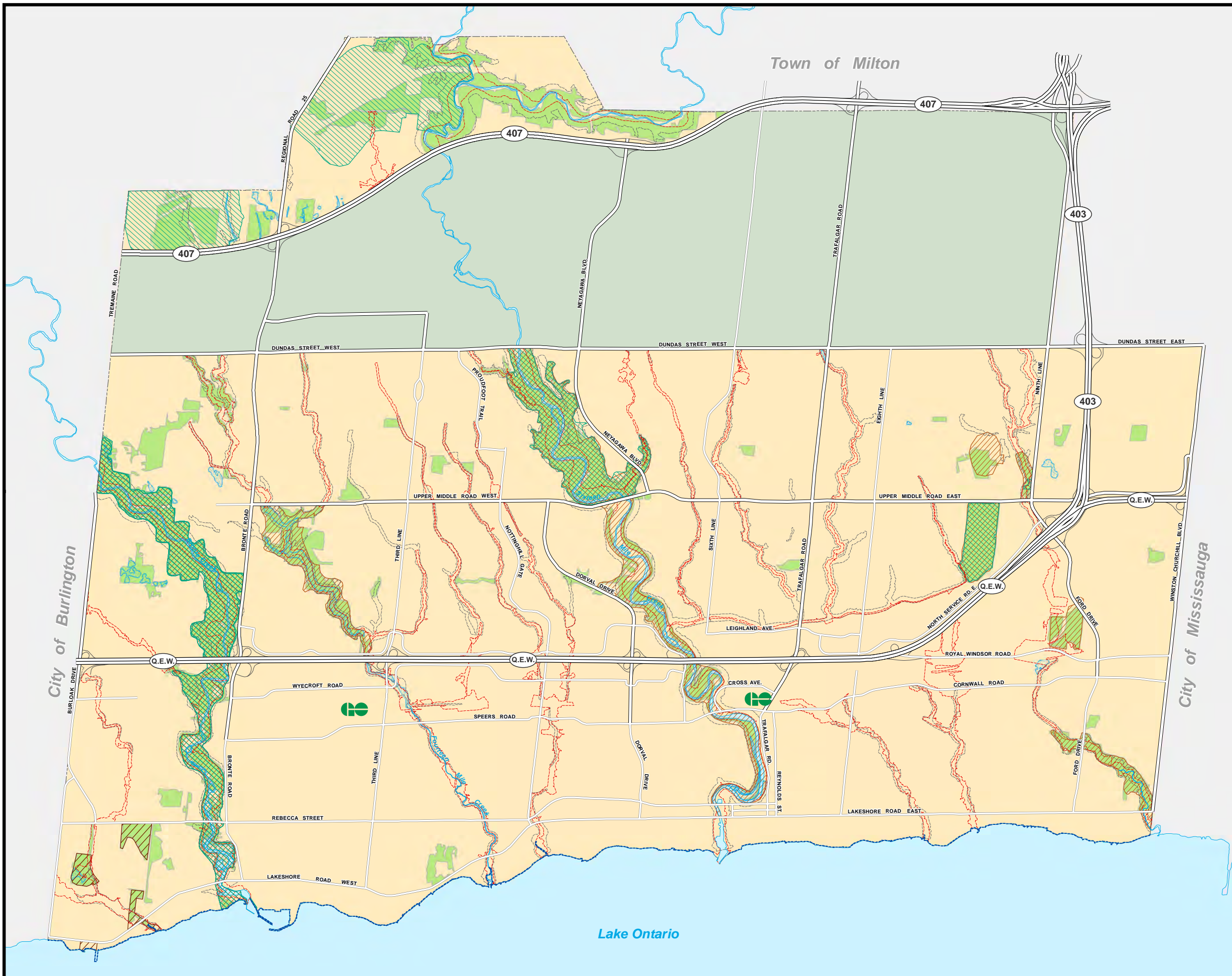













APPENDIX E:

Oakville Schedule B





SCHEDULE B NATURAL FEATURES & HAZARD LANDS

-  FLOODPLAIN
-  SHORELINE FLOOD LIMIT
-  VALLEYLANDS
-  SIGNIFICANT WILDLIFE HABITAT
-  AREA OF NATURAL AND SCIENTIFIC INTEREST
-  ENVIRONMENTALLY SENSITIVE AREAS
-  WETLANDS
-  WOODLANDS
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

NOTE: Natural features and hazard lands are shown conceptually and for reference purposes only.



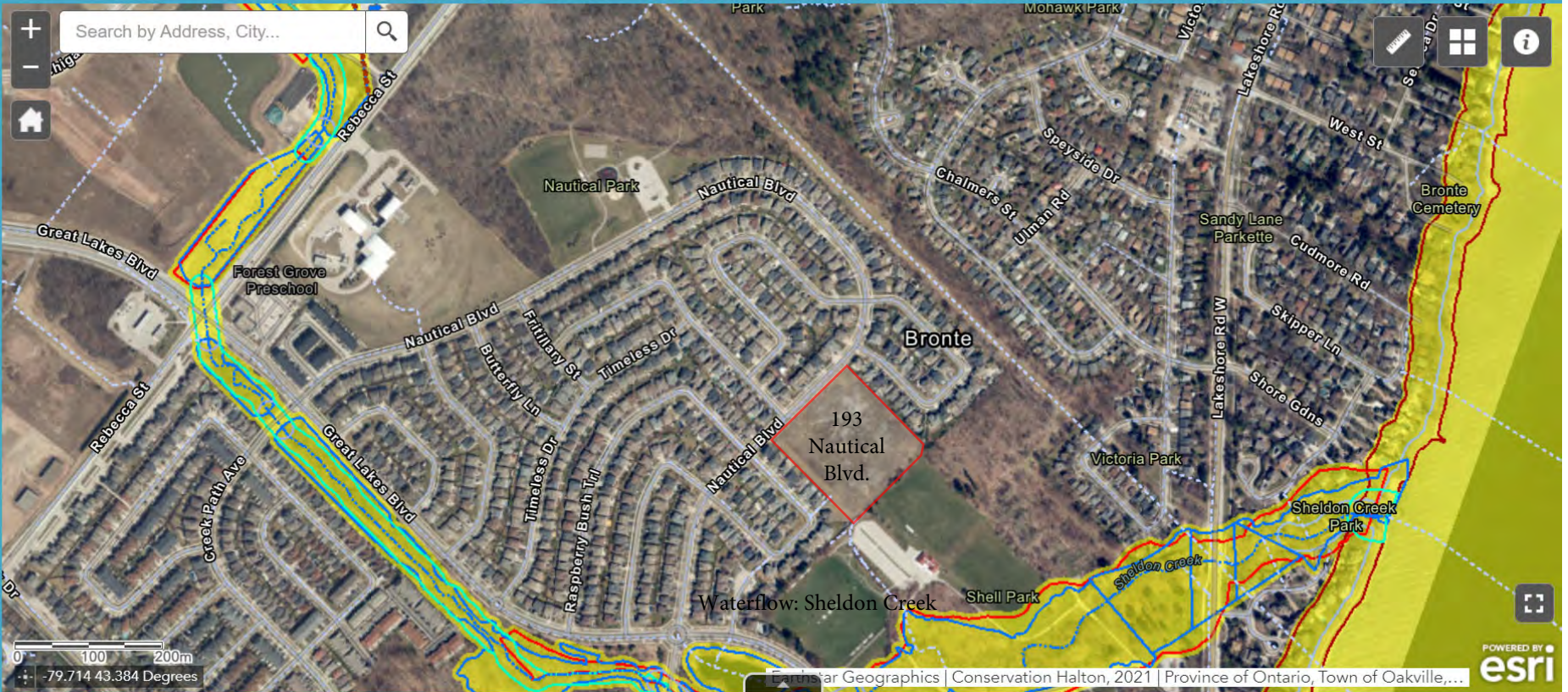
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August 31, 2021

APPENDIX F:

Conservation Halton Map



Search by Address, City...





Search by Address, City...

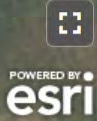


193 Nautical Blvd.



0 10 20m
-79.722 43.382 Degrees

Earthstar Geographics | Conservation Halton | Conservation Halton, 2021 | Province of On...



All rights reserved

APPENDIX G:

Photo Log





Photo 1. Manicured (mowed) field on the Subject Project. Facing south from Nautical Boulevard. Taken March 24, 2022.



Photo 2. Young hedgerow planted along the southwest property line that is shared with Shell Park. Facing southeast (the Subject Property is on the right side of the hedgerow and Shell Park is on the left). Taken March 24, 2022.



Photo 3. Bronte Burloak Woods with recently planted understory. Facing southwest. Taken March 24, 2022.



Photo 4. Bronte Burloak Woods with pooling water and recently planted understory. Facing south toward Shell Park. Taken March 24, 2022.



Photo 5. Bronte Burloak Woods edge interface with the east corner of the Subject Property. Facing northeast (the Subject Property is on the left side of the fence and Shell Park is on the right). Taken March 24, 2022.

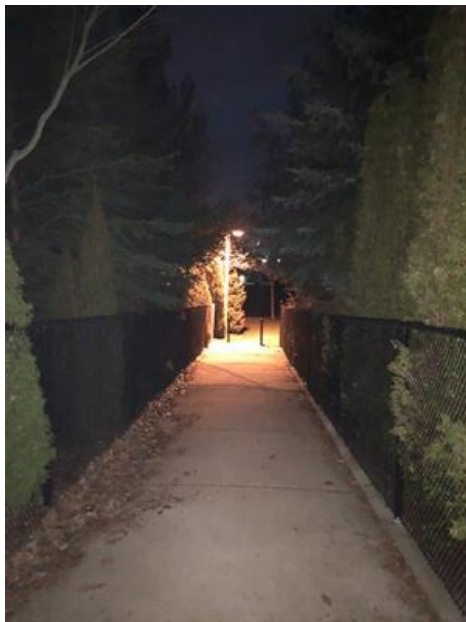


Photo 6. Lit sidewalk access from Innville Crescent to Shell Park, between the Subject Property and Bronte Burloak Woods. Facing southwest towards Shell Park. Taken April 12, 2022