

Memorandum

Date: November 25, 2022

Project #: 1510448

To: David Cogliano (Tercot Acquisitions Ltd.)

From: Dirk Janas (Palmer)

CC:

Re: Natural Heritage Review – 6431 Bethesda Road, Town of Whitchurch-Stouffville, York Region

Palmer is pleased to provide the following natural heritage review for 6431 Bethesda Road in the Town of Whitchurch-Stouffville, York Region (the subject property – **Figure 1**). The purpose of this memo is to provide a review of any mapped or designated natural heritage features found within the subject property and review existing natural heritage policies under local and regional municipal official plans and provincial plans applicable to the subject property. Palmer ecologists completed field investigations on the property in the spring and summer of 2022 to completed an assessment and screening for the presence or absence of natural heritage features. Based on this work and review of natural heritage policies, Palmer provided the proponent with a Natural Heritage Due Diligence report, which has been used to inform the current memo and conclusions.

The subject property is approximately 10.2 hectares (ha) and is located south of Bethesda Road and is approximately 800 metres (m) west of Tenth Line. Review of aerial photography indicates that the property is surrounded by rural properties to the north, east, and south, as well as a public park to the west. The property is dominated by active agricultural lands, hedgerows and general drainage areas.

A background review of the Ministry of Northern Development, Mines, Natural Resources and Forestry's (MNDMNRF) Land Information Ontario (LIO) data indicates that the subject property contains no identified or mapped natural heritage features (e.g., no wetlands, woodlands, watercourses) (**Map A**).

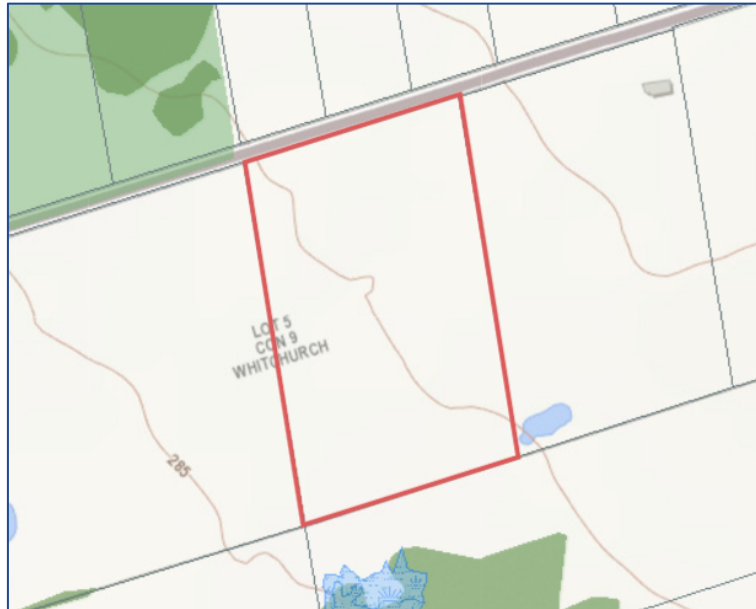
The environmental policies applicable to the subject property have been reviewed with specific consideration of natural heritage policies of the Province including the Provincial Policy Statement (PPS), Oak Ridges Moraine Conservation Plan (ORMCP), York Region Official Plan (OP), and Town of Whitchurch-Stouffville OP. Based on this review Palmer has identified that there are no provincially designated features found on the property. The property is located within the Countryside Areas designation (**Map B**) of the ORMCP and does not support key natural heritage features. The Subject Property is located outside of the York Region's Greenlands System.

Memorandum

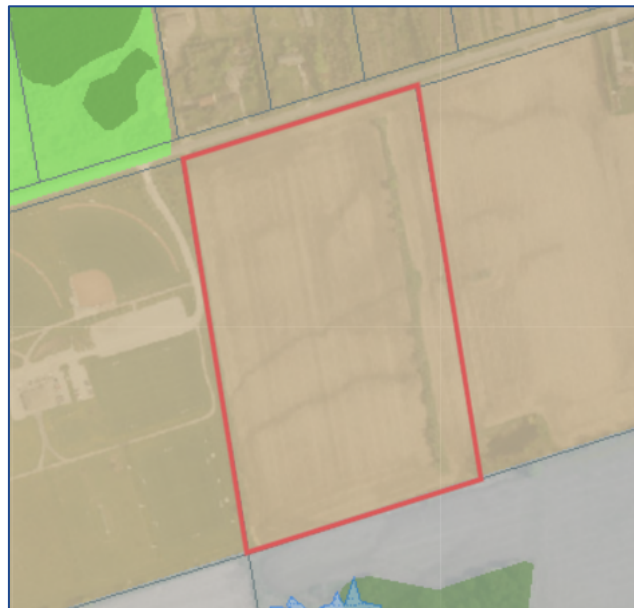
Page 2 |

November 25, 2022 Natural Heritage Review – 6431 Bethesda Road, Town of Whitchurch-Stouffville, York Region

The Subject Property is located directly north of the Community of Stouffville Secondary Plan Area, as per the Town's Schedule B (Land Use and Transportation Plan) (**Map C**). The Subject Property is outside any Town mapped natural heritage features.



Map A. MNDMNR map identifies that the Subject Property does not support any mapped natural heritage features (e.g., not wetlands, woodlands, watercourse)



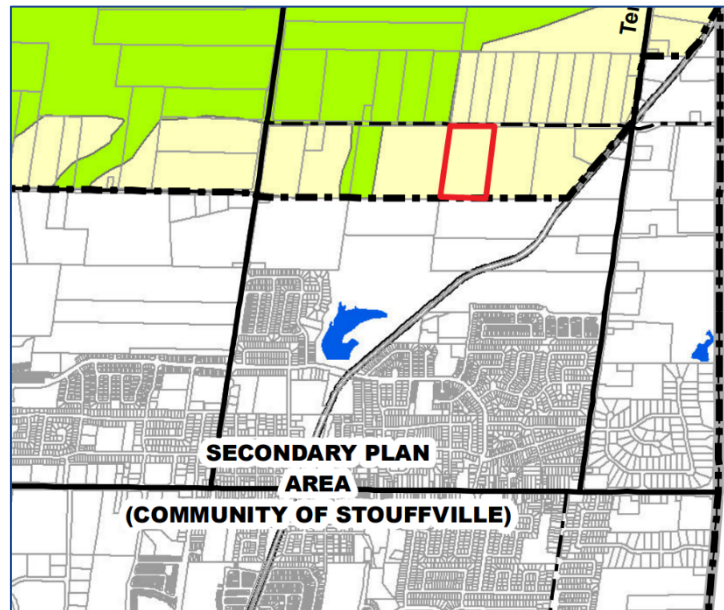
Map B. MNDMNR map depicts the Subject Property entirely within the ORMCP's Countryside Area (beige layer), with no mapped natural heritage features

Memorandum

Page 3 |

November 25, 2022 Natural Heritage Review – 6431 Bethesda Road, Town of Whitchurch-Stouffville,
York Region

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Map C. The Town's Schedule B depicts the Subject Property within the ORM Countryside Area (beige layer) and directly north of the Community of Stouffville Secondary Plan Area

Yours truly,

Palmer™

Prepared By:

Dirk Janas

Dirk Janas, B.Sc.
Principal Ecologist



LEGEND

Subject Property



North American Datum 1983
Universal Transverse Mercator Projection Zone 17

Scale: 1:8,000
Page Size: Letter (8.5 x 11 inches)

Drawn: SM
Checked: JD
Date: May 5, 2022

Source Notes:
Imagery (2021) provided by York Region map service



CLIENT	Tercot Realty Inc	
PROJECT	6431 Bethesda Rd	
TITLE	Site Location	
	REF. NO.	1510448-1-1
	Figure 1	