

March 5, 2026

BEL 225291.1

Mr. Hashem Ghadaki  
Times 1128 Inc.  
3985 Highway 7 East, Suite 202  
Markham, ON L3R 2A2

via email: [hashem@timesgroup.ca](mailto:hashem@timesgroup.ca)

**Re: 11280 Leslie Street, City of Richmond Hill, York Region**

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Dear Mr. Ghadaki:

Beacon Environmental Limited (“Beacon”) prepared a Natural Heritage Features Constraints Analysis Report for the Times Group, regarding the potential for development of lands at 11280 Leslie Street in the City of Richmond Hill, York Region (hereinafter the “subject property”; **Figure 1**) in the context of applicable natural heritage policies. This letter is a summary of that report.

The areas reviewed are within the Natural Heritage System (NHS) of the Protected Countryside in the Greenbelt Plan area. The NHS consists of core areas and linkage areas with the highest concentration of the most sensitive and/or significant natural features and functions, including Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF). Under the Greenbelt Plan, the Protected Countryside designation is intended to promote the maintenance of agricultural lands and rural character. The Plan includes policies to protect KNHFs and KHF throughout the Plan area, including within Settlement areas, Protected Countryside and the NHS.

Site investigations were conducted to confirm and refine the extent of the KNHFs and KHF within the study areas to determine those lands that are within the NHS of the Protected Countryside but outside any KNHF, KHF or their Minimum Vegetation Protection Zones (MVPZs). The report identified a total area of approximately 5.06 ha of land that is within the mapped NHS of the Protected Countryside designation but are outside of the KNHF/KHF and their required MVPZs (**Figure 2**). These lands may be suitable for development as they consist of actively farmed lands or disturbed areas with no natural heritage features or MVPZs that require protection under the Greenbelt natural heritage policies.

Prepared by:  
**Beacon Environmental Ltd.**



Sarah Grenier, HBASc., EPT.  
Ecologist

Reviewed by:  
**Beacon Environmental Ltd.**

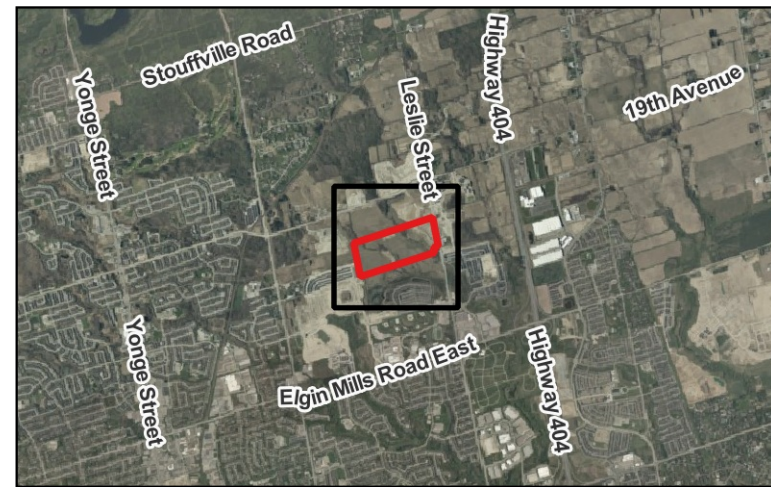


Geri Poisson, B.A. (Hons.), Dipl. Eco. Restoration  
Senior Ecologist,  
ISA Certified Arborist (ON-1288A)



**Legend**

- Subject Property
- Watercourse (MNR 2024)

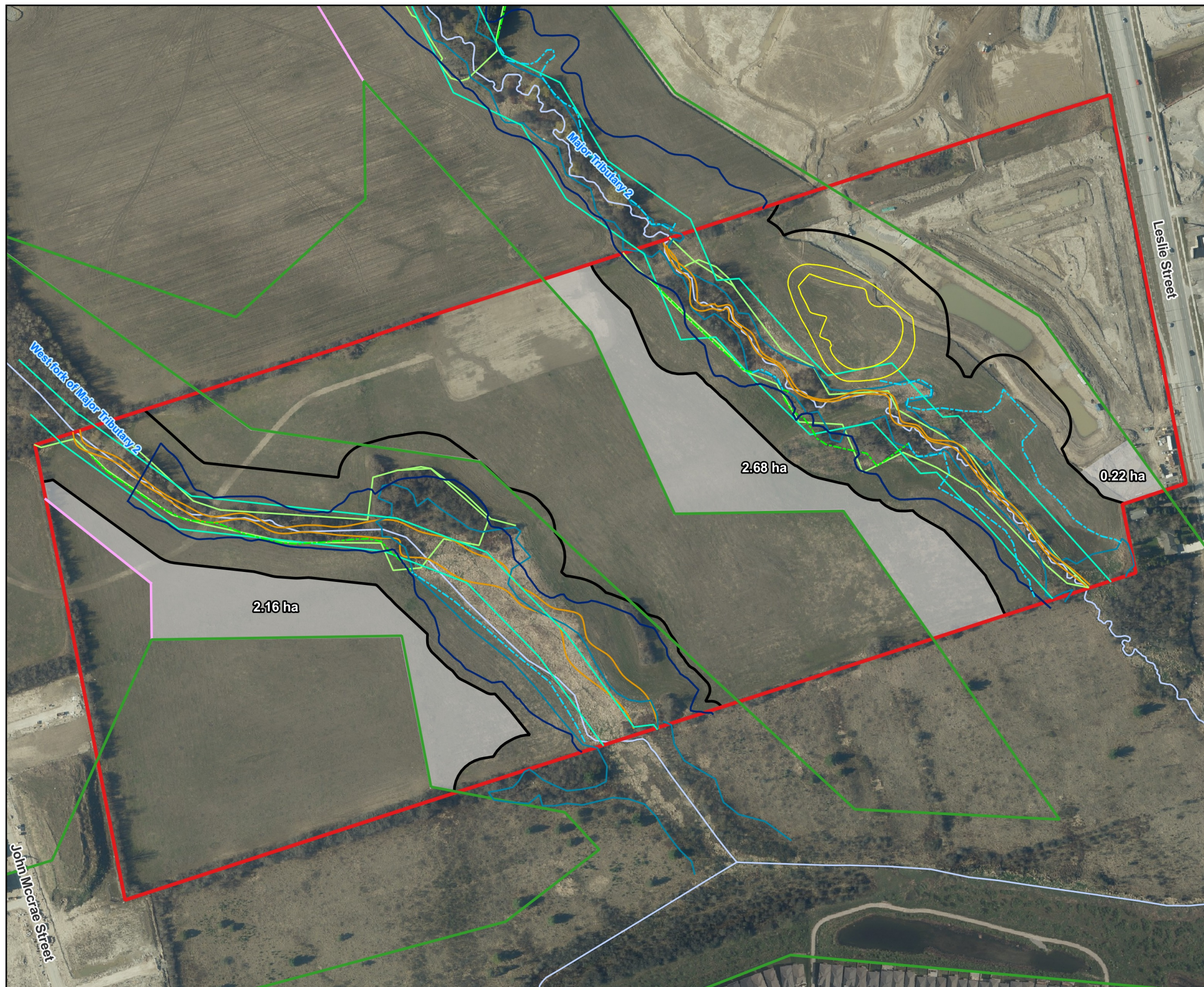


<b>Site Location</b>	<b>Figure 1</b>
11280 Leslie Street, Richmond Hill	
<span style="font-weight: bold; font-size: 1.2em;">Project: 225291.1</span> Last Revised: November 2025	
Client: Times 1128 Inc.	Prepared by: BD Checked by: SG
	1:8,000      Inset Map: 1:90,000
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11280 Leslie Street, Richmond Hill

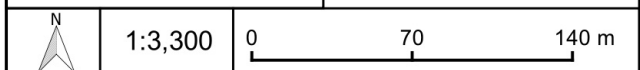
**Legend**

- ▭ Subject Property
- Watercourse (MNR 2024)
- Meander Belt (TRCA)
- Staked Wetland (July 2017/August 2018)
- - - Wetland (Beacon October 2025)
- Staked Top of Slope (October 2011)
- Staked Dripline (June 2008/August 2017)
- - - Dripline (Beacon 2026)
- Floodline (TMIG)
- ▭ Greenbelt Outer Boundary (MMAH 2017)
- ORM Protected Countryside Limit
- Ultimate Constraint Line
- Wetland Replication Areas
- Greenbelt Areas Outside of NHS (5.06 ha)



**BEACON ENVIRONMENTAL** Project: 225291.1  
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