INSIGHT ENVIRONMENTAL SOLUTIONS INC.

Environmental Impact Study

2184 and 2194 Oneida Crescent, Mississauga

Prepared For:

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Prepared By:

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Date:

April 26, 2026

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1.0 INTRODUCTION

Insight Environmental Solutions Inc., (IES) was retained by David Schroeder to undertake an Environmental Impact Study (EIS) for the proposed development of a residential subdivision at the properties identified as 2184 and 2194 Oneida Crescent, Mississauga, Ontario (hereafter described as the 'Subject Properties').

This EIS is designed to satisfy the requirements under Section 6.3 Green System in the Mississauga Official Plan. The property contains Significant Woodland, Significant Valleyland and Significant Wildlife Habitat (SWH) as defined by the Provincial Planning Statement (2024). Additionally, the property is within a Regulated Area under Ontario Regulation 41/24 administered by the Credit Valley Conservation Authority (CVC).

The purpose of this EIS is to identify natural heritage features and functions on or adjacent to the Subject Property, assess impacts of the proposed development, and recommend mitigation measures to ensure that the significant natural features are not adversely affected by the proposed development. This EIS will demonstrate that the proposed development complies with applicable environmental legislation, policies, and regulations at the provincial, regional and local levels.

1.1 STUDY AREA

The Subject Properties are located at 2184 and 2194 Oneida Crescent in the City of Mississauga, within the Regional Municipality of Peel, Ontario. These properties are part of Lot 6, Range 3, Credit River Indian Reserve in Toronto. Property at 2184 Oneida Crescent measures approximately 151 meters in length (north-south direction) and 92 meters in width (east-west direction), covering an area of about 0.98 hectares. The property at 2194 Oneida Crescent is approximately 152 meters long (north-south) and 70 meters wide (east-west), with an area of approximately 0.94 hectares. Each property features a single residential home along with associated accessory structures and service utilities.

Surrounding land use includes residential areas to the northeast and west. To the south, the properties border a woodland feature and a valley slope, with the Credit River located roughly 85 meters to the south. Additionally, the Mississauga Golf and Country Club is situated further south, at the base of the valley slope. **Figure 1** shows the location of the Subject Property in a regional context.

1.2 DEVELOPMENT PROPOSAL

The project plans to create eight estate lots, composed of four Freehold Detached Dwelling units and four Condo Detached Dwelling units. The existing house, pool and accessory structures at 2184 Oneida Crescent will be retained as part of the new subdivision, while the house at 2194 Oneida Crescent will be removed to make room for the new development. The existing natural heritage area/woodland feature will be preserved within the project. **Figure 2** presents the proposed Development Concept Plan.

1.3 CONSULTATION

The following section provides a summary of consultations with City of Mississauga conducted by IES.

1. A Terms of Reference (TOR) was submitted to City of Mississauga Staff on July 8, 2025. IES also requested flora data for Significant Natural Area CRR7 from the City's Natural Areas Survey (NAS) database. The TOR can be seen in **Appendix B**.
2. Jeffrey Driscoll, City of Mississauga Natural Heritage Specialist, sent a response to the TOR on July 15, 2025. It stated: *"I've reviewed the provided Environmental Impact Study (EIS) Terms of Reference (TOR) for 2184 & 2194 Oneida Cres and can confirm that Community Services – Forestry does not have any major concerns with what has been proposed. I only have one minor comment to be addressed:* ***Comment 1:*** *Please ensure that the assessment of Significant Wildlife Habitat (SWH) will be completed according to both the criteria and thresholds of the Significant Wildlife Habitat Schedules for Ecoregion 7E (MNRF, 2015), and the Peel-Caledon Significant Woodland and Significant Wildlife Habitat Study (2009)."*

Key Plan

2184 and 2194 Oneida Crescent, Mississauga

N
W E
S

0 0.15 0.3 0.45 0.6 Kms

Legend

Legal Parcel

Figure No.: 1
Project No.: IES25-252
Scale: 1:10,000
Date: Jan. 15, 2025
Creator: Nicole Wajmer

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

P:\1665-001\4. Drawings\2026 03 March\DCP Mar 16 26.dwg

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

CONDO BLOCK LIMIT

ONEIDA CRESCENT

NHS BUFFER AREA

EXISTING ACCESSORY STRUCTURE

EXISTING RESIDENTIAL

SHARDAWN MEWS

PROPOSED LIMIT OF DEVELOPMENT

EXISTING DWELLING (2184 ONEIDA CRESCENT)

EXISTING RESIDENTIAL

ONEIDA COURT

4
1,151m²
BUILDING ENVELOPE: 578m²

3
735m²
BUILDING ENVELOPE: 349m²

2
725m²
BUILDING ENVELOPE: 376m²

1
645m²
BUILDING ENVELOPE: 320m²

5
3,436m²

8
1,185m²
BUILDING ENVELOPE: 655m²

7
2,498m²
BUILDING ENVELOPE: 587m²

6
1,167m²
BUILDING ENVELOPE: 298m²

LOT FR: 16.50
LOT FR: 20.81
LOT FR: 20.70
LOT FR: 18.30
LOT FR: 25.53
LOT FR: 23.00
LOT FR: 20.00
LOT FR: 28.01

R=13
R=9.5
R=9.5

NHS BUFFER AREA

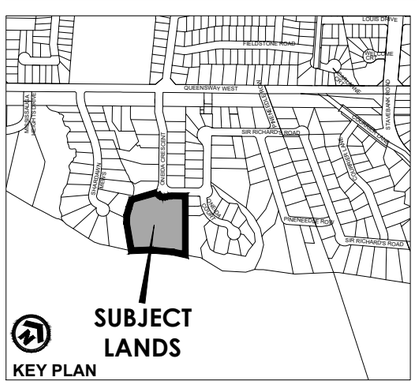
EXISTING ACCESSORY STRUCTURE

PROPOSED LIMIT OF DEVELOPMENT

NHS AREA

NHS AREA

EXISTING GOLF COURSE



CONSTRAINT LIMIT LEGEND

- CITY OF MISSISSAUGA NATURAL AREA SYSTEM 2021 LIMIT CITY OF MISSISSAUGA OPEN DATA
- TOP OF BANK AS STAKED OUT BY CREDIT VALLEY CONSERVATION ON DECEMBER 11, 2024, CONFIRMED WITH IES AND THE CITY OF MISSISSAUGA ON JULY 3, 2025.
- TOP OF BANK 6m BUFFER
- VALLEY VEGETATION AS STAKED OUT BY CREDIT VALLEY CONSERVATION ON DECEMBER 11, 2024, CONFIRMED WITH IES AND THE CITY OF MISSISSAUGA ON JULY 3, 2025.
- VALLEY VEGETATION 5m BUFFER
- LONG TERM STABLE SLOPE LIMIT (ALL ROCK CONSULTING)
- LONG TERM STABLE SLOPE LIMIT 5m BUFFER
- TREE PROTECTION ZONE (SBK)
- TREES TO BE PRESERVED (SBK)

DEVELOPMENT STATISTICS

TOTAL PROPERTY AREA:	**1.971ha (4.87ac)**
FREEHOLD DETACHED AREA:	0.325ha (0.81ac)
CONDO BLOCK AREA:	0.921ha (2.28ac)
NHS & BUFFER AREA:	0.725ha (1.79ac)
SITE DENSITY:	6.4 UPHA

UNIT BREAKDOWN

FREEHOLD DETACHED DWELLING:	4 UNITS
PROPOSED RL EXCEPTION ZONE (LOTS 1-4)	
CONDO DETACHED DWELLING:	4 UNITS
PROPOSED R16 EXCEPTION ZONE (LOTS 5-9)	
TOTAL UNITS:	**8 UNITS**

VISITOR PARKING *(0.25 SPACE / UNIT)*

PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	0 SPACES

DEVELOPMENT CONCEPT PLAN
FREEHOLD & CONDOMINIUM DETACHED DWELLINGS

2184 & 2194 ONEIDA CRESCENT,
PART OF LOTS C & D, RANGE 3, CREDIT INDIAN RESERVE,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

SCALE 1:750
MARCH 16, 2026

GSAI
Glen Schnarr & Associates Inc.

2.0 METHODOLOGIES

2.1 BACKGROUND REVIEW

Background documents and supporting technical documents containing information relevant to the biophysical features of the Subject Property were gathered and reviewed. This included the following sources:

1. Region of Peel Official Plan (2022)
2. Mississauga Official Plan (2025)
3. Mississauga Zoning By-law 0225-2007 (2007)
4. Provincial Planning Statement (2024)
5. Endangered Species Act (2007)
6. Conservation Species Act (2026)
7. Ministry of Natural Resources and Forestry. Make A Map: Natural Heritage Areas. Interactive Map (2026)
8. Ministry of Natural Resources and Forestry Natural Heritage Reference Manual (2010)
9. Ministry of Agriculture, Food and Agribussiness – AgMaps Interactive Map (2026)
10. Federal aquatic SAR mapping (Fisheries and Oceans Canada, 2026).
11. Ontario Reptile and Amphibian Atlas (Ontario Nature, 2019)
12. Ontario Butterfly Atlas (Toronto Entomologists' Association, 2026)
13. Ontario Breeding Bird Atlas (OBBA Second Atlas 2001 - 2005)
14. Ebird (2026)
15. I-Naturalist (2026)
16. Google Earth Imagery

2.2 SOIL SAMPLING

Soil cores were used to determine the soil composition to aid in ecological community classification. The soil texture, soil moisture, soil homogeneity or variability, depth to mottles/gleys, depth to thatch, organics and bedrock were investigated. To determine soil texture, the following tests were carried out:

1. Graininess Test.
2. Moist Cast Test.
3. Ribbon Test.
4. Feel Test.
5. Shine test.

Effective texture was used to determine the soil moisture. Where appropriate, the depth to mottles, gleys, organics and bedrock were measured. Soil sampling followed protocols utilized in Ecological Land Classification for Southern Ontario: First Approximation and its Application (Lee et al. 1998).

2.3 Protocol for Vegetation Community and Structure Analysis

Vegetation communities were mapped and described according to the Ecological Land Classification (ELC) system for Southern Ontario (Lee et al., 1998 and 2008), which involved delineating vegetation communities on an aerial photograph of the property and recording pertinent information concerning the structure and composition of the vegetation in each community. At the same time as vegetation community mapping was undertaken, a plotless floral inventory occurred, which consisted of a compilation of a list of plants observed on the property, as well as the height and cover of each layer and the dominant species in each layer.

2.4 Feature Staking With Agencies

The following section provides a summary of the pre-staking and confirmation of key natural heritage and hazard features on the Subject Property.

1. The Top-of-Bank (TOB) and Valley Vegetation Limit were staked by the Credit Valley Conservation Authority (CVC) on December 11, 2024, prior to IES being retained.
2. It was noted in the DARC Submission Requirements (DARC 25-73) , that City of Mississauga staff had not participated in the December 11, 2024 site visit. As a result, the City requested a follow-up site visit to confirm the delineation of the natural heritage features on the subject lands associated with the adjacent Significant Natural Area (CRR7), specifically to verify or adjust the feature limits previously staked by CVC.
3. Insight Environmental Solutions (IES) was retained, and a site visit to confirm or adjust the TOB and Valley Vegetation Limits was conducted on July 3, 2025. Attendees included Jennifer Neill, IES Principal Ecologist; Jeffery Driscoll, City of Mississauga Natural Heritage Specialist; Heather Sewell, Planner with the City of Mississauga; and Jim Levac of GSAI. Two minor adjustments to the TOB and Valley Vegetation Limits were made on-site by Jennifer Neill and Jeffery Driscoll. During the site visit, additional project components, including a proposed 5m planted buffer, were discussed. It was determined that a formal Terms of Reference (TOR) would be required, along with updated mapping of the boundary adjustments to be submitted to the City of Mississauga and CVC for review and confirmation. It was also confirmed that the bunkhouse (called the “Eagles Nest”) located at the rear of the 2184 Oneida property can remain in place, and that the City of Mississauga will not require its removal.
4. An updated Preliminary Constraints Map, reflecting the confirmed Valley Vegetation Limit and Top of Bank and the application of a proposed 5m buffer, was circulated to the City and CVC on September 17, 2025. The City raised no concerns with this approach; however, CVC identified several questions. A subsequent telephone discussion between Jennifer Neill and Maricris Marinas (CVC) on September 17, 2025 confirmed that CVC is open to considering a reduced planted buffer once the full extent of site constraints had been confirmed, with the objective of identifying a mutually acceptable solution for all parties involved.

2.5 FLORISTIC QUALITY ASSESSMENT

According to Swink and Wilhelm (1994) Floristic Quality Assessment (FQA) is a method to assess the floristic integrity of vegetation communities. FQA is used to determine the significance and amount of restoration required for individual vegetation communities. This assessment provides a dependable and repeatable method for evaluating the relative significance of vegetation communities in terms of their native floristic composition. This assessment is not intended for use as a stand-alone method but instead can be applied to complement and support other methods of evaluating the natural quality of a site.

2.5.1 Floristic Quality Index

FQA is applied by calculating a mean Coefficient of Conservatism (CC) value and a Floristic Quality Index (FQI) value from a comprehensive list of plant species obtained from a particular site (Swink and Wilhelm 1994; Wilhelm and Masters 1995). FQI determines the quality of a vegetation community based on its plant species composition and relative abundance.

Coefficients of conservatism range from 0 - 10 and embody an estimated probability that a plant is likely to occur in a landscape relatively unaltered from what is believed to be pre-European settlement condition. Therefore, a coefficient of zero is given to plants that have demonstrated little fidelity to any remnant natural community, while a coefficient of ten is applied to those plants that are almost always restricted to a pre-settlement remnant.

FQI is calculated by summing the CC of an inventory of plants and dividing by the total number of plant taxa (n), yielding the mean coefficient of conservatism (Mean CC = Sum of CC /n). The Mean CC is then multiplied by the square root of the total number of plants (n) to yield the FQI (FQI = Mean CC √n). The square root of n is used as a multiplier to transform the Mean CC and allow for better comparison of the FQI between large sites with a high number of species and small sites with fewer species. Other methods used to determine the significance of each vegetation community include relative abundance, size and level of anthropogenic disturbance.

Based upon the above criteria, vegetation communities were classified as follows:

- Rare and Extremely Significant if community FQI value was greater than 50;
- High Significance if community FQI value was between 37 and 49;
- Moderate to High Significance if community FQI value was between 25 and 36;
- Moderate Significance if community FQI value was between 13 and 24; or
- Low Significance if community FQI value was less than 12.

2.6 WETNESS INDEX

The Floristic Quality Assessment System for Southern Ontario (1995) identifies several components to assess the floristic integrity of vegetation communities. One of the components is the Wetland Index (W). The wetness index allows a mean wetness value to be calculated which is used for evaluating the predominance of upland or wetland species for a natural area or vegetation community.

The National Wetland Indicator Categories define the estimated probability for which a species occurs in wetlands (Reed 1988, Wilhelm 1989, 1992). Positive signs (+) indicating a dry tendency and negative signs (-) indicating a wet tendency are attached to the three "facultative" categories to express the tendencies for those species (Reed 1988). Coefficients of wetness (CW) values have been assigned by Wilhelm (1989, 1992) to the eleven wetland indicator categories. Plants are designated as Obligate Wetland, Facultative Wetland, Facultative, Facultative Upland, and Obligate Upland.

CW of taxa recorded from a site inventory (n) can be averaged and the mean regarded as a wetness index ($W = \sum CW / n$). If the wetness index is zero or below, then the site has a predominance of wetland species (Wilhelm 1989).

Wetland Category		Definition	Wetness Index	
OBL	Obligate Wetland	Occurs almost always in wetlands under natural conditions (estimated >99% probability)	OBL	-5
FACW	Facultative Wetland	Usually occurs in wetlands, but occasionally found in non-wetlands (estimated 67 -99% probability)	FACW+	-4
			FACW	-3
			FACW-	-2
FAC	Facultative	Equally likely to occur in wetlands or non-wetlands (estimated 34-66% probability)	FAC+	-1
			FAC	0
			FAC-	1
FACU	Facultative Upland	Occasionally occurs in wetlands, but usually occurs in non-wetlands (estimated 1-33% probability)	FACU+	2
			FACU	3
			FACU-	4
UPL	Upland	Occurs almost never in wetlands under natural conditions (estimated <1% probability)	UPL	5

2.7 WILDLIFE AND WILDLIFE HABITAT

Wildlife surveys and habitat quality assessments were completed throughout the study area. These surveys were chosen based on consultation with regulatory agencies, a thorough background review of available data and a visual assessment of potential ecological communities from photo interpretation.

2.7.1 Incidental Wildlife Surveys

A wildlife assessment within the study area was completed through incidental observations while on site. Any incidental observations of wildlife were noted, as well as other wildlife evidence such as direct observation, vocalizations, dens, tracks, browsing and scat. Random searches of natural objects that provide cover (large branches, logs, rocks) were conducted to search for reptiles and amphibians. Aquatic features were scanned using binoculars to identify any basking turtle species. Special focus was placed upon searching for Species at Risk individuals (SAR), habitat and habitat features such as vernal pools, dens, burrows (small and large), snake thermoregulation areas, tree cavities and basking sites.

2.8 Species At Risk Survey (SAR) Methods

Field surveys were carried out to determine the potential population and distribution of SAR individuals and to delineate the habitat and habitat features within the study area. The survey was carried out to provide detailed and reliable information on SAR presence or absence, suitable habitat, habitat features, location, distance from the proposed development, population size, management concerns. At the time of field investigations (2025), the Species at Risk (SAR) surveys were completed in accordance with the requirements of the *Endangered Species Act, 2007* to ensure the proposed development would not contravene applicable legislation. Since that time, legislative changes have resulted in the enactment of the *Species Conservation Act* (April 2026). Accordingly, this report has been updated to reflect and align with the new legislative framework, while maintaining the findings and conclusions as they relate to the associated SAR assessments.

The search efforts were focused on inspecting sites and features with a high probability of supporting SAR. When documenting each SAR specimen/population, habitat or habitat feature the following data was recorded on paper and on a Global Positioning System (GPS):

1. Species (Scientific name)
2. Habitat or habitat feature
3. Location (Universal Transverse Mercator (UTM) co-ordinates)
4. Relative abundance

Points were used to delineate the location. UTM coordinates were recorded on hand-held GPS units, downloaded to a computer and mapped on an ortho-rectified digital air photo using a Geographic Information System (GIS).

3.0 EXISTING CONDITIONS

3.1 Field Survey Dates and Weather Conditions

Details on the local temperatures and weather conditions at the Subject Property during field investigations can be seen in **Table 1**.

Table 1: Survey Field Dates And Weather Conditions

Date	Type of Surveys	Temperature (°C)	Cloud Cover (%)	Beaufort Wind Scale[1]	Precipitation Code[2]	Surveyor Names
June 25, 2025	Incidental Wildlife Survey during the Breeding Bird Window, Species at Risk (SAR) Wildlife	24	20	1	0	Nicole Wajmer

TABLE 1: SURVEY FIELD DATES AND WEATHER CONDITIONS

Date	Type of Surveys	Temperature (°C)	Cloud Cover (%)	Beaufort Wind Scale[1]	Precipitation Code[2]	Surveyor Names
	Survey and Assessment of Significant Wildlife Habitat.					
July 3, 2025	Summer Vegetation Inventory, Ecological Land Classification (ELC), SAR Plant Survey, Site Walk with Agencies to Confirm/Adjust TOB and Valley Vegetation Limit staked by CVC (December 11, 2024)	25	0 (hazy)	0-1	0	Jennifer Neill (IES), Jeffery Driscol and Heather Sewell (City of Mississauga Staff) and Jim Levec (GSAI)

[1]Beaufort Wind Scale: 0 (Calm); 1 (Light Air); 2 (Light Breeze); 3 (Gentle Breeze); 4 (Moderate Breeze); 5 (Fresh Breeze); 6 (Strong Breeze).
[2]Precipitation Codes: 0 (Clear); 1 (Fog); 2 (Light Drizzle); 3 (Light Rain); 4 (Moderate Rain); 5 (Heavy Rain); 6 (Thunder or Lighting).

3.2 NATURAL HERITAGE FEATURES

The Ministry of Natural Resources and Forestry (MNRF) recommends that natural heritage features within 120m of a proposed development and/or site alteration be examined for potential impacts (Natural Heritage Reference Manual, 2010).

The MNRF Make-A-Map: Natural Heritage Areas internet application indicates that the Subject Properties support a woodland feature. A regional Life Science Area of Natural and Scientific Interest (ANSI) known as the Credit River Coastal Marsh is located approximately 210 m to the northeast of the properties. The Credit River is located approximately 85 m to the south of the Subject Properties and would be considered Fish Habitat. Natural heritage features can be seen in **Figure 3**. Further discussion of these natural heritage features can be seen in **Section 4.5** of this EIS.

3.3 PHYSIOGRAPHY AND SOILS

According to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) on-line interactive 'Ag Maps' Application the Subject Properties are located within a "Built Up Area" and no soil information is available.

3.3.1 Soil Cores

One soil core was collected on the Subject Property to assess soil characteristics, including moisture regime and drainage, and to support the identification of terrestrial or wetland communities during Ecological Land Classification (ELC). Under the ELC for Southern Ontario (OMNR, 1998), terrestrial systems have a moisture regime of $\leq$ 5, while wetland systems have a moisture regime of 6 or greater. Results of the soil core analysis are summarized in **Table 2**, and soil core locations are shown in **Figure 5**.

TABLE 2: SOIL CORE ANALYSIS

Soil Core and Photo ID #	ELC Community	Effective Texture	Mottle Depth (cm)	GLEY DEPTH (CM)	Moisture Regime	Terrestrial or Wetland System
SC1, 1	FODM5-9	Silty Sand (SiS)	96 (very faint)	NA	Very Fresh (3)	Terrestrial

Photo 1: Soil Core 1.

3.4 HYDROLOGY

The Subject Properties do not contain any hydrological features (i.e., wetlands, watercourses, ponds, vernal pools, etc.). The Subject Properties are within the Regulated Area of the Credit Valley Conservation (CVC) due to their proximity to the Credit River (**Figure 4**). See **Section 4.6** of this EIS for more information on CVC regulations.

3.5 TOPOGRAPHY

The topography associated with the legal parcel is Tableland and Valley Slope. According to Lee et al. (1998): Tableland is a "*Site on a more or less level plain, not associated with any marked topographic feature*," and Valley Slope is a "*Site on the slopes of an incises river valley.*"

Ontario

Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

Figure 3 - Natural Heritage Features

Map created:6/18/2025

Legend

- Assessment Parcel
- ORM Boundary
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Greenbelt Towns and Villages
- ORM Land Use Designation
- Countryside Area/zone de campagne
- Natural Core Area/zone centrale naturelle
- Natural Linkage Area/lien naturel
- Palgrave Estates Residential Community/communauté résidentielle de Palgrave Estates
- Rural Settlement/zone de peuplement rurale
- Settlement Area/zone de peuplement
- NEP Land Use Designation
- Escarpment Natural Area/zone naturelle de l'escarpement
- Escarpment Protection Area/zone protégée l'escarpement
- Escarpment Recreation Area/zone récréative de l'escarpement
- Escarpment Rural Area/zone rurale de l'escarpement
- Mineral Resource Extraction Area/zone d'extraction de resources minérales
- Urban Area/zone urbaine
- Natural Heritage System

0.2 0 0.08 0.2 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

Regulation Screening- Credit Valley Conservation

6/18/2025, 6:33:04 PM

Credit River Watershed Boundary

Parcels around Regulated Area

Generic Regulation Mapping

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Credit Valley Conservation

3.6 FLORA AND VEGETATION COMMUNITIES

3.6.1 Ecological Land Classification Vegetation Communities

The Subject Property contains one anthropogenic area and one natural vegetation community. These areas are described briefly below.

The Manicured Lawn with Scattered Trees occupies all areas surrounding the existing homes and outside of the natural features. The area spans two properties, both of which contain manicured lawns, residential homes, paved driveways, patios with in-ground swimming pools, and landscaped gardens. Additionally, the property at 2184 Oneida includes a bunkhouse located at the rear of the lot. Several native veteran and non-native planted trees exist throughout the lawns and gardens including Norway Maple (*Acer platanoides*), Sugar Maple (*Acer saccharum*), Paper Birch (*Betula papyrifera*), Shagbark Hickory (*Carya ovata*), Tulip Tree (*Liriodendron tulipifera*), Common Apple (*Malus pumila*), White Spruce (*Picea glauca*), Blue Spruce (*Picea pungens*), Austrian Pine (*Pinus nigra*), Eastern White Pine (*Pinus strobus*), Japanese Black Pine (*Pinus thunbergii*), Douglas Fir (*Pseudotsuga menziesii*), Trembling Aspen (*Populus tremuloides*), Northern Red Oak (*Quercus rubra*), White Elm (*Ulmus americana*). Typical landscape garden species include, but are not limited to, Trumpet Creeper (*Campsis radicans*), Thin-leaved Snowberry (*Symphoricarpos albus*), Snow-in-Summer (*Cerastium tomentosum*), European Lily-of-the-Valley (*Convallaria majalis*), Orange Daylily (*Hemerocallis fulva*), Creeping Yellow Loosestrife (*Lysimachia nummularia),* Japanese Stiltgrass (*Microstegium vimineum*) and Lesser Periwinkle (*Vinca minor*). **Photo 1** shows an example of this anthropogenic area.

The Dry–Fresh Sugar Maple–Hardwood Deciduous Forest Type (FODM5-9) occupies the remaining areas in the southern corner of the Subject Properties. The FODM5-9 is a natural, terrestrial system, on a valley slope with mineral substrate and deciduous plant form. Within the valley the FODM5-9 exhibits all structural layers typical of forested communities. In contrast, the FODM5-9 identified as the Valley Vegetation Limit extending northwest of the TOB at 2194 Oneida Crescent, lacks a subcanopy or shrub layer and was included in the delineation solely due to the presence of continuous canopy cover. This portion of the valley vegetation has been heavily influenced by anthropogenic activity over time. The FODM5-9 community is dominated by Sugar Maple, with abundant Red Oak, occasional to rare occurrences of Black Cherry (*Prunus serotina*), White Pine, Shagbark Hickory, Basswood (*Tilia americana),* and dead White Ash (*Fraxinus americana*). A total of 72 species were observed in the FODM5-9 community, 50 (69%) native species exist, while 22 (31%) are classified as non-native. The mean Coefficient of Wetness (CW) for this community is 2.26. This number indicates that there is a predominance of upland species present. The mean Coefficient of Conservatism (CC) for this community is 2.29. This number indicates the floristic quality is not sufficient to identify a community of remnant natural quality. The Floristic Quality Index (FQI) for this community is 19.45 indicating moderate significance from a natural quality perspective. Disturbance history includes local fuel wood (>30 yrs), small widespread gaps in the canopy, occasional local alien species, faint local tracks and trails, light local dumping (rocks), light local earth displacement, moderate local recreational use, moderate local noise,

light local death of trees, moderate local windthrow, and light local browse. The community is mid-age/mature and contains abundant trees in the 24–50 cm and 10–24 cm Diameter at Breast Height (DBH) size class. Trees in the and <10 cm and >50 cm DBH size classes are rare. Standing snags are rare in the 10–24 cm size class and are absent in the <10 cm, 25–50 cm and >50 cm size classes. Coarse woody debris is occasional in the 10–24 cm size class, rare in the 25–50 cm and absent in the <10 cm and >50 cm DBH classes. **Photo 2** shows an example of site conditions as they were during field investigations.

All vegetation communities within the Subject Property are considered widespread and common in Ontario and are secure globally. **Table 3** presents the vascular plant taxa found on and adjacent to the Subject Property.

Photo 1: Manicured Lawn with Scattered Trees at 2184 Oeneida Crescent, looking south.

Photo 2: Dry–Fresh Sugar Maple–Hardwood Deciduous Forest Type (FODM5-9) on slope, looking south

3.6.2 Flora

A total of 88 vascular plant taxa were recorded within the study area (**Table 3**). Of the 88 species identified to a species level, 57 species (65%) are considered native to Ontario while 31 species (35%) are classified as non-native. A presence–absence flora cross-check was conducted by comparing the species observed during field investigations with those recorded in the Significant Natural Area (SNA) CRR7 Flora and Fauna Database from the City of Mississauga Natural Areas Survey (NAS). Five species; Trumpet Creeper, Orange Daylily, Japanese Stiltgrass, Japanese Black Pine, and Douglas Fir were not recorded in the SNA CRR7 database. This is likely because all of these species are non-native and planted on-site. No SAR plants, provincially significant or regionally rare plant species were encountered during field investigations.

TABLE 3: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status				
		CW[1]	SARA (SCH. 1) STATUS[2]	SARO STATUS[3]	S-RANK[4]	SNA CRR7[5]
Acer negundo	Manitoba Maple	0			S5	Y
Acer platanoides	Norway Maple	5			SE5	Y
Acer saccharum	Sugar Maple	3			S5	Y
Alliaria petiolata	Garlic Mustard	0			SE5	Y
Arctium minus	Common Burdock	3			SE5	Y
Barbarea vulgaris	Bitter Wintercress	0			SE5	Y
Betula papyrifera	Paper Birch	3			S5	Y
Campanula rapunculoides	Creeping Bellflower	5			SE5	Y
Campsis radicans	Trumpet Creeper	0			SE2?	N
Capsella bursa-pastoris	Common Shepherd's Purse	3			SE5	Y
Carex blanda	Woodland Sedge	0			S5	Y
Carex pensylvanica	Pennsylvania Sedge	5			S5	Y
Carex rosea	Rosy Sedge	5			S5	Y
Carya cordiformis	Bitternut Hickory	0			S5	Y
Carya ovata	Shagbark Hickory	3			S5	Y
Cerastium tomentosum	Snow-in-summer	5			SE2	Y
Chenopodium album	Common Lamb's-quarters	3			SE5	Y
Circaea canadensis	Broad-leaved Enchanter's Nightshade	3			S5	Y
Convallaria majalis	European Lily-of-the-valley	5			SE5	Y
Cornus alternifolia	Alternate-leaved Dogwood	3			S5	Y
Cornus racemosa	Grey Dogwood	0			S5	Y
Dichanthelium lanuginosum	Woolly Panicgrass	0			S5	Y
Dryopteris marginalis	Marginal Wood Fern	3			S5	Y
Epipactis helleborine	Broad-leaved Helleborine	3			SE5	Y
Erigeron annuus	Annual Fleabane	3			S5	Y
Euonymus alatus	Winged Euonymus	5			SE2	Y
Fraxinus americana	White Ash	3			S4	Y
Fraxinus pennsylvanica	Red Ash	-3			S4	Y
Geranium robertianum	Herb-Robert	3			S5	Y
Geum aleppicum	Yellow Avens	0			S5	Y
Geum canadense	Canada Avens	0			S5	Y

TABLE 3: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status				
		CW[1]	SARA (SCH. 1) STATUS[2]	SARO STATUS[3]	S-RANK[4]	SNA CRR7[5]
Hamamelis virginiana	American Witch-hazel	3			S4S5	Y
Hemerocallis fulva	Orange Daylily	5			SE5	N
Hypericum perforatum	Common St. John's-wort	5			SE5	Y
Impatiens capensis	Spotted Jewelweed	-3			S5	Y
Impatiens pallida	Pale Jewelweed	-3			S4	Y
Juncus tenuis	Path Rush	0			S5	Y
Lapsana communis	Common Nipplewort	3			SE5	Y
Leonurus cardiaca	Common Motherwort	5			SE5	Y
Liriodendron tulipifera	Tulip Tree	3			S4	Y
Lysimachia nummularia	Creeping Yellow Loosestrife	-3			SE5	Y
Malus pumila	Common Apple	5			SE4	Y
Microstegium vimineum	Japanese Stiltgrass	?			SE1	N
Morus alba	White Mulberry	0			SE5	Y
Ostrya virginiana	Eastern Hop-hornbeam	3			S5	Y
Oxalis stricta	Upright Yellow Wood-sorrel	3			S5	Y
Parthenocissus vitacea	Thicket Creeper	3			S5	Y
Phryma leptostachya	Lopseed	3			S4S5	Y
Picea glauca	White Spruce	3			S5	Y
Picea pungens	Blue Spruce	3			SE1	Y
Pinus nigra	Austrian Pine	5			SE3	Y
Pinus strobus	Eastern White Pine	3			S5	Y
Pinus thunbergii	Japanese Black Pine	?			SE?	N
Plantago lanceolata	English Plantain	3			SE5	Y
Poa compressa	Canada Bluegrass	3			SE5	Y
Poa pratensis	Kentucky Bluegrass	3			S5	Y
Podophyllum peltatum	May-apple	3			S5	Y
Populus tremuloides	Trembling Aspen	0			S5	Y
Potentilla simplex	Old-field Cinquefoil	3			S5	Y
Prunus serotina	Black Cherry	3			S5	Y
Prunus virginiana	Chokecherry	3			S5	Y
Pseudotsuga menziesii	Douglas Fir	?			SE?	N
Quercus alba	White Oak	3			S5	Y

TABLE 3: OBSERVED VASCULAR PLANT LIST

Scientific Name	Common Name	Status				
		CW[1]	SARA (SCH. 1) STATUS[2]	SARO STATUS[3]	S-RANK[4]	SNA CRR7[5]
Quercus rubra	Northern Red Oak	3			S5	Y
Ranunculus acris	Common Buttercup	0			SE5	Y
Reynoutria japonica	Japanese Knotweed	3			SE5	Y
Rhamnus cathartica	European Buckthorn	0			SE5	Y
Rhus typhina	Staghorn Sumac	3			S5	Y
Rubus idaeus ssp. idaeus	European Red Raspberry	3			SE1	Y
Rubus occidentalis	Black Raspberry	5			S5	Y
Rubus odoratus	Purple-flowering Raspberry	5			S5	Y
Sanguinaria canadensis	Bloodroot	3			S5	Y
Solidago altissima	Tall Goldenrod	3			S5	Y
Solidago caesia	Blue-stemmed Goldenrod	3			S5	Y
Solidago canadensis	Canada Goldenrod	3			S5	Y
Solidago flexicaulis	Zigzag Goldenrod	3			S5	Y
Solidago gigantea	Giant Goldenrod	-3			S5	Y
Symphoricarpos albus	Thin-leaved Snowberry	3			S5	Y
Taraxacum officinale	Common Dandelion	3			SE5	Y
Taxus canadensis	Canada Yew	3			S4	Y
Tilia americana	Basswood	3			S5	Y
Toxicodendron radicans	Poison Ivy	0			S5	Y
Ulmus americana	White Elm	-3			S5	Y
Urtica dioica	Stinging Nettle	0			S5	Y
Viburnum lentago	Nannyberry	0			S5	Y
Vinca minor	Lesser Periwinkle	5			SE5	Y
Viola pubescens	Yellow Violet	3			S5	Y
Vitis riparia	Riverbank Grape	0			S5	Y

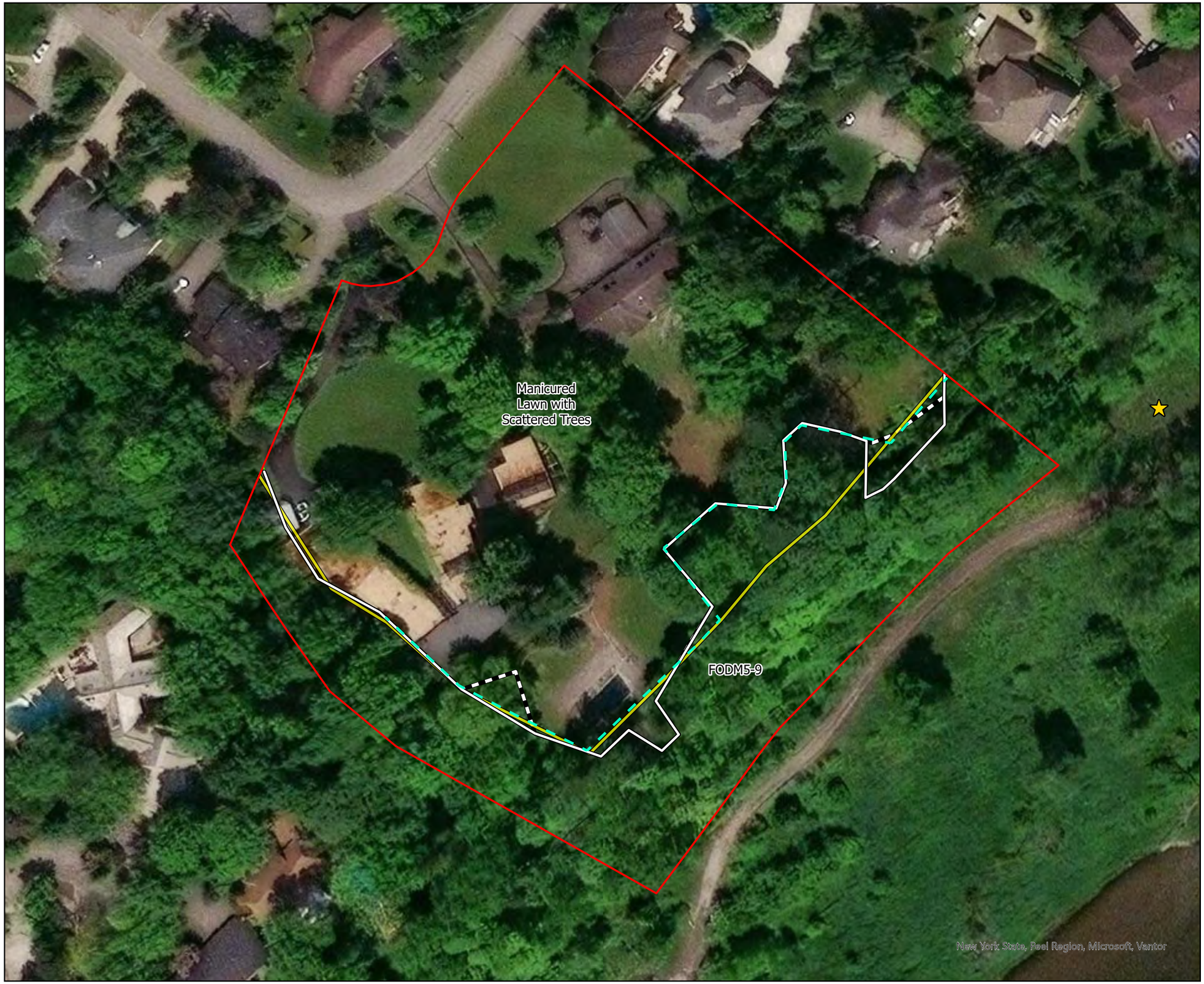
[1] CW: Coefficient of Wetness Value.

[2] Species at Risk Act (SARA) Schedule 1 Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)

[3] Species at Risk in Ontario (SARO) Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)

[4] S-Rank (Provincial): S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), S#B (Breeding), SNA (Species Not Suitable Target for Conservation Activities)

[5] Species Presence (Yes (Y)) or Absence (No (N)): on the Significant Natural Area (SNA) CRR7 Flora and Fauna Database from the City of Mississauga Natural Areas Survey (NAS) database.



Existing Conditions

2184 and 2194 Oneida Crescent, Mississauga

N
W E
S

0 0.01 0.03 0.04 0.06 Kms

Legend

- Legal Parcel
- Valley Vegetation Line as Staked by CVC (Dec 2024)
- Valley Vegetation Line Confirmed by IES and City (July 3, 2025)
- Long Term Stable Slope Line (LTSSL)
- TOB as Staked by CVC (Dec 2024) and Confirmed by IES and City (July 3, 2025)
- Eastern Wood-pewee (Contopus virens) - SC

ELC

- FODM5-9: Dry – Fresh Sugar Maple – Hardwood Deciduous Forest Type
- Manicured Lawn with Scattered Trees

Figure No.: 5
Project No.: IES25-252
Scale: 1:850
Date: April 28, 2026
Creator: Nicole Wajmer

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

3.7 FAUNA AND WILDLIFE HABITAT

A total of 20 wildlife species were identified within the study area or in the adjacent lands field investigations (**Table 4**). These species were identified either through auditory and visual observations or through evidence of occurrence. Of the 20 species identified, there were 17 bird species, one reptile species and two mammal species.

3.7.1 Birds

A total of 17 bird species were visually observed or identified through breeding calls during field investigations (**Table 4**). Of the 17 species of birds that were observed on or adjacent to the Subject Property, 13 species are protected under the *Migratory Birds Convention Act* (MBCA), which protects and conserves migratory birds and their nests during the breeding bird season.

One species of Species at Risk (SAR) bird was identified during field investigations. Eastern Wood-pewee is listed as Special Concern under the Endangered Species Act (ESA, 2007) and detected calling from the southeast corner of the FODM5-9 community (**Figure 5**). The FODM5-9 community will not be removed as part of the proposed development and impacts to Eastern Wood-pewee are not anticipated. Additional information regarding Special Concern species can be seen in **Section 4.5.3.** The existing structures including the two residential homes and all accessory structures were examined for the presence of SAR bird habitat, specifically Barn Swallow (listed as Special Concern under the ESA) nests and suitable Chimneys for Chimney Swift (listed as Threatened under the ESA) but none were found. All chimney structures on the property were capped to prevent access to birds or wildlife.

The woodland feature found on the Subject Properties and adjacent lands does not contain interior habitat as a result of fragmentation from the golf course located to the south and residential development to the north. As such, it is unlikely this feature supports the breeding of sensitive interior species. Mitigation measures to protect birds during their breeding season can be seen in **Section 5.1.1**.

3.7.2 Herpetofauna

3.7.2.1 Amphibians

The Ontario Reptile and Amphibian Atlas (ORAA) provides records of the following amphibian species within the 10 Km X 10 Km survey square that encompasses the proposed study area (square 17PJ12):

- American Bullfrog (*Lithobates catesbeianus*)
- Gray Treefrog (*Hyla Versicolor*)
- Green Frog (*Lithobates Clamitans*)
- Northern Leopard Frog (*Lithobates Pipiens*)
- Pickerel Frog
- Spring Peeper (*Pseudacris Crucifer*)
- Western Chorus Frog (*Pseudacris maculata pop. 2*)

- Wood Frog (*Lithobates Sylvaticus*)
- American Toad (*Anaxyrus Americanus*)
- Eastern Red-Backed Salamander (*Plethodon Cinereus*)
- Jefferson Salamander
- Jefferson Salamander-dependent unisexual salamander
- Mudpuppy
- Red-Spotted Newt (*Notophthalmus Viridescens Viridescens*)
- Spotted Salamander (*Ambystoma maculatum*)

No amphibian species were documented during field investigations. The Subject Properties did not contain any hydrological features (wetlands, ponds, vernal pools, etc) to support the breeding of the amphibian species listed by the ORAA. The proposed development is not anticipated to impact amphibians.

3.7.2.2 Reptiles

The Ontario Reptile and Amphibian Atlas (ORAA) provides records of the following amphibian species within the 10 Km X 10 Km survey square that encompasses the proposed study area (square 17PJ12):

- Blanding's Turtle (*Emydoidea blandingii*)
- Eastern Musk Turtle
- Midland Painted Turtle (*Chrysemys picta marginate*)
- Northern Map Turtle (*Graptemys geographica*)
- Snapping Turtle (*Chelydra serpentina*)
- Red-eared Slider
- Eastern Gartersnake (*Thamnophis sirtalis sirtalis*)
- Dekay's Brownsnake (*Storeria dekayi*)
- Northern Ring-necked Snake
- Northern Watersnake
- Smooth Greensnake (*Opheodrys vernalis*)
- Red-bellied Snake (*Storeria occipitomaculata*)
- Northern Ring-necked Snake (*Diadophis punctatus*)

The Subject Properties did not contain any habitat that could support the life processes of the turtle species listed by the ORAA. It is possible that turtle habitat exists within the Credit River, located to the south of the Subject Property. However, due to the presence of the steep valley slope and fencing surrounding the residential properties it is unlikely that turtles were travel to the Subject Properties for egg laying purposes.

One reptile species, Eastern Gartersnake (*Thamnophis sirtalis sirtalis*), was observed on the mown lawn during field investigations (**Table 4**). The Subject Properties contain suitable snake habitat, including

ecotonal areas between the woodland valley feature and mown lawn that may be used for foraging and thermoregulation. Some deadfall and cover objects were observed in the woodland community and rock boulders were observed on the lawn of the eastern property. No suitable hibernacula were identified. Eastern Gartersnake is tolerant of anthropogenically disturbed environments and is considered secure (S5) in Ontario.

3.7.3 Mammals

A total of two mammal species were detected during field investigations (**Table 4**). All the mammal species that were identified on the Subject Property are tolerant of anthropogenically disturbed habitats and are considered secure (S5) in the province of Ontario.

TABLE 4: OBSERVED WILDLIFE SPECIES

Scientific Name	Common Name	Status	Protection				Location
		S-RANK[1]	COSEWIC STATUS[2]	SARA SCHEDULE[3] STATUS	SARO STATUS[4]	MBCA[5]	Outside Of Subject Property
BIRDS							
Melanerpes carolinus	Red-bellied Woodpecker	S5				^	
Dryobates villosus	Hairy Woodpecker	S5				^	
Colaptes auratus	Northern Flicker	S5				^	
Contopus virens	Eastern Wood-pewee	S4B	SC	SC	SC	^	
Cyanocitta cristata	Blue Jay	S5					
Poecile atricapillus	Black-capped Chickadee	S5				^	
Bombycilla cedrorum	Cedar Waxwing	S5				^	
Sitta carolinensis	White-breasted Nuthatch	S5				^	
Sturnus vulgaris	European Starling	SNA					
Turdus migratorius	American Robin	S5				^	
Spinus tristis	American Goldfinch	S5				^	
Spizella passerina	Chipping Sparrow	S5B,S3N				^	
Melospiza melodia	Song Sparrow	S5				^	
Agelaius phoeniceus	Red-winged Blackbird	S5					
Molothrus ater	Brown-headed Cowbird	S5					
Setophaga petechia	Yellow Warbler	S5B				^	
Cardinalis cardinalis	Northern Cardinal	S5				^	

TABLE 4: OBSERVED WILDLIFE SPECIES

Scientific Name	Common Name	Status	Protection				Location
		S-RANK[1]	COSEWIC STATUS[2]	SARA SCHEDULE[3] STATUS	SARO STATUS[4]	MBCA[5]	Outside Of Subject Property
REPTILES							
Thamnophis sirtalis sirtalis	Eastern Gartersnake	S5					
MAMMALS							
Sciurus carolinensis	Eastern Gray Squirrel	S5					
Tamias striatus	Eastern Chipmunk	S5					

[1] S-Rank (Provincial): S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), S#B (Breeding), SNA (Species Not Suitable Target for Conservation Activities)

[2] Committee on the Status of Endangered Wildlife in Canada (COSEWIC): EXP (Extirpated), END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk); NA (Not Active); DD (Data Deficient)

[3] Species at Risk Act (SARA) Schedule 1 Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)

[4] Species at Risk in Ontario (SARO) Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)

4.0 IMPACTS, POLICY AND ENVIRONMENTAL DESIGNATIONS

4.1 ENDANGERED SPECIES ACT (2007)

Ontario's *Endangered Species Act*, 2007 (ESA) came into effect on June 30, 2008 and replaced the former 1971 Act. Under the ESA, species in Ontario are identified as Extirpated, Endangered, Threatened, or of Special Concern and each species is afforded different levels of protection. The ESA protects species listed as Threatened or Endangered by the Committee on the Status of Species at Risk in Ontario (COSSARO).

Section 9 of the ESA generally prohibits the killing or harming of a Threatened or Endangered species, as well as the destruction of its habitat. Section 10 of the ESA prohibits the damage or destruction of the habitat of all Endangered and Threatened species.

4.1.1 Bill 5 – Protect Onario by Unleashing our Economy Act (2055)

On June 5, 2025, Bill 5, titled "*Protect Ontario by Unleashing our Economy Act, 2025*," was enacted into law. This legislation repeals the ESA and proposes replacing it with the new Species Conservation Act (SCA). Additionally, Bill 5 narrows the definition of "habitat" for animal species to only their physical dwellings—such as nests and dens—and the immediate area surrounding them. The proposed SCA has

not yet come into effect and currently lacks a framework for how permits for endangered species will be issued. During this interim period, IES will continue to offer mitigation measures and recommendations for SAR, following the guidance provided by ESA and the Best Management Practices (BMPs) used throughout the province to protect SAR and their habitats.

4.1.2 Conservation Species Act (2026)

The Species Conservation Act, 2025 (SCA) establishes a regulatory framework for the protection and conservation of species at risk in Ontario while considering social and economic factors. The Act introduces a "registration-first" approach, requiring proponents to determine whether their project constitutes a "Section 16 activity" (i.e., activities that may impact protected species or their habitat). If so, proponents must either register the activity, obtain a permit for prescribed activities, or confirm that the activity qualifies as an exception. Registrable activities require the preparation of a detailed conservation plan by a qualified professional, outlining potential impacts, mitigation measures, and, where residual effects remain, additional conservation actions. Proponents are responsible for implementing these measures, conducting monitoring, maintaining records, and reporting results, including adaptive management where mitigation is ineffective. Permit-required activities are limited to specific high-impact or intentional actions and are subject to ministerial approval and conditions. Certain low-risk activities may proceed without registration or permit if they meet prescribed exceptions. The Act is supported by regulations defining protected species, activity categories, and transition provisions from the previous Endangered Species Act, and is administered through the Species Conservation Registry, an online system for submitting and managing activity information. Overall, the SCA places clear accountability on proponents to assess impacts, plan mitigation, ensure compliance with regulatory requirements, and support species conservation outcomes.

4.1.3 NHIC Species At Risk Records

The NHIC Make-a-Map online application was investigated to search for records of SAR and species of Conservation Concern within 1 km of the legal parcel. The results of the NHIC Screenings can be seen in **Table 4.**

TABLE 5: SPECIES AT RISK NOTED BY NHIC

Scientific Name	Common Name	S-Rank[1]	COSEWIC STATUS[2]	SARO STATUS[3]	Suitable Habitat or Feature	Key Habitats Used by Species[4]	Observed During 2025
NHIC 1 Km Search Species							

TABLE 5: SPECIES AT RISK NOTED BY NHIC

Scientific Name	Common Name	S-Rank[1]	COSEWIC STATUS[2]	SARO STATUS[3]	Suitable Habitat or Feature	Key Habitats Used by Species[4]	Observed During 2025
Dichanthelium praecocius	Early-branching Panicgrass	S3			Yes	Early-branching Panicgrass is found in both open wooded areas and sunny areas that are relatively dry and sterile. ESA Protection: N/A.	No
Trichophorum clintonii	Clinton's Clubrush	S2S3			No	Clinton's Clubrush is found in prairies, savannas, forest clearings, hillsides and banks. ESA Protection: N/A.	No
Chrysemys picta marginata	Midland Painted Turtle	S4	SC		No	Fresh shallow waters, with slow moving currents, with soft bottoms, basking sites, and aquatic vegetation. Suitable habitat consists of creeks, marshes, ponds, and the shores of lakes (MNRF, 2014). ESA Protection: N/A.	No
Centronyx henslowii	Henslow's Sparrow	S1B	END	END	No	The Henslow's Sparrow breeds in the northeastern and east-central United States and reaches its northeastern limit in Ontario. It has also been found in abandoned farm fields, pastures, and wet meadows. It tends to avoid fields that have been grazed or are crowded with trees and shrubs. It prefers extensive, dense, tall grasslands where it can more easily conceal its small ground nest (MNRF, 2014). ESA Protection: Species and general habitat protection.	No
Carex conoidea	Field Sedge	S3			No	Field Sedge prefers open moist prairies and meadows and along shores. ESA Protection: N/A.	No

TABLE 5: SPECIES AT RISK NOTED BY NHIC

Scientific Name	Common Name	S-Rank[1]	COSEWIC STATUS[2]	SARO STATUS[3]	Suitable Habitat or Feature	Key Habitats Used by Species[4]	Observed During 2025
Moxostoma valenciennesi	Greater Redhorse	S3			No	Greater Redhorse habitat consists of medium- to large-sized rivers and lakes with clean water and sandy or rocky substrates, including clean gravel and cobbles for spawning. ESA Protection: N/A.	No
Anguilla rostrata	American Eel	S1S2	THR	END	No	The American Eel starts life in the Sargasso Sea in the North Atlantic Ocean and migrates along the east coast of North America. In Canada, it is found in fresh water and saltwater areas that are accessible from the Atlantic Ocean. This area extends from Niagara Falls in the Great Lakes up to the mid-Labrador coast. In Ontario, American Eels can be found as far inland as Algonquin Park. Once the eels mature (10-25 years) they return to the Sargasso Sea to spawn. ESA Protection: Species and general habitat protection.	No
Sturnella magna	Eastern Meadowlark	S4B, S3N	THR	THR	No	Tall grasslands such as pastures and hayfields. Utilize small trees, shrubs, or fence posts for elevated song perches (MNRF, 2014). ESA Protection: Species and general habitat protection.	No
Dolichonyx oryzivorus	Bobolink	S4B	SC	THR	No	Historically found in tallgrass prairies or open meadows but will now use hayfields for habitat (MNRF, 2014). ESA Protection: Species and general habitat protection.	No
Hylocichla mustelina	Wood Thrush	S4B	THR	SC	No	Typically associated with moist mature deciduous and mixed forests with a well-developed understory (COSEWIC, 2012). ESA Protection: N/A	No

TABLE 5: SPECIES AT RISK NOTED BY NHIC

Scientific Name	Common Name	S-Rank[1]	COSEWIC STATUS[2]	SARO STATUS[3]	Suitable Habitat or Feature	Key Habitats Used by Species[4]	Observed During 2025
Contopus virens	Eastern Wood-pewee	S4B	SC	SC	Yes	Deciduous and mixed forests with little understory vegetation; often found in clearings or on edges of deciduous and mixed forests (MNRF, 2015). ESA Protection: N/A.	Yes
Acipenser fulvescens pop. 3	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	S2	THR	END	No	Freshwater lakes and rivers with soft bottoms of mud, sand or gravel at depths of five to 20 metres. Prefers to spawn in relatively shallow, fast-flowing water with gravel and boulders at the bottom but will spawn in deeper habitat or open shoals of large rivers with current (MNRF, 2014). ESA Protection: Species and general habitat protection.	No
Lampropeltis triangulum	Eastern Milksnake	S4	SC	NAR	Yes	Eastern Milksnakes are habitat generalists but prefer open habitats, including rock outcrops and meadows. They require suitable microhabitats for egg laying, hibernation and thermoregulation. Eastern Milksnakes are well known for occupying barns, sheds and houses in rural landscapes. At the landscape scale, the abundance of Eastern Milksnakes appears to correlate with regions where forest cover is relatively high. Eastern Milksnake habitat in portions of southwestern Ontario and parts of southwestern Quebec (e.g. urban regions and areas subject to intensive agriculture) is fragmented and consists of relatively small, natural areas (SARA, 2017). ESA Protection: N/A.	No

TABLE 5: SPECIES AT RISK NOTED BY NHIC

Scientific Name	Common Name	S-Rank[1]	COSEWIC STATUS[2]	SARO STATUS[3]	Suitable Habitat or Feature	Key Habitats Used by Species[4]	Observed During 2025
Graptemys geographica	Northern Map Turtle	S3	SC	SC	No	abits rivers and lakes where it basks on emergent rocks, banks, logs and fallen trees. Prefer shallow, soft-bottomed aquatic habitats with exposed objects for basking (COSEWIC, 2012g). ESA Protection: N/A.	No
Chelydra serpentina	Snapping Turtle	S4	SC	SC	No	Slow-moving water with a soft mud or sand bottom and abundant vegetation (MNRF, 2014). ESA Protection: N/A.	No

[1] S-Rank (Provincial): S1 (Critically Imperiled), S2 (Imperiled), S3 (Vulnerable), S4 (Apparently Secure), S5 (Secure), S#B (Breeding), SNA (Species Not Suitable Target for Conservation Activities)
[2] Committee on the Status of Endangered Wildlife in Canada (COSEWIC): EXP (Extirpated), END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk); NA (Not Active); DD (Data Deficient)
[3] Species at Risk in Ontario (SARO) Status: END (Endangered); THR (Threatened); SC (Special Concern); NAR (Not at Risk)
[4] Habitat as outlined within MNRF's Species at Risk Website, SARA Registry, or referenced species specific COSEWIC Reports.

4.2 REGION OF PEEL OFFICIAL PLAN (2022)

Schedule A-1: Water Resource System Features and Areas

The properties do not contain any water resource system features or areas.

Schedule A-2: Highly Vulnerable Aquifers

The properties are within a "*Highly Vulnerable Aquifer*." The Region of Peel Official Plan (OP) directs local municipalities to protect highly vulnerable aquifers. Work with the local municipalities to encourage land uses considered to be a high risk to ground water that are located within areas of high aquifer vulnerability to implement best management practices including requiring the submission of a contaminant management plan as a condition of development approval.

Schedule A3: Significant Groundwater Recharge Areas

The properties are not within a Significant Groundwater Recharge Area.

Schedule A6: Intake Protection Zones

The properties are either on or adjacent to an "*Intake Protection Zone 3*." The lack of detail in the schedule map makes it difficult

to ascertain for certain whether the properties are in or out of the IPZ3. As per the OP, the Region will Work with and support the local municipalities, conservation authorities and the Province to protect the Lake Ontario drinking water supply by promoting spills prevention, sharing information about source protection and implementing risk reduction and mitigation measures as directed by the applicable source protection plan.

Schedule C-1: Greenlands System

The Subject Properties contain areas of the "*Greenlands System Overlay*." The Greenlands System is a fundamental component of the Region's natural environment that depends on the natural landscape to be linked, where ecologically appropriate, into a network of natural heritage features, areas and corridors. The Greenlands System is based on a natural heritage system approach that provides for the protection, restoration and enhancement of natural heritage features and areas and the linkages among them.

Schedule C-2: Core Areas of the Greenlands System in Peel

The woodland portions of the Subject Properties are within "*Core Areas of the Greenlands System."* The property is not within any other Areas Subject to Provincial Plans. The Credit River is located approximately 80m to the south of the properties is within the Urban River Valley of the Greenbelt Area. The objectives of the Greenway System in the OP are to (1) To identify, protect, restore and enhance the long-term ecological function and biodiversity of the Greenlands System. (2) To maintain, restore or, where possible, improve the linkages between and among natural heritage features and areas, hydrologic functions, ground water features and surface water features including shorelines. (3) To support agriculture as a complementary and compatible use within the Greenlands System. (4) To maintain and enhance ecosystem services and the long-term ecological integrity of the Greenlands System and its resilience and ability to adapt to a changing climate.

Schedule D-1: Rural System

The properties are not within the Rural System.

4.3 MISSISSAUGA OFFICIAL PLAN (2025)

Schedule 1: Urban System

The properties are designated as "*Neighbourhood*" and as part of the "*Green System*." Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights.

	Neighbourhoods will focus on residential uses and associated services and facilities. The Green System makes up almost 23 percent of total land cover in Mississauga and is composed of: Natural Heritage System; The Urban Forest; Natural Hazard Lands; and Parks and Open Spaces.
Schedule 2: Intensification Areas	The properties are not within an Intensification Area.
Schedule 3: Natural Heritage System	The woodland feature on the properties is designated as part of the "*Natural Heritage System – Significant and Natural Areas and Natural Green Spaces*." As per the Mississauga OP: 1 Mississauga will: (1) protect, enhance, restore and expand the Natural Heritage System; (2) encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System; (3) protect life and property from natural and human made hazards; (4) promote pollution prevention, reduction of natural resource consumption and increased use of renewable energy; (5) ensure land use compatibility; and develop monitoring and information/education programs.
Schedule 10: Land Use Designations	The woodland feature on the properties is designated as "*Greenlands*" and "*Natural Hazard*" while the remainder of the space is designated as "*Residential Low Density 1*". Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long-term protection as per the Mississauga OP. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation. Natural Hazard Lands, Natural System, are generally associated with valley and watercourse corridors and the Lake Ontario shoreline. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion. Although the significant valleylands and the valley and watercourses are included and discussed under Natural Hazard Lands, they are also Significant Natural Areas and form part of the city's Natural Heritage System.

As per Section 11.2.5.3 of the Missasauga OP, lands designated Residential Low Density I will permit the following uses: (1) detached dwelling; (2) semi-detached dwelling; and (3) duplex dwelling.

4.4 MISSISSAUGA ZONING BY-LAW 0225-2007 (2007)

The Subject Properties are zoned as Large Lot Detached and Semi-Detached (RL). There is no Holding Provision applicable to these lands. Under the RL zoning, the minimum lot area for a detached dwelling on a non-corner lot is 550 square meters. The proposed development includes the creation of eight new lots for single-family homes, each exceeding 550 square meters in size. Therefore, the proposed development complies with the current RL zoning requirements.

4.5 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS) is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic, and social factors in land use planning. The PPS supports a comprehensive, integrated, and long-term approach to planning, and recognizes linkages among policy areas.

Section 4.1 in the PPS (2024) deals with natural heritage resources. These policies are further expanded and described in the Natural Heritage Reference Manual (Sections 5-11) (Ontario Ministry of Natural Resources, 2010).

Section 4.1.1 (Natural Heritage) of the PPS states that natural features and areas be protected for the long term. To achieve this goal Sections 4.1.4, 4.1.5, 4.1.6 and 4.1.7 indicate where development and site alteration shall not be permitted. Specifically, these include Significant Wetlands/Coastal Wetlands, Significant Woodlands, Significant Valleylands, Significant Wildlife Habitat, Significant Areas of Natural and Scientific Interest (ANSI), Fish Habitat, Habitats of Endangered and Threatened Species; except in accordance with provincial and federal requirements. Section 4.1.8 goes onto state: "*Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 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.*"

The following Sections discuss the protected natural features within the Subject Property, in the 120m adjacent lands, as well as any impacts presented by the development proposal.

4.5.1 Significant Woodland

Woodlands are defined by the PPS as treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. The PPS does not permit development or site alteration in "*significant woodlands south and east of the Canadian Shield; …unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*."

According to the Natural Heritage Reference Manual (Section 7.3.1: Recommended Evaluation Criteria for Determining Significant Woodlands):

"Woodlands should be considered significant if:

- *Woodlands 4ha in size or larger in a sub-watershed with woodland cover ranging from 5-15% of the land;*
- *Any interior habitat where woodlands cover less than 15% of the land cover;*
- *A portion of the woodland is located within a specified distance of a significant natural feature or fish habitat likely receiving ecological benefit from the woodland and the entire woodland meets the minimum area threshold."*

The property is located within the Mary Fix Creek - Credit River sub-watershed, which has a forest condition grade of "Poor (D)" according to the Credit Valley Conservation Authority Watershed Report Card 2023 (CVC, 2023). As outlined in Conservation Ontario's Guide to Developing Conservation Authority Watershed Report Cards (2011), a grade of "D – Poor" corresponds to 5 - 15% forest cover. The Natural Heritage Reference Manual (Section 7.3.1: Recommended Evaluation Criteria for Determining Significant Woodlands) states that where woodland cover is 5 – 15% cover, woodlands 4 ha or larger should be considered significant.

The woodlands on the Subject Property and adjacent lands comprise approximately 22 ha. This woodland corridor extends through the surrounding residential subdivision and is most concentrated within the valleylands that traverse the area. The Credit River is situated at the base of the valley slope; however, within the urbanized context, it is largely encompassed by a golf course. As a result, the historical bottomland woodland community that would have bordered the river has been removed to facilitate golf course development. Accordingly, it is anticipated that the river is not receiving direct ecological benefit from the surrounding valleyland woodlands in this location.

Notwithstanding this context, based on size criteria alone, the woodland on and adjacent to the Subject Properties is considered significant in accordance with the Provincial Policy Statement (PPS).

The proposed development will retain and buffer the entirety of the woodland on the Subject Property, including the Valley Vegetation Limit. As such, no direct impacts to the woodland feature are anticipated.

Refer to **Sections 5.3, 5.4,** and **5.5** of this EIS for further detail regarding mitigation measures to avoid, protect, and enhance the woodland feature.

4.5.2 Significant Valleylands

Valleylands are defined by the PPS as a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. The PPS does not permit development or site alteration in *"Significant Valleylands south and east of the Canadian Shield; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions;"*.

The Credit River Valley in Mississauga is recognized as a significant natural feature due to its ecological, cultural, and hydrological importance. Flowing directly into Lake Ontario at Port Credit, the river is a major watercourse with an extensive network of tributaries. Within Mississauga, it spans roughly 27 kilometres, forming a well-defined valley corridor characterized by steep slopes, ravines, wetlands, and meadows. This valleyland acts as a central green corridor that supports extensive woodlands and wetland areas, providing habitat for a wide range of species.

Beyond its natural features, the Credit River valley performs vital ecological functions such as flood control, groundwater recharge, erosion prevention, and wildlife connectivity, linking important natural heritage areas across the city. It also has cultural and recreational significance, hosting heritage buildings and popular trails, while serving as a focus for public education and community recreation. The City of Mississauga and Region of Peel formally recognize the area as a "Significant Valleyland," and planning initiatives, including the Credit River Parks Strategy and potential Greenbelt expansion under the Urban River Valley designation, highlight ongoing efforts to preserve and enhance the valley's natural and cultural heritage. Mitigation measures to protect the Significant Valleyland can been seen in **Section 5.3.3.**

4.5.3 Significant Wildlife Habitat

Wildlife habitat is defined by the PPS as areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. The PPS does not permit development or site alteration in "*Significant Wildlife Habitat; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*."

The Significant Wildlife Habitat (SWH) Criteria Schedules for Ecoregion 6E and the Peel – Caledon Significant Woodlands and Significant Wildlife Habitat Study (June 2009) were examined to determine if

any Candidate or Confirmed SWH exists on the Subject Properties. The following Candidate and Confirmed SWH has been documented on the Subject Properties:

1. Candidate SWH for Bat Maternity Colonies in the FODM5-9 community found on the valley slope. As no tree removals are required and this community will be protected by an 5m planted buffer, no impacts are anticipated. All scattered trees within mown lawn communities were inspected for bat maternity roost features and none were found. Mitigation measures for tree removals to protect SAR bats can be seen in **Section 5.2.**
2. Confirmed SWH for Special Concern and Rare Species. An Eastern Wood-pewee, listed as Special Concern under the Endangered Species Act was detected calling in the FOD community (**Figure 5**). This community will be retained and protected by a buffer as part of the proposed development and no impacts to Special Concern species are anticipated. Mitigation measures to protect birds during the breeding season can be seen in **Section 5.1.1**.
3. Candidate SWH for Animal Movement Corridors. The FOD community along the valley slope found along the southern property borders may act as an animal movement corridor for wildlife, specifically White-tailed Deer. The woodland feature on the property is part of the Valley Slope for the Credit River. As per the Peel – Caledon Significant Woodlands and Significant Wildlife Habitat Study, thresholds for Animal Movement Corridors include Major River Valleys. This feature will be retained as part of the proposed development and wildlife is still expected to be able to move freely through the woodland community.

4.5.4 Significant Areas of Natural and Scientific Interest (ANSI)

Areas of Natural and Scientific Interest (ANSI) are defined by the PPS as areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. The PPS does not permit development and site alteration in "*Significant Areas of Natural and Scientific Interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*".

A regional Life Science Area of Natural and Scientific Interest (ANSI) known as the Credit River Coastal Marsh is located approximately 210m to the northeast of the properties. As this feature is more than 120m away from the proposed development, no impacts are expected.

4.5.5 Fish Habitat

Supporting healthy fish communities positively contributes to the social and economic interests of the province and local communities. Fish Habitat, as per PPS policy 2.1.5, is defined by the Fisheries Act (2013) and means *"spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes"*. These habitats are afforded protection, via the policies in sections 2.1.5 and 2.1.6 of the PPS, from development and site alteration except in accordance with other applicable legislations. Adjacent lands are protected from development and site alteration unless they are evaluated to avoid disruption to ecological functions.

The Subject Properties do not contain fish habitat as defined by the PPS. The Credit River lies at the base of the valley slope, about 80 meters south of the southern property lines. As a vegetated buffer of more than 30 meters will be maintained between the proposed development and the river, and because proper sediment and erosion control measures will be implemented during construction, no impacts to fish habitat are anticipated.

4.6 Significant Habitat of Endangered and Threatened Species

An Endangered or Threatened species is defined by the PPS as a species that is listed or categorized as an "Endangered or Threatened species" on the Ontario Ministry of Natural Resources' Official Species at Risk List, as updated and amended from time to time. The PPS does not permit development and site alteration in "*significant habitat of Endangered species and Threatened species.*"

No Threatened or Endangered species were identified during field investigations. All natural vegetation communities found on the Subject Properties will be retained and protected by buffers. Trees found on the manicured lawn of the Subject Properties were examined for potential maternity roost habitat for SAR bats (e.g. cavities, knot holes, cracks, loose bark, leaf clusters, etc.), and none were found. As such, no impacts are expected to potential habitat of Endangered or Threatened Species.

4.7 Conservation Authorities Act (1990)

The Conservation Authorities Act provides the framework to prevent, eliminate and minimize risk to life and property from flood and erosion hazards and encourage the conservation and restoration of natural resources. It empowers Conservation Authorities (CA) to regulate development activities in or adjacent to watercourses and wetlands, which may interfere with their functions.

4.7.1 Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits (2024)

Section 2(1), (2) and (3) of Ontario Regulation 41/24 states that:

"*2. (1) For the purposes of subparagraph 2 iii of subsection 28 (1) of the Act, river or stream valleys include river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined as follows:*

1. *Where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of the bank, plus 15 metres, to a similar point on the opposite side.*

2. *Where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, if the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus 15 metres, to a similar point on the opposite side.*

3. *Where the river or stream valley is not apparent, the valley extends,*

    (i) to the furthest of the following distances:

A. the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard to a similar point on the opposite side, and

B. the distance from the predicted meander belt of a watercourse, expanded as required to convey the flood flows under the applicable flood event standard to a similar point on the opposite side, and

(ii) an additional 15-metre allowance on each side, except in areas within the jurisdiction of the Niagara Peninsula Conservation Authority.

(2) For the purposes of subparagraph 2 iv of subsection 28 (1) of the Act, areas adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to inland lakes that may be affected by flooding, erosion or dynamic beach hazards include,

(a) the area starting from the furthest offshore extent of the authority's boundary to the furthest of the following distances:

(i) the 100-year flood level, plus the appropriate allowance for wave uprush, and, if necessary, for other water-related hazards, including ship-generated waves, ice piling and ice jamming, except in respect of Wanapitei Lake in the Nickel District Conservation Authority, the applicable flood event standard for that lake being the one set out in item 1 of Table 16 of Schedule 1,

(ii) the predicted long-term stable slope projected from the existing stable toe of the slope or from the predicted location of the toe of the slope as that location may have shifted as a result of shoreline erosion over a 100-year period, and

(iii) where a dynamic beach is associated with the waterfront lands, an allowance of 30 metres inland to accommodate dynamic beach movement, except in the areas within the jurisdictions of the Mattagami Region Conservation Authority, the Nickle District Conservation Authority and the North Bay-Mattawa Conservation Authority where the allowance is 15 metres inland; and

(b) the area that is an additional 15 metres allowance inland from the area described in clause (a).

(3) For the purposes of subparagraph 2 v of subsection 28 (1) of the Act, other areas in which development activities are prohibited are the areas within an authority's area of jurisdiction that are within 30 metres of a wetland."

The majority of the Subject Properties are located within a regulated area administered by the Credit Valley Conservation Authority (CVC). As such, a permit under Ontario Regulation 41/24 will be required to facilitate the proposed development.

4.8 MIGRATORY BIRDS CONVENTION ACT (1994)

According to the Minister of Justice (2017) the Migratory Birds Convention Act (MBCA, 1994) is intended to "*implement a convention for the protection and conservation of migratory birds in Canada and the United States*" … "*The purpose of this act is to implement the convention by protecting and conserving*

migratory birds — as populations and individual birds — and their nests" a "*migratory bird means a migratory bird referred to in the convention, and includes the sperm, eggs, embryos, tissue cultures and parts of the bird."* According to the regulations in subsection 12 (1)(h): 12(1) *"the governor in council may make any regulations that the governor in council considers necessary to carry out the purposes and provisions of this act and the convention, including regulations"* … *"(h) for prohibiting the killing, capturing, injuring, taking, or disturbing of migratory birds or the damaging, destroying, removing or disturbing of nests"* (Minister of Justice 1994, 2017).

Environment and Climate Change Canada administers the requirements under the MBCA. As such, dates and protocol have been recommended below to ensure vegetation removal is undertaken outside of the breeding bird season. Refer to **Section 5.0** of this EIS for more information regarding mitigation measures to avoid impacts breeding birds.

5.0 MITIGATION TO AVOID IMPACTS TO NATURAL HERITAGE FEATURES

The suggested mitigation measures include construction timing, site selection, contaminant and spill management, operation of machinery, vegetated protection buffers for natural features, Planting Plan, mature tree retention, and Best Management Practices (BMPs) for construction. The various mitigation measures are further discussed below.

5.1 PROJECT PLANNING

5.1.1 Timing

Future construction activities for residential development should be timed to respect windows for breeding seasons of birds, wildlife, and the spawning season for fish to protect the individual the lifecycles of animals and the organisms upon which they feed. Schedule work to avoid wet, windy and rainy periods that may increase erosion and sedimentation. The duration of construction activities should be minimized to reduce potential disturbances to local wildlife.

No tree or shrub clearing should be allowed during the breeding bird window (April 1st – August 30th) to avoid destruction of active bird nests protected by the *Migratory Birds Convention Act* (1994). Alternatively, a nest search can be conducted by a qualified ornithologist in the area designated for clearing. Any active nests found cannot be disturbed by work activity until the young have fledged. If no active nests are observed, vegetation clearing must take place with three days of the nest search, otherwise the nest search must be repeated.

5.1.2 Site Selection

The Site Plan is designed to use existing openings (mown lawn and scattered trees) and anthropogenic areas on the Subject Properties. Vegetation clearing will be minimized and restricted to these existing

openings. All natural vegetation communities on the properties will be retained and protected with buffers to minimize habitat loss or disturbance, avoid sensitive breeding habitats, and protect Species at Risk (SAR) and their residences. The Concept Plan is designed to avoid impacts to significant natural heritage features, including the woodland, valleyland, and SWH found on the properties.

5.1.3 Contaminant and Spill Management

Plan activities such that materials such as paint, primers, blasting abrasives, rust solvents, degreasers, grout, poured concrete or other chemicals do not leach into the ground or enter the watercourse. A "spill response plan" should be developed and implemented immediately in the event of a sediment release or spill of a deleterious substance. An emergency spill kit should be kept onsite as well as the appropriate contingency materials to absorb or contain any petroleum products, major/minor spills, and landscaping chemicals and fertilizers that may be accidentally discharged, should be on the site at all times.

5.1.4 Operation of Machinery

All machinery should arrive onsite in a clean condition. Wash, refuel and service machinery, and store fuel and other materials for the machinery, in such a way as to prevent any deleterious substances from leaching into the ground or entering the watercourse. Remove all construction materials from site upon project completion.

5.2 VEGETATED PROTECTION BUFFERS

5.2.1 Fish Habitat

Maintaining vegetated buffers around watercourses is essential to provide a movement corridor through vegetated habitats and increase biodiversity. Vegetated buffers around watercourses are important to control erosion, maintain bank stabilization, to provide shade and decrease water temperatures. The Credit River, which functions as Fish Habitat will be protected by a buffer of more than 80 m.

5.2.2 Woodland/Valley Vegetation Limit Buffer

The FODM5-9 represents a natural terrestrial system situated on a valley slope with a mineral substrate and deciduous forest structure. Within the valley (southeast and southwest of the Top-of-Bank), it exhibits all structural layers typical of forested communities. In contrast, the FODM5-9 identified as the Valley Vegetation Limit extending northwest of the Top-of-Bank (TOB) at 2194 Oneida Crescent lacks a subcanopy and shrub layer, with groundcover dominated by mown lawn. This area was included in the delineation of the Valley Vegetation Limit, solely due to continuous canopy cover and has been heavily influenced by anthropogenic activity over time. Given that this portion of the valley vegetation is more akin to manicured lawn with scattered trees than a fully structured forest, IES recommends applying a 5m planted buffer along its limit, with additional interstitial shrub planting within the interior spaces of this valley vegetation area. A reduced 5m planted buffer is justified because the protected area is primarily lawn, and the proposed plantings will establish structural layers over time, providing greater long-term

vegetative protection to the valley slope southeast of the TOB. The planted buffer and shrub layer will increase root biomass, helping to reduce erosion and sedimentation while maintaining slope stability.

5.2.3 Top-of-Bank Buffer

It should be noted that, when establishing setbacks from the slope, the Conservation Authority considers the combined total of three components measured from the toe of slope: the Long-Term Stable Slope Line (LTSSL), the toe erosion allowance, and the erosion access allowance. In this case, the toe of slope is located more than 15 m from a watercourse; therefore, an erosion access allowance is not required, as access to the base of the slope is available via the adjacent golf course. Accordingly, a standard 6 m allowance has been applied to the TOB (**Figures 6** and **7**).

5.3 TREE RETENTION

The Concept Plan has undergone multiple iterations to maximize tree retention across the Subject Properties, with particular emphasis on trees located near the valley vegetation limit, associated valleylands, and select property boundaries. As a result, the plan has been refined to reduce the number of proposed lots from nine to eight, establish restricted building envelopes, establish restricted Tree Protection and site grading areas and strategically site dwellings to facilitate the retention of 11 high-quality trees.

Of the retained trees, seven (Tree Nos. 19, 20, 21, 22, 55, and 56) are mature specimens with Diameters at Breast Height (DBH) ranging from 46 cm to 119 cm, consisting of Eastern White Pine (*Pinus strobus*) and Red Oak (*Quercus rubra*). The remaining four trees are mid-aged specimens with DBHs ranging from 23 cm to 32 cm, comprised of Sugar Maple (*Acer saccharum*) and Paper Birch (*Betula papyrifera*). All retained trees have been assigned a condition rating of “Good” (refer to the Arborist Report prepared by Strybos Barron King Landscape Architecture).

Although not a regulatory requirement, the decision to retain these trees was made to preserve the natural character of the property and to maintain the ecological and physical functions they provide. Many of these trees are located adjacent to, or have driplines extending into, the proposed 5 m Valley Vegetation planted buffer, thereby contributing directly to the integrity of the valley feature.

The retention of these trees also supports slope stability. Mature tree root systems provide mechanical reinforcement to soils by increasing shear strength through root cohesion and binding soil particles together. In addition, root networks enhance soil structure and porosity, improving infiltration and reducing surface runoff and erosion potential. By maintaining these established root systems, the stability of the valley vegetation area, the 5 m buffer, and adjacent lands is expected to be preserved over the long term.

5.4 Planting Plan – Valley Vegetation Buffer Planting Area & Interstitial Tree and Shrub Planting Area

As previously noted, the valley vegetation area northwest of the Top-of-Bank (TOB) is more representative of manicured lawn with scattered trees than a fully developed forest community. Accordingly, IES recommends establishing a 5 m planted buffer along the feature limit, supplemented by interstitial tree and shrub planting within the interior portions of the valley vegetation area located outside of the actual valley slope corridor (**Figure 7**). The intent of the planting plan is to enhance protection of the valley vegetation area, increase its overall extent, and introduce structural complexity through the development of multiple vegetation layers, thereby restoring the feature toward its likely historical condition prior to anthropogenic maintenance for aesthetic purposes. These enhancements are also expected to increase root biomass, contributing to improved long-term soil cohesion, slope stability, and ecological function within the adjacent valleylands. The proposed planting strategy will incorporate both active and passive restoration approaches. Active restoration will involve the installation of native plant species, while passive restoration will occur through natural succession processes, including wildlife-mediated seed dispersal and caching, to promote long-term vegetation establishment and diversity.

It is recognized that regulatory agencies typically require detailed planting plans following draft approval. A Development Landscape Concept Plan has been prepared by Strybos Barron King Landscape Architecture, which identifies the planting areas (as seen on **Figure 7**) and presents the proposed locations for tree and shrub plantings, at a conceptual level (i.e., general type [deciduous/coniferous], form [tree/shrub], and approximate locations). The Development Landscape Concept Plan drawing will be submitted under separate cover as part of the complete application package.

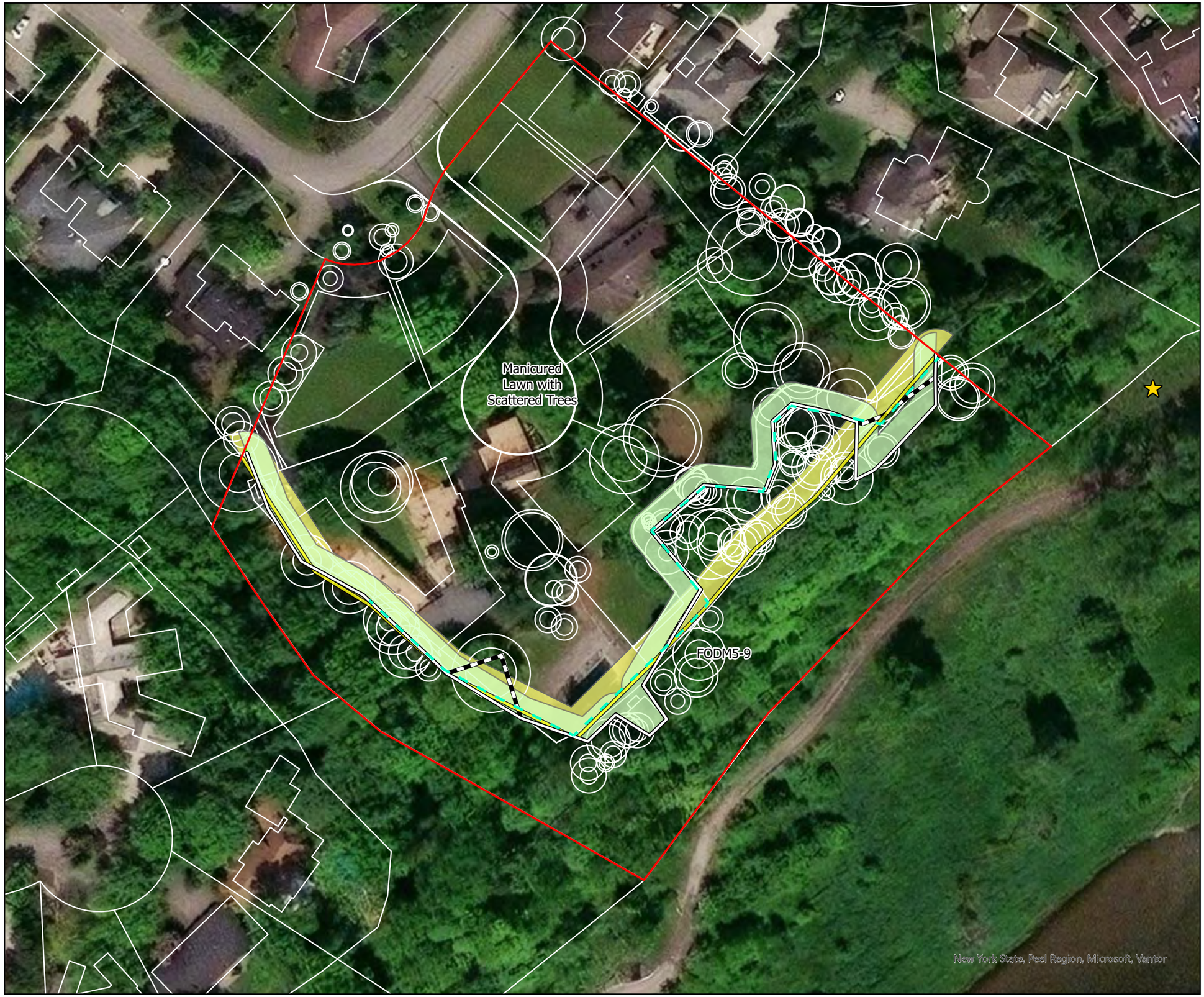
IES or a qualified professional can prepare a detailed planting plan outlining site-specific details for the proposed planting areas and expand upon the Development Landscape Concept Plan drawing. This document would include detailed specifications related to site preparation, species selection, installation and establishment methods, nursery stock selection, plant sizes and types, planting techniques and timing, fertilization, stabilization measures, native seeding, monitoring protocols, plant material sourcing, cost estimates for securities (if required), and supporting figures. IES considers that sufficient detail has been provided at this stage to demonstrate the feasibility and intent of the proposed planting approach.

5.5 Good Housekeeping and Construction Practices

The most critical time for the protection of natural heritage features is during the construction phase. BMPs should be used to minimize erosion potential before, during and after construction.

- Initiate construction only when all required materials/components are on-site to minimize duration and disturbance.
- Install construction barriers (barrier fence and/or sediment/erosion control fence) before work begins to protect natural features.

- Limit contractor area to the minimum necessary, minimize non-essential grading, and restrict equipment storage/turning to existing driveways where possible.
- Store construction materials, excess soil, debris, and empty containers on the existing impermeable driveway to minimize contamination risk.
- Design site grading to promote infiltration and prevent runoff toward sensitive features by establishing overland flow paths using swales or diversions as needed.
- Include emergency contacts for a Wildlife Biologist in case of conflict with wildlife during construction: Nicole Wajmer; (519) 829-9463; nicole.wajmer@insightenvironmental.ca.
- Limit night work and use low-impact lighting.
- Inspect equipment/materials for invasive species and clean/decontaminate before entering sensitive areas; monitor and remove invasives during/after construction.
- Take actions to minimize disturbance to natural features during ongoing work (e.g., keep heavy work away from setbacks, maintain buffer zones).
- Schedule regular inspections by qualified personnel, document actions, and promptly address deficiencies.



Proposed Conditions

2184 and 2194 Oneida Crescent, Mississauga

N
W E
S

0.01 0 0.01 0.02 0.03 0.04
Kms

Legend

- Legal Parcel
- Concept Plan (April 28, 2026)
- Eastern Wood-pewee (Contopus virens) - SC
- Valley Vegetation Line as Staked by CVC (Dec 2024)
- Valley Vegetation Line Confirmed by IES and City (July 3, 2025)
- TOB as Staked by CVC (Dec 2024) and Confirmed by IES and City (July 3, 2025)
- Long Term Stable Slope Line (LTSSL)
- Valley Vegetation Line Planted Buffer (5m)
- TOB Buffer (6m)

ELC

- FODM5-9: Dry – Fresh Sugar Maple – Hardwood Deciduous Forest Type
- Manicured Lawn with Scattered Trees

Figure No.: 6
Project No.: IES25-252
Scale: 1:850
Date: April 28, 2026
Creator: Nicole Wajmer

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

Proposed Planting Areas

2184 and 2194 Oneida Crescent, Mississauga

N
W E
S

0 0.01 0.03 0.04 0.06 Kms

Legend

- Legal Parcel
- Concept Plan (April 28, 2026)
- Eastern Wood-pewee (Contopus virens) - SC
- TOB as Staked by CVC (Dec 2024) and Confirmed by IES and City (July 3, 2025)
- Valley Vegetation Line as Staked by CVC (Dec 2024)
- Long Term Stable Slope Line (LTSSL)
- Valley Vegetation Line Confirmed by IES and City (July 3, 2025)
- Valley Vegetation Buffer (5m)
- Valley Vegetation Buffer Planting Area (559m2)
- Interstitial Tree and Shrub Planting Area (837m2)

ELC

- FODM5-9: Dry – Fresh Sugar Maple – Hardwood Deciduous Forest Type
- Manicured Lawn with Scattered Trees

Figure No.: 7
Project No.: IES25-252
Scale: 1:850
Date: April 28, 2026
Creator: Nicole Wajmer

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

6.0 CONCLUDING STATEMENT

Based on the results of this EIS the following conclusion and recommendations are presented:

1. The Subject Properties are located at 2184 and 2194 Oneida Crescent, Mississauga, Ontario.
2. The project proposes to create eight estate lots, composed of four Freehold Detached Dwelling units and four Condo Detached Dwelling units. The existing house, pool and accessory structures at 2184 Oneida Crescent will be retained as part of the new subdivision, while the house at 2194 Oneida Crescent will be removed to make room for the new development.
3. The Subject Property is within a Regulated Area under Ontario Regulation 41/24 administered by Credit Valley Conservation Authority (CVC) and a permit under Ontario Regulation 41/24 will be required.
4. The property contains Significant Woodland, Significant Valleyland and Significant Wildlife Habitat (SWH) as defined by the Provincial Planning Statement (2024).
5. The Significant natural features will be retained, protected, buffered and enhanced as part of the development proposal.
6. The suggested mitigation measures include construction timing, site selection, contaminant and spill management, operation of machinery, vegetated protection buffers for natural features, future Planting Plan, mature tree retention, and Best Management Practices (BMPs) for construction.
7. It is recommended that best management practices be implemented before, during and after construction to avoid any potential erosion and sedimentation.

Based upon the current assessment of the natural system on the Subject Property, together with a review of municipal and provincial policies; it is reasonable to conclude that there should not be any adverse impacts to the natural system on or adjacent to the Subject Property. Therefore, the proposed development should be approved.

7.0 CLOSURE

Insight Environmental Solutions Inc. trusts that the material presented in this report will satisfy the requirements to move forward with the proposed activities. The data and conclusions contained in this letter are based upon work performed by qualified professionals in accordance with accepted scientific methods and protocols. The information should be interpreted and implemented only in relation to the specific project as identified. This report was prepared for David Schroeder, and the undersigned accepts no responsibility for future use by other parties.

We thank you for the opportunity to be part of this project and should you have any questions, please do not hesitate to contact us.

Insight Environmental Solutions Inc.

INSIGHT
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APPENDICES

APPENDIX A: NAME AND QUALIFICATIONS OF RETAINED CONSULTANT

INSIGHT ENVIRONMENTAL SOLUTIONS INC.

Wildlife Biologist – Nicole Wajmer, Hon. B.Sc., M.Sc.

Nicole is a Wildlife Biologist, GIS Technician, and Managing Partner at Insight Environmental Solutions Inc. She holds an undergraduate degree in Wildlife Biology and a graduate degree in Integrative Biology from the University of Guelph, and she furthered her expertise in Geomatic Information Systems (GIS) at Fanshawe College.

With extensive experience in both aquatic and terrestrial environments, Nicole has worked across various sectors, including industry, government, and academia. Her strong passion for conservation biology has led her to contribute to recovery programs for the Endangered Northern Spotted Owl and Eastern Loggerhead Shrike.

Nicole holds numerous certifications, including First Aid and CPR, ACUC Dive Master, Ontario Benthos Biomonitoring, Backpack 2 Electrofishing, Ontario Stream Assessment Protocol, Ontario Fish Identification, the Department of Fisheries and Oceans (DFO) Freshwater Mussel Identification, Instream Fish Habitat Restoration Techniques, and the Ontario Reptile and Amphibian Survey Course. She has also completed specialized training such as the Butternut Health Expert Workshop, TRCA Headwater Drainage Assessment Course, and the Royal Ontario Museum Fish ID and Species at Risk (SAR) Fish ID courses.

Additionally, Nicole has completed the Combined Field Survey Training Workshop with Bat Survey Solutions, where she learned both contact and non-contact survey techniques for studying bats, including capture methods, bat handling, and species identification using tools like photo, video, and full-spectrum bat detectors.

Nicole has made significant contributions to a wide variety of environmental and restoration projects across Ontario, including Species at Risk (SAR) Assessments, Environmental Impact Studies (EIS), Natural Heritage Evaluations (NHE), Environmental Impact Assessments (EIA), and Habitat Creation Initiatives.

Ecologist – Jennifer Neill, BFA, Dip. Env. Technician, ISA Certified Arborist

Jennifer is a Senior Ecologist, Certified Arborist, and Managing Partner at Insight Environmental Solutions Inc. She holds an honors diploma in Environmental Technician – Sampling and Monitoring from Seneca College and a Bachelor of Fine Arts from the Ontario College of Art and Design University (OCAD U). Jennifer is currently pursuing a diploma in Ecological Land Design from Gaia College and is a Certified Arborist (ON-2752A) with the International Society of Arboriculture.

With extensive experience managing environmental projects across Ontario, Jennifer specializes in conducting terrestrial and aquatic botanical inventories (including SAR, native, cultivated, and exotic species), ecological land classification (ELC), invasive species management, incidental wildlife surveys, and benthic macro-invertebrate identification. She has worked in diverse ecotypes across the province and is particularly skilled in completing Environmental Impact Studies (EIS), Environmental Impact Assessments (EIA), Natural Heritage Evaluations (NHE), Oak Ridge's Moraine (ORM) Conformity Statements, Tree

Inventories, Arborist Reports, Compensation Planting Plans, Ecological Restoration and Land Management initiatives.

Jennifer has earned several certifications in related fields, including the Ontario Stream Assessment Protocol, Ontario Fish Identification workshop, and Ontario Benthos Biomonitoring Network. She is also certified as an RX100 Low Complexity Prescribed Burn Worker, completed the Butternut Health Expert Workshop, and participated in the LSRCA Sediment and Erosion Control Course. Additionally, she holds certifications in the Ontario Wetland Evaluation System and has received training in Ecological Land Classification.

A dedicated botany enthusiast with a deep focus on Ontario's native flora, Jennifer has served on the Board of Directors for Tallgrass Ontario (TgO) for nine years.

APPENDIX B: TERMS OF REFERENCE

Terms of Reference (TOR)

1.0 GENERAL INFORMATION

Date:	July 8, 2025
Address:	2184 and 2194 Oneida Crescent, Mississauga, Ontario
Consulting Firm:	Insight Environmental Solutions Inc. (IES)
Contact:	Jennifer Neill, IES Principal Ecologist / jennifer.neill@insightenvironmental.ca 647-962-9225
Type of Study:	Environmental Impact Study (EIS)
Project description:	Development of a residential condominium block and single-family houses (subdivision).

2.0 POTENTIAL NATURAL HERITAGE AND HYDROLOGIC FEATURES IN THE STUDY AREA*

	Unevaluated Wetland		Savannah
	Provincially Significant Wetland (PSW)		Tallgrass Prairie
X	Woodland		Alvar
	Plantation		Kettle Lake
X	Valleyland		Seepage Area or Spring
	Grassland or Meadow		Lake or Pond (including littoral zone)
X	Wildlife Habitat		Beach Bar or Shoreline
	Area of Natural and Scientific Interest (ANSI)	X	Habitat of Endangered and Threatened Species
	Sand Barren		Fish Habitat

* Preliminary assessment based on desktop review. Site visits will determine presence/absence of features.

3.0 PROPOSED ACTIVITIES AND STUDIES

X	Consultation with Municipal and/or Conservation Authority staff, as required, to establish the required scope of study.
X	Identify an appropriate study area.
X	Collect and include applicable background information and current environmental mapping for natural heritage and hydrologic features, and the natural heritage system within and surrounding the study area.
X	Identify and provide detailed descriptions of natural heritage and hydrologic features in the study area, their function, and the broader natural heritage system that they are within. Determine the significance of the natural heritage and hydrologic features under applicable policy.

X	Evaluate existing vegetation communities using Ecological Land Classification (ELC) for Southern Ontario (Lee et al. 1998 and/or 2008. Ecological Land Classification for Southern Ontario). Provide a description of ELC communities in the study area.
X	Conduct a one - season vegetation inventory in the summer. Include the total inventory and describe dominant and abundant species per ELC community. Denote any Species at Risk and/or provincially/locally rare species.
	Conduct three breeding amphibian surveys as per the Marsh Monitoring Program protocol (Bird Studies Canada). Observational salamander surveys may be required if potential habitat exists in the study area. Denote any Species at Risk (SAR) and/or provincially/locally rare species.
	Conduct two dawn breeding bird surveys between May 24 and July 15, under appropriate conditions, with a minimum of 10 days between surveys, and record all occurrences and breeding behaviors. Point counts, wandering transects or a combination of the two must be used according to the natural features present and site conditions.
	Conduct two nocturnal bird surveys (June and July).
	Conduct incidental wildlife surveys and record all wildlife occurrences and behaviours and assess wildlife habitat function. Search for SAR, habitat features, regulated and general SAR habitat. Including a visual area survey for reptiles and amphibians.
X	Conduct incidental wildlife survey in breeding bird timing window (May 24 and July 15), if not completing full breeding bird survey. Search for SAR, habitat features, regulated and general SAR habitat. Including a visual area survey for reptiles and amphibians.
X	Screen for SAR, listed under the *Endangered Species Act, 2007,* based on existing or potential habitat with the Ministry of Environment, Conservation and Parks (MECP). Screen for SAR, listed under the *Endangered Species Act, 2007,* using applicable resources such as the Natural Heritage Information Centre (NHIC) 1km search tool and/or the The Ministry of the Environment, Conservation and Parks (MECP) Client's Guide to Preliminary Screening for Species at Risk (2019). The information available from NHIC and the sources listed in the 2019 guide should not be considered as a substitute for site visits and appropriate field surveys. Include all relevant screening tools and information. Additional species-specific surveys may be required if SAR habitat is present (e.g. butternut health assessments, snag surveys, bat acoustic monitoring surveys, evening whip-poor-will surveys, etc.). Include relevant correspondence with the MECP.
	Conduct a snag density survey using the MNRF Protocol for Maternity Roost Surveys in Treed Habitats (2017) and the Species at Risk Bats Survey Note 2022. If tree removals are proposed within suitable vegetation communities, a snag density survey should be conducted to ensure that the project is not likely to contravene Section 9 (species protection) or Section 10 (habitat protection) of the ESA 2007. The purpose of the survey is to identify the location and quality of potential maternity roost/day roost trees to determine if potential breeding habitat exists on the Subject Property for Endangered species of bats. As per MNRF (2017), an area with more than 10 snags per hectare is considered high quality habitat. Ultimately, it is the proponent's responsibility to assess

	potential impacts of their planned activity on SAR bats and take the appropriate steps to achieve compliance with the ESA. Further consultation with MECP via an Information Gathering Form (IGF) will be required when impacts to SAR and/or SAR habitat cannot be avoided.
X	Assess for and identify Significant Wildlife Habitat (e.g. turtle nesting or wintering area, reptile hibernaculum, woodland raptor nesting habitat, seeps, springs, etc.) as per the Significant Wildlife Habitat Criteria Schedules for appropriate Ecoregion (MNRF).
X	Identify any ecological linkages or movement corridors within the study area. Demonstrate how connectivity within and between natural heritage and hydrologic features will be maintained and, where possible, improved or restored to allow for the effective dispersal and movement of plants and animals.
X	Provide a general description of the methodology, dates, timing, and locations of completed field surveys.
X	Confirm the boundaries of any wetland and/or woodland features on the property through a staking exercise with the appropriate Conservation Authority, Municipality and/or Region. Boundary points should be surveyed with a high-accuracy GPS device. A professional Ontario Land Surveyor (OLS) may be required to attend. Wetland staking exercises should be completed between June 15 and September 30. If required, the client will be responsible for the site visit fee from all attendees.
	Complete an aquatic habitat assessment for all drainage features/watercourses in the study area, including characterization of hydrologic features (i.e. permanent, intermittent, ephemeral, headwater drainage feature) and suitability as fish habitat. Include a description of instream and riparian cover, bank stability, substrate composition, stream morphology, dimensions and gradient, thermal regime indicators, potential barriers, woody debris distribution, aquatic vegetation, groundwater seepage areas, etc.
	Complete a catchment-based water balance for the study area to assess how existing drainage conditions and moisture regimes that support sensitive hydrologic features (e.g. wetland, woodlands, watercourse) may be impacted by the proposed development. Demonstrate how current hydrologic inputs will be maintained post-development. Please note, IES does not perform water balance studies, therefore, if required, the final report prepared by IES will coordinate with and/or summarize/include the water balance work undertaken by others.
X	Recommend the dimensions of an appropriate vegetation protection zone (VPZ)/buffer to natural heritage and hydrologic features required to mitigate impacts from the proposed development.
X	Provide a detailed description of the proposed development.
X	Map the following information separately on current high quality ortho-air photos. 1. Existing Conditions including ELC vegetation communities, survey point locations, any other environmental features of interest (e.g. seeps, springs, stick nests, wildlife habitat, rare species, invasive species, etc.).

	2. Proposed Conditions/Constraints including ELC vegetation communities, appropriate buffers (VPZs), proposed development locations and anticipated limit of disturbances.
X	Assess the potential direct and cumulative impacts of the proposed development on natural heritage and hydrologic features, the natural heritage system, and related ecological and hydrologic functions.
X	Develop and provide an appropriate avoidance/mitigation/restoration strategy to address the potential impacts of the proposed development.
X	Demonstrate how the proposed development is in conformity with all federal, provincial, regional, and municipal natural heritage policies in the applicable jurisdiction.
X	Complete one final report for circulation and approval, prepared by IES, in an electronic format (PDF). No hard copies are provided by IES.

4.0 ADDITIONAL STUDIES/REPORTS THAT MAY BE REQUIRED

X	Restoration/Compensation Planting Plan
	Edge Management Plan
	Natural Channel Design
X	Tree Inventory
X	Arborist Report/Tree Preservation Plan
	Trails Impact Study
	Environmental Monitoring/Report (post Restoration/Compensation Planting Plan/Natural Channel Design Implementation)

5.0 ADDITIONAL NOTES AND/OR REQUIREMENTS

- Credit Valley Conservation Authority (CVC) staff (along with the applicant) attended a site visit (on December 11, 2024) during which the top of bank and valley vegetation were staked – information is reflected within the topo survey prepared by Tarasick McMillan Kubicki Limited (dated December 19, 2024).
- Given that City Staff were not involved in the site visit that took place on December 11, 2024, with CVC the City requested a site visit to confirm the delineation of the natural heritage features within the subject lands that are associated with the adjacent Significant Natural Area (known as site CRR7), specifically the Significant Woodland and Significant Valleyland.
- Jennifer Neill, IES Principal Ecologist, Jeffrey Driscoll, City of Mississauga Natural Heritage Specialist and Heather Sewell, City of Mississauga Planner confirmed the CVC pre-staked features (valley vegetation/woodland and top-of-bank) on July 3, 2025. Additional site attendees included Jim Levac, Partner GSAI and Jo-Anna Schroeder, Property Owner (2184 Oneida Crescent). Updated constraints mapping will be prepared by IES and is forthcoming.

6.0 TERMS

1. Any changes to the study area, the proposed development, and/or policy changes may require additional information/studies.
2. Any changes to the study area, the proposed development, and/or policy changes will require this TOR to be updated with the appropriate regulatory agencies.
3. Field survey data should be considered valid for five years from the date the survey was conducted.
4. SAR screenings should be considered valid for one year from the date the screening was conducted.

7.0 CLOSURE

Insight Environmental Solutions Inc. trusts that the material presented in this TOR will satisfy the requirements to move forward with a complete application. The activities and studies are based upon work that will be performed by qualified professionals in accordance with accepted scientific methods and protocols. The above information should be interpreted and implemented only in relation to the specific project as identified. This TOR was prepared for the City of Mississauga and the undersigned accepts no responsibility for future use by other parties.

Please feel free to contact us with any additional questions or concerns.

Yours sincerely,

Jennifer Neill
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