



Environmental Impact Study
Roxodus Festival Grounds
Clearview Township, County of Simcoe

Prepared for:
Taurus Investment Group Inc.

Prepared by:
Azimuth Environmental
Consulting, Inc.

May 2019

AEC 19-061



Environmental Assessments & Approvals

May 8, 2019

AEC 19-061

Taurus Investment Group Inc.
11401 – 85 Avenue
Fort Saskatchewan, AB
T8L 0A9

Attention: Fab Loranger

Re: **Environmental Impact Study for the Roxodus Festival Grounds**

Dear Mr. Loranger:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide you with an Environmental Impact Study (EIS) for the abovementioned property located at Lot 13, 14, and 15, Concession 10 in Clearview Township (the Township), County of Simcoe (Figure 1). It is our understanding that an EIS has been requested by the Township to gain a better understanding of natural heritage on the property.

The EIS generally identifies the natural heritage features on the property outside of the disturbance footprint and assesses potential impacts to said features as a result of recent site activities.

Our report addresses the proposed footprint of the festival lands, which incorporates lands owned by the Taurus Investment Group Inc. (Taurus) and parts of the adjacent Edenvale Airport lands. The two parcels are highlighted in this report because the recent site activities for each area were undertaken for different reasons (*i.e.* federal regulations apply to aviation land uses whereas provincial regulations apply to activities related to non-aviation uses).

Recommendations are included within the report to minimize further impact to natural heritage on the property.



Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Lisa Moran, B.Sc. (Env)
Terrestrial Ecologist

Cassandra Fligg, M.Sc.
Ecologist

Reviewed By:

Mike Jones, M.Sc., P.Geo.
Senior Hydrogeologist and President



Table of Contents

Letter of Transmittal	i
1.0 INTRODUCTION.....	1
2.0 PLANNING CONTEXT.....	2
2.1 Transport Canada Aviation	2
2.2 Aeronautics Act.....	2
2.3 Federal Fisheries Act	2
2.4 Clearview Township	3
2.5 Nottawasaga Valley Conservation Authority	5
3.0 PRE-DISTURBANCE CONDITIONS	6
3.1 Taurus Property.....	6
3.2 Edenvale Airport Lands	6
3.3 Adjacent Lands (<i>i.e.</i> lands within 120m of the Property)	7
3.4 Woodland.....	7
3.5 Wetland.....	7
3.6 Fish Habitat	7
4.0 RECENT SITE ACTIVITY.....	8
4.1 Taurus Property.....	8
4.2 Edenvale Airport Lands	8
5.0 IMPACT ASSESSMENT	8
5.1 Woodland.....	8
5.2 Wetland.....	9
5.3 Fish Habitat	9
6.0 RECOMMENDATIONS.....	10
6.1 Site Restoration	10
6.1.1 Terrestrial.....	10
6.1.2 Aquatic.....	10
6.2 Wetland.....	11
6.3 Woodland.....	11
6.4 Additional Considerations	11
6.4.1 Vegetation.....	11
6.4.2 Wildlife.....	12



7.0 CONCLUSION.....	12
8.0 REFERENCES.....	12

List of Figures

- Figure 1 Property Location
- Figure 2 Environmental Features
- Figure 3 Disturbance Footprint

List of Appendices

- Appendix A: Natural Heritage Information Centre Mapping
- Appendix B: NVCA Correspondence
- Appendix C: Clearview Township Zone Mapping
- Appendix D: Clearview Township Official Plan: Schedule A
- Appendix E: NVCA Regulation Mapping
- Appendix F: Historical Aerial Imagery
- Appendix G: Water Feature Photograph Appendix



1.0 INTRODUCTION

Azimuth Environmental Consulting, Inc. (Azimuth) was retained by Taurus Investment Group Inc. to complete an Environmental Impact Study for the Roxodus Festival Grounds (Figure 1). It is our understanding that the Township has requested an EIS in response to the recent (2019) site clearing activities due to the presence of mapped natural heritage features identified on and adjacent (*i.e.* up to 120m) to the property (Appendix A).

Our report addresses the proposed footprint of the festival lands, which incorporates lands owned by the Taurus Investment Group Inc. (Taurus) and the adjacent Edenvale Airport lands. The two parcels, collectively referred to as the property, are highlighted in this report because the recent site activities for each area were undertaken for different reasons (*i.e.* federal regulations apply to aviation land uses whereas provincial regulations apply to activities related to non-aviation uses).

The EIS is intended to identify natural heritage features outside of the disturbance footprint and to address potential impacts to these features that has incurred as a result of said activities. To fulfill the requirements of this study, the following tasks were completed:

- Search the Township of Clearview and Ministry of Natural Resources and Forestry (MNR) records to obtain background information/mapping related to terrestrial and aquatic natural heritage on and adjacent to the property;
- Contact the Nottawasaga Valley Conservation Authority to request natural heritage information that is otherwise unavailable via public data resources and to provide guidance as to specific information/data to be included within this EIS report (Appendix B);
- Identify/map water features on the property and complete an aquatic fish habitat assessment identifying potential for fish and/or fish habitat and assessing existing conditions of said water features;
- Illustrate and quantify the approximate extent of woodland removed through air photo interpretation;
- Assess the potential impacts of the recent site activities on the identified natural heritage features; and
- Prepare an EIS that describes the existing conditions, identifies natural heritage features, provides relevant mapping and includes recommendations to address environmental concerns pertaining to the recent site activities.



2.0 PLANNING CONTEXT

2.1 Transport Canada Aviation

Transport Canada Aviation indicates that federal zoning regulations apply for federal airports, certified airports and airport sites in order to prevent uses of surrounding lands that are incompatible with airport operations. The authority for the designation of and control of the use of lands located outside of aerodrome property rests with provincial/municipal levels of government.

2.2 Aeronautics Act

As per Section 4.32 (1), the Minister may make an order prohibiting the development or expansion of a given aerodrome or any change to the operation of a given aerodrome, if, in the Minister's opinion, the proposed development, expansion or change is likely to adversely affect aviation safety or is not in the public interest.

As per Section 5.4 (2), the Governor in Council may make regulations for the purposes of:

- a) Preventing lands adjacent to or in the vicinity of a federal airport or an airport site from being used or developed in a manner that is, in the opinion of the Minister, incompatible with the operation of an airport;
- b) Preventing lands adjacent to or in the vicinity of an airport or airport site from being used or developed in a manner that is, in the opinion of the Minister, incompatible with the safe operation of an airport or aircraft; and
- c) Preventing lands adjacent to or in the vicinity of facilities used to provide services relating to aeronautics from being used or developed in a manner that would, in the opinion of the Minister, cause interference with signals or communications to and from aircraft or to and from those facilities.

As per Section 5.4 (4), no zoning regulation (*i.e.* any regulation made pursuant to subsection (2)) shall apply to or in respect of a use of land (*i.e.* including water), buildings, structures or objects (*i.e.* an object of natural growth) or a building, structure or object that, on the day on which the zoning regulation comes into force, exists as a use, building, structure or object that does not conform to the zoning regulation.

2.3 Federal Fisheries Act

The *Fisheries Act* requires projects to avoid causing serious harm to fish unless authorized by the Minister of Fisheries and Oceans Canada. Projects include those being conducted in or near waterbodies that support a commercial, recreational or Aboriginal fisheries. As per Section 87 (2), the Governor in Council may make regulations



respecting fisheries located in waters other than Canadian fisheries waters applicable to vessels or aircraft subject to the jurisdiction of Canada.

During the design and construction phases of projects, efforts should be made to protect fish and fish habitat in order to comply with the *Fisheries Act*.

2.4 Clearview Township

According to the Zoning By-law of the Township, the property is zoned as Industrial Airport (MA) and Environmental Protection (EP) (Appendix C). NVCA regulated lands are also highlighted within the appended Township Zone mapping and discussed further in Section 2.5.

As per Section 3.34 of the Township's Zoning By-law 06-54, the following uses are permitted in Industrial Airport (MA) zones:

Primary Uses

- Cartage terminals and warehousing;
- Sales, service, display, and rental of aircraft;
- Commercial flight school;
- Airport related special events, exhibits, and trade shows venues;
- Fueling station for small aircraft;
- Runways and Taxiways;
- Dry light manufacturing, processing, repairing, fabricating and assembly operations;
- Warehouses;
- Storage units;
- Broadcasting and communication establishments;
- Light equipment sales and rental establishments;
- Research establishments including laboratories; or,
- Primary outdoor storage.

Accessory Uses

- Accessory business and administrative offices;
- Accessory eating establishments;
- Accessory buildings including hangars;
- Accessory outdoor storage; and,
- Accessory retail outlet for the purpose of sale of goods and materials produced on the premises.



Nothing in this By-law shall be construed to apply to the operation of an aerodrome in relation to matter regulated by Transport Canada other than by voluntary compliance.

A majority of the property is zoned MA-1 (Airport Industrial Zone Exception Area) whereby these additional uses and provisions are permitted:

- Use of the lands for a single detached dwelling and/or up to 4 apartment dwelling units;
- Parking for special events may be provided on site on temporary grass parking areas.

As per Section 3.38 of the Township's Zoning By-law 06-54, the following uses are permitted within Environmental Protection (EP) zones:

Primary Uses

- Conservation use;
- Wildlife management area;
- Forestry (including the harvesting, collection and processing of maple syrup) conducted in accordance with good forestry practices;
- Existing agricultural uses;
- Passive recreation uses; or,
- Flood and erosion control works.

As per Schedule A of the Clearview Township Official Plan (Appendix D), the property contains lands designated as the following:

- Rural;
- Greenlands – Wetland
- Greenlands – Natural Heritage
- Greenlands – Hazard Land Areas

Additionally, two mapped water features have been identified on the property (Appendix D).

As per Section 4.4.1.2.1, the following Open Space uses may be permitted within Rural land designations, by an amendment to the Zoning Bylaw, in accordance with the policies of Section 4.2 and any other applicable policies of this Plan:

- golf courses and driving ranges;
- clubhouses, lodges, resorts and conference centers;
- ski facilities;
- special event facilities;



- areas for walking, riding or cross-country skiing, but not for the racing of animals, or the racing and/or riding of motor vehicles, motor cycles or snowmobiles;
- picnic areas, athletic fields, outdoor swimming pools or swimming areas, and passive recreational uses;
- buildings and structures accessory to the foregoing such as refreshment booths or pavilions, dining and administrative offices; and
- parking lots accessory to the foregoing.

The Greenland – Hazard Land Areas classification identifies lands unsuited to development due to inherent natural hazards such as their susceptibility to flooding or erosion.

The Greenland – Wetland Areas classification identifies Provincially and locally significant wetlands in which development is prohibited due to the ecological importance of the resources.

As per Section 4.1.2.1.1, it is the intent of this Official Plan that no development or site alteration, except for, conservation (including fishing, hunting and trapping), passive recreation (e.g. trails), and/or public works/uses required for flood or erosion control be permitted in Greenland – Wetland Areas. Furthermore, notwithstanding the land use designations on Schedules A and A14, no development shall be permitted on adjacent lands located within 120 metres (394 feet) of an identified wetland unless the proposed method of avoiding or mitigating the potential impacts of such development on the adjacent resource are satisfactory to the Township of Clearview and/or other responsible approval authority(s), as demonstrated through the preparation of an Environmental Impact Statement (EIS), prepared in accordance with the guidelines in Section 4.1.2.2 below.

The Greenland – Natural Heritage Areas classification identifies all lands, except for wetland areas which are separately designated, warranting protection due to their ecological function and/or importance as valley land, woodland, and fish or wildlife habitat.

2.5 Nottawasaga Valley Conservation Authority

The property is located within the jurisdiction of the NVCA and contains lands within the Regulated Area of the Lower Nottawasaga River Reach subwatershed, likely due to the presence of wetland and watercourse (Appendix E). NVCA requires a works permit for certain activities within their Regulated Area such as development, site grading, the placement of fill, interfering with an existing watercourse or wetland.



3.0 PRE-DISTURBANCE CONDITIONS

3.1 Taurus Property

Notwithstanding recent site activities, the property has undergone a significant amount of historical anthropogenic influence related to airport purposes and agriculture, many of which originated when the property was part of a World War II aviation training base. The large part of the property consists of airport accessory structures, taxiways and runways. A man-made drainage feature traverses the southern limits of the property (Figure 2).

Woodland extends northward along the eastern limits of the property (Figure 2). This area has been occasionally lumbered for wood products and firewood for more than a decade.

The Township EP zoned lands include a pond located in the southeastern portion of the property, surrounded by natural cover, contiguous with adjacent woodland and wetland features (Figure 3). The Township's Greenland designations applies to portions of the woodland and wetland features contained within the EP lands.

3.2 Edenvale Airport Lands

The majority of the property is actively used for aviation purposes, including hangers, a flight centre and restaurant, lodging, storage, taxiways, runways, fuel storage, works areas and related businesses. The property also includes historical facilities remaining from World War II operations, including a large telecommunications relay bunker, buildings and site drainage. After the war, the airport lands were used for a variety of purposes before being resurrected as a privately owned aerodrome in 2003. Since then, airport improvements have proceeded in various stages. The western portion of the property is predominantly used for agricultural purposes (*i.e.* row-crops).

The Township EP zoned lands and Greenland designation are confined to areas of natural cover at the south of the property. This part of the airport lands has previously been utilized for aviation purposes including an active works area for equipment, aggregate borrow pits and lumbering. Recently, woodland and wetland areas were filled to create berms and improve the lands for airport purposes.

A section of the northern part of the property between the row of hangers and the neighbouring residences was cleared in previous years and a berm was created to provide noise and visual barrier to adjacent residents.



3.3 Adjacent Lands (*i.e.* lands within 120m of the Property)

The adjacent lands contain aggregate, agriculture and rural residential properties intermixed with natural areas (*i.e.* woodland, wetland and water features).

3.4 Woodland

Background mapping from MNRF's Natural Heritage Information Centre identifies the presence of woodland on the property (Appendix A). Due to the extent of woodland removed, an assessment of previously existing vegetation communities is not feasible. The approximate woodland boundary has been delineated using 2016 aerial imagery (Figure 2).

3.5 Wetland

Mapping from MNRF's Natural Heritage Information Centre identifies a Non-provincially Significant Wetland (*i.e.* Strongville Swamp) and unevaluated wetlands on the property and extending to the south (Appendix A). Due to the extent of vegetation clearing on the property, a ground-truthing exercise to delineate the limits of these features and any potential unmapped wetland features within the disturbance footprint was not feasible. As such, the MNRF's natural heritage mapping of wetland features will be used as the basis for wetland forms on and adjacent to the property (Figure 2).

3.6 Fish Habitat

Mapping from MNRF's Natural Heritage Information Centre identifies a watercourse traversing the southern portion of the property (Appendix A). This feature is the man-made drainage feature that originated prior to 1954. It originates on the Taurus lands and flows westerly across the airport lands. At the time of the field investigation (May 2, 2019), water was present in this feature and a westerly flow was exhibited (Figure 2). Additionally, a pond in the southeastern portion of the property was observed feeding into the abovementioned watercourse. Notwithstanding the current condition of the watercourse substrate (*i.e.* predominantly silt/sand covered), historical aerial photography suggests that flows are regular (Appendix F). Sections of the feature are dry during periods of the year, as noted historically and in February and March 2019 for the eastern section on the Taurus lands.

Prior to the recent site activities, this water system was in direct connection with a cool/warm-water tributary of the Nottawasaga River that provides habitat for several non-sensitive fish species (*e.g.* White Sucker, Creek Chub, Central Mudminnow (Azimuth, 2018)). No fish were observed in this watercourse on the property during the time of the field investigation.



Notwithstanding the nature of this water feature (*i.e.* man-made drainage feature), based on the observed habitat and background information reviewed, the watercourse on the property likely meets the criteria of direct fish habitat due to the regular flow, available habitat and direct connections to areas known to host fish downstream of the Taurus lands.

4.0 RECENT SITE ACTIVITY

4.1 Taurus Property

Activities related to vegetation removal, tree clearing and tile drainage construction were undertaken during the winter of 2019 on the property. The limit of disturbance is depicted on Figure 3. Tile drainage has been installed throughout the limit of disturbance. The section of the disturbance footprint extending across the eastern portion of the property has been altered to accommodate area requirements for the Roxodus Music Festival.

4.2 Edenvale Airport Lands

The southern section of the airport lands has had vegetation removal, tree clearing and filling to create berms and improve drainage. These activities have been ongoing for several years and are not related to the Roxodus Music Festival but rather for the airport operations. This area has included intrusion into the woodland and mapped wetland as shown on Figures 2 and 3.

5.0 IMPACT ASSESSMENT

5.1 Woodland

A spring site-visit (May 2, 2019) was conducted to record the approximate limit of disturbance. This information in conjunction with background mapping was used to quantify the amount of woodland removed in 2019 on the property.

Taurus Property

Approximately 17.8ha of woodland was removed from the eastern portion of the disturbance limit for the Roxodus Music Festival. This includes woodland removed to accommodate the construction of two additional driveways connected to Sideroad 15/16. Woodland removed for the Roxodus Music Festival was mostly confined to the Industrial Airport zone with minor encroachment (0.03ha) into the Environmental Protection zone and the Township's Greenland area (Figure 3).



Tile drainage was installed across most of the cleared areas. The tile drainage was connected to existing storm drains and/or to the existing drainage channel. Tile drainage dries the land more rapidly after a large rainfall or springmelt. In this case, the water table is shallow and the local ground water flow is towards the drainage channel. The surficial soils are silty sand to sandy silt so that infiltration rates are moderate. The tile drainage will expedite shallow flow to the channel but will not have a significant impact on infiltration due to the shallow water table and moderate soil permeability.

Edenvale Airport Lands

An additional 9.3ha of woodland was removed for airport purposes (*i.e.* the southern portion of the disturbance footprint within the Edenvale Airport Lands). Woodland removed for airport purposes occurred in the Industrial Airport and Environmental Protection Township zones, as well as, within portions of the Township's Greenland area (Figure 3). The large berm constructed in place of natural cover to the south may however, act as a noise reduction barrier to the natural heritage lands to the south and may provide opportunity for wildlife that otherwise would be intolerant of excessive noise (*i.e.* disturbance) resulting from airport operations.

Potential opportunities pertaining to woodland enhancement on the property are discussed in Section 6.0 below.

5.2 Wetland

Background mapping from MNRF's Natural Heritage Information Centre was used to determine the amount of wetland that may have been removed as a result of site activities.

Taurus Property

Recent (2019) site activities did not involve alteration to any of the mapped wetlands on the Taurus property (Figure 3).

Edenvale Airport Lands

Approximately 4.3ha and 1.2ha of Non-provincially Significant Wetland and unevaluated wetland was removed within the southern portion of the disturbance footprint for airport purposes, respectively.

5.3 Fish Habitat

As part of the recent site activities, a small temporary berm has been constructed (approximately 1.4m in height, 20m long) across the watercourse (Figure 3) to facilitate vehicle passage for the construction of the large berm at the southern portion of the property (Figure 3). This small berm blocks flows of the identified watercourse on the



property and subsequently acts as a barrier to fish passage. As discussed, this water feature is likely considered direct fish habitat and the construction of this small berm poses potential risk and negative impact to the residing fish community.

Furthermore, the watercourse along its length has been scoured of all existing vegetation and left vulnerable to such impacts as erosion and sedimentation (Appendix G).

Recommendations pertaining to watercourse restoration are described in Section 6.0 below.

6.0 RECOMMENDATIONS

6.1 Site Restoration

Areas disturbed during construction should be restored immediately following development.

6.1.1 Terrestrial

All disturbed areas should be re-vegetated to stabilize exposed soils susceptible to erosion. Native forbs, shrubs and trees could be incorporated into the landscaping design to maintain habitat for pollinator species. Furthermore, a grass mix suitable for residential applications is recommended. As noted below, sediment and erosion control fencing should remain installed until vegetation restoration has stabilized areas disturbed during construction, in order to protect adjacent natural areas from the effects of sediment laden runoff.

6.1.2 Aquatic

The water feature on the property within the disturbance footprint should be restored as soon as possible. Site restoration should include re-vegetation efforts of all excavated/erodible soils and removal of the small berm.

Sediment and erosion control measures should be implemented immediately. This includes the installation of sediment fencing on either side of the water feature until all site works are complete.

The sediment and erosion control measures should be monitored and maintained at all times to ensure effectiveness. The time that the soils are exposed and susceptible to erosion should be minimized. Any stockpiled soil should be stored at least 30m away from the water feature and pond.



6.2 Wetland

The limits of the remaining EP zoned lands should be delineated by sediment fencing to avoid encroachment of clearing activities into adjacent natural areas and to prevent sediment from entering into the wetland area.

There should be no construction equipment, other vehicular traffic or stockpiling of topsoil or other materials outside the disturbance footprint to avoid impacts to the surrounding soil (*e.g.* soil compaction, pollution from construction vehicles).

The sediment fencing should be monitored at all times. The time that the soils are exposed and susceptible to erosion should be minimized. Stockpiled soil should be stored at least 30 m from the wetland boundary.

6.3 Woodland

As indicated above, the limits of the remaining EP zoned lands should be delineated by sediment fencing to avoid encroachment of clearing activities into adjacent natural areas.

There is potential for the remnant woodland communities on the property to be enhanced. Specifically, small native trees/shrubs could be planted within the identified potential Restoration Area within the Environmental Protection zone in the southeastern portion of the property (Figure 3). The open area west of the pond has been cleared in previous years for airport purposes (*i.e.* short final for landing, where planes are at low elevation) and cannot be replanted with tall shrubs/trees and therefore, has not been targeted for woodland restoration.

A planting plan composed of native trees, shrubs and seed should be prepared accordingly should the landowner proceed with the planting of the recommended Restoration Area.

6.4 Additional Considerations

6.4.1 Vegetation

It is strongly recommended that native plants are used for landscaping. When non-native and invasive species "escape" from a garden and become established in natural environments, they affect the ecological quality of the natural site by displacing native species through competition for resources (sunlight, nutrients, water, soil), resulting in reduced overall diversity.



6.4.2 Wildlife

Exclusion fencing is typically employed to eliminate access to specific areas where activities that could harm animals exist. Appropriate exclusion fencing should be installed along the Environmental Protection zone, as a precautionary measure, to ensure that no turtles/snakes/amphibians, if present, enter the Roxodus Festival Grounds. The abovementioned sediment fencing can duplicate as a wildlife exclusion fence. Monitoring and maintenance of the fence should occur to ensure viability and efficiency in excluding turtles from the development area.

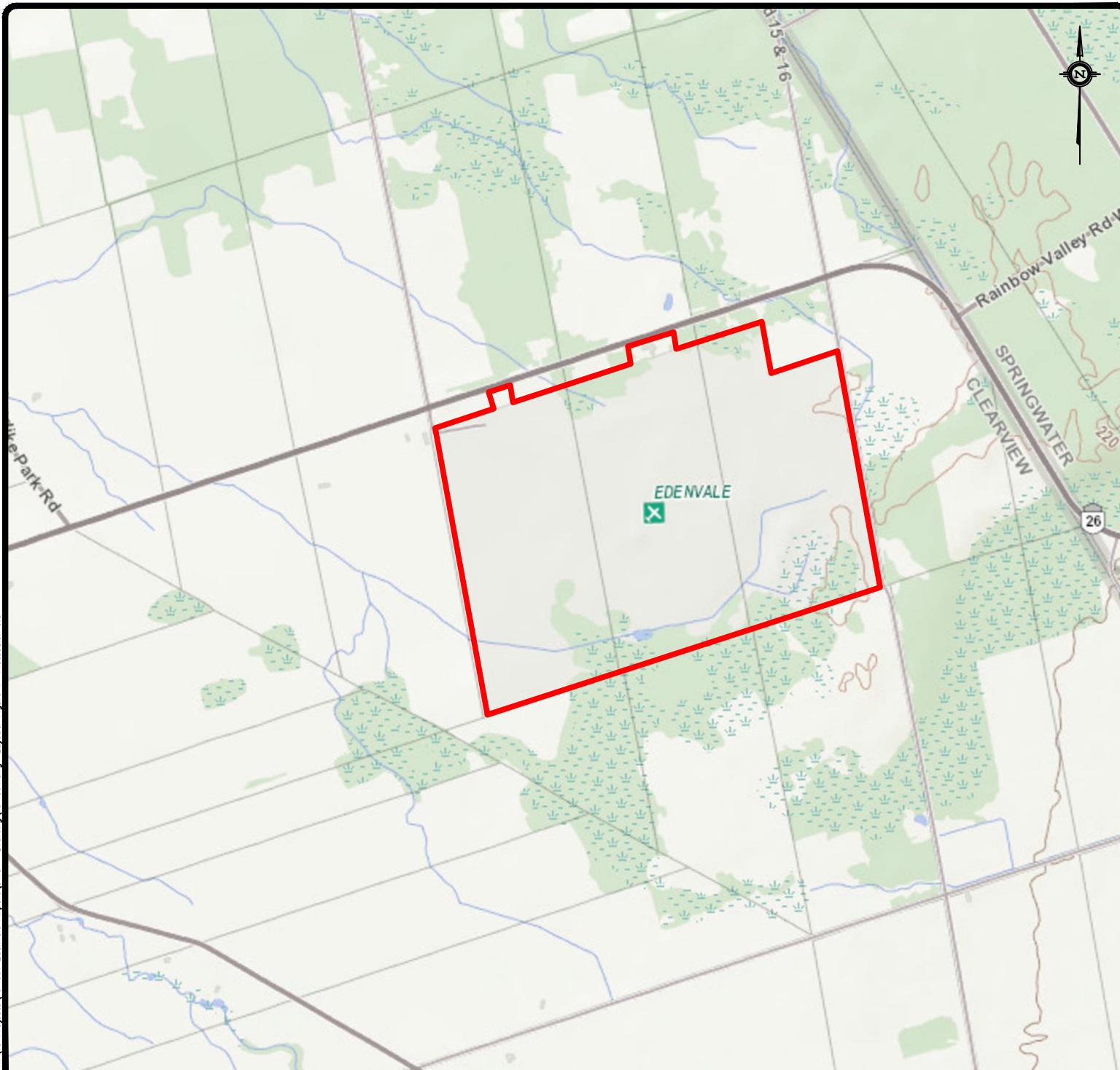
7.0 CONCLUSION

The recent site activities undertaken at the Roxodus Festival grounds resulted in the loss of woodland and wetland area. Additionally, fish habitat was negatively impacted and is currently in a vulnerable state. Recommendation to address the abovementioned impacts to natural heritage are discussed in Section 6.0 of this report.

According to the Township of Clearview's Official Plan and Zoning By-law, the recent site activities on the Taurus property appear to align with current land use designation and by-law zone mapping.

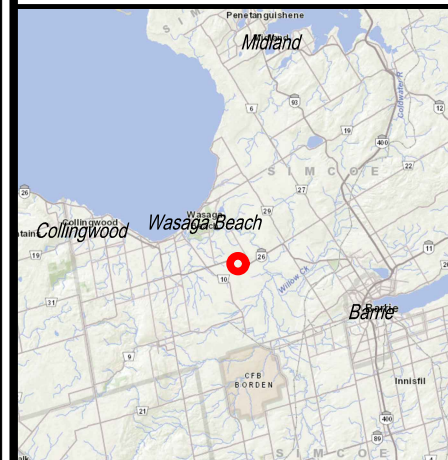
8.0 REFERENCES

- Township of Clearview, 2001. Official Plan of the Township of Clearview.
- Township of Clearview, n.a. Clearview Township Comprehensive Zoning By-law, 06-54.
- Minister of Justice, 1985. Aeronautics Act. Last amended on March 27, 2019.
- Minister of Justice, 1985. Fisheries Act. Last amended on April 5, 2016.
- Minister of Justice, 2002. Species at Risk Act. Last amended on February 25, 2019.

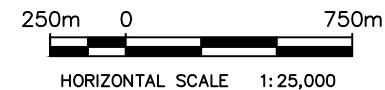


LEGEND:

— *Approx. Property Boundary*



REG MAP



Study Area Location

Edenvale Airport,
Edenvale, ON

DATE ISSUED: April 2019

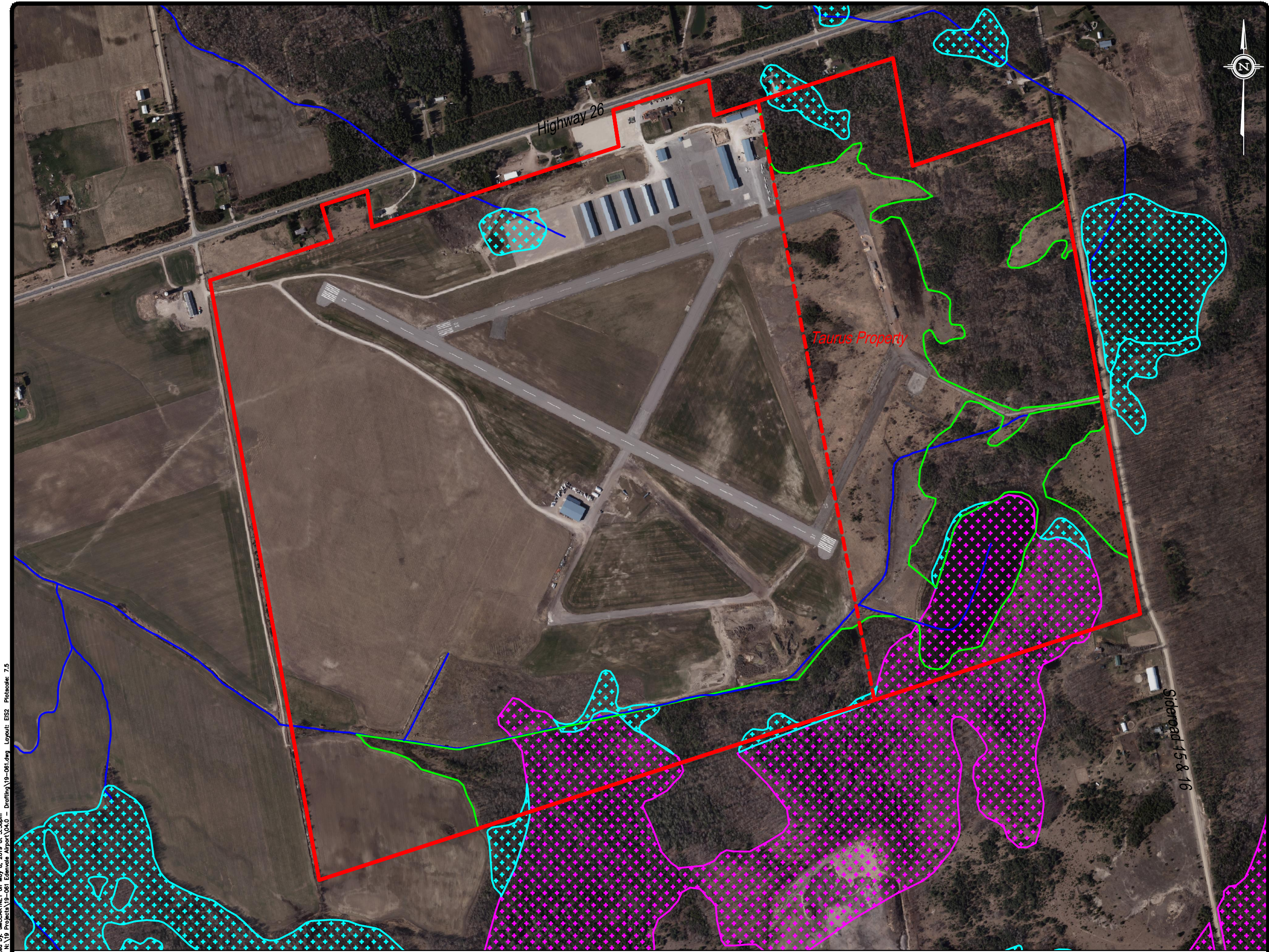
CREATED BY: JLM

PROJECT NO.: 19-061

REFERENCE: MNR

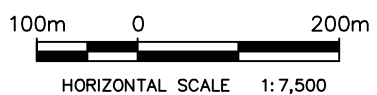
Figure No.

1



LEGEND:

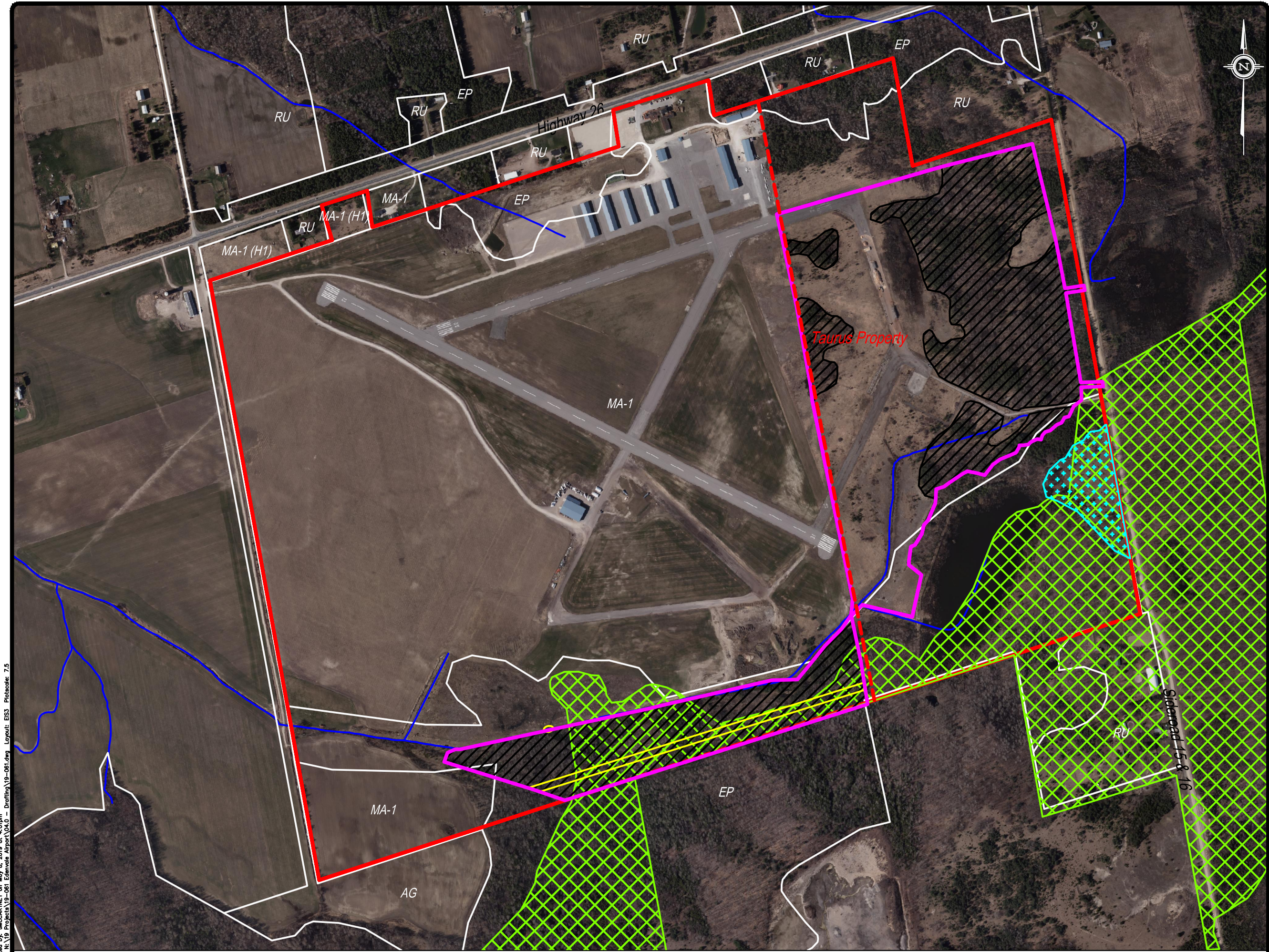
- Approx. Property Boundary
- - Lot Boundary
- Watercourse
- Evaluated Non-Provincially Significant Wetland
- Unevaluated Wetland
- Woodland Boundary
(Approx. through air photo interpretation)
Based on 2016 Air Photo



Environmental Features

Roxodus Festival Lands
Clearview Township, Simcoe

DATE ISSUED:	April 2019	Figure No. 2
CREATED BY:	JLM	
PROJECT NO.:	19-061	
REFERENCE:	Simcoe County Maps	



LEGEND:

- Approx. Property Boundary
- Lot Boundary
- Watercourse
- Woodland Removal 2019
- Proposed Restoration Areas
- Berm
- Disturbance Limit
- Township Land Use Designation
- Greenlands
- Township By-Law Zoning (white)
- EP Environmental Protection
- MA-1 Industrial Airport
- RU Rural

100m 0 200m
HORIZONTAL SCALE 1: 7,500

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Disturbance Footprint

Roxodus Festival Lands
Clearview Township, Simcoe

DATE ISSUED:	April 2019	Figure No. 3
CREATED BY:	JLM	
PROJECT NO.:	19-061	
REFERENCE:	Simcoe County Maps	

Plotted by: JMCARTNEY on May 8, 2019 at 4:01pm
File: N:\19 Projects\19-061 Edenvale Airport\04.0 - Drafting\19-061.dwg Layout: EIS3 PlotScale: 7.5
DAYSTAMP: N:\19 Projects\19-061 Edenvale Airport\04.0 - Drafting\19-061.dwg



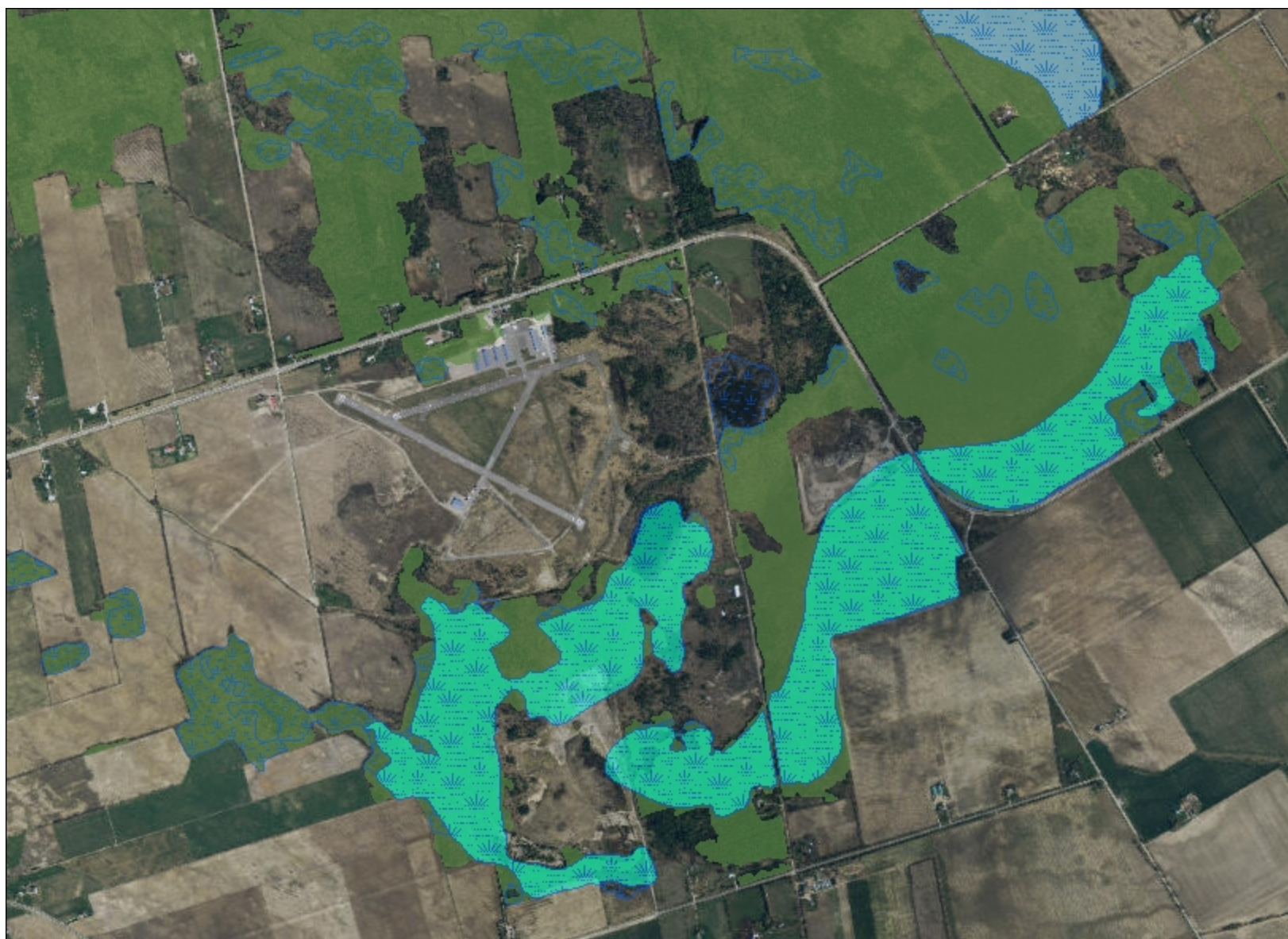
APPENDICES

- Appendix A: Natural Heritage Information Centre Mapping**
 - Appendix B: NVCA Correspondence**
 - Appendix C: Clearview Township Zone Mapping**
 - Appendix D: Clearview Township Official Plan: Schedule A**
 - Appendix E: NVCA Regulation Mapping**
 - Appendix F: Historical Aerial Imagery**
 - Appendix G: Water Feature Photograph Appendix**
-
-



APPENDIX A

Natural Heritage Information Centre Mapping



Legend

-  Assessment Parcel
-  Woodland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System
-  Ecoregion
- Wetland**
 -  Provincially Significant Wetland Evaluated
 -  Non-Provincially Significant Wetland Evaluated
 -  Unevaluated Wetland
- Area of Natural Heritage & Scientific Interest (ANSI)**
 -  Provincially Significant Life Science ANSI
 -  Provincially Significant Earth Science ANSI
- Greenbelt Plan**
 -  Boundary
 -  River Valley Connections
- Land Use Designations**
 -  Protected Countryside
 -  Towns and Villages
 -  Hamlets
 -  Urban River Valley
 -  Specialty Crop Area
- Niagara Escarpment Plan (NEP)**
 -  Boundary
 -  Parks and Open Space System
- Land Use Designations**
 -  Escarpment Natural Area
 -  Escarpment Protection Area
 -  Escarpment Rural Area
 -  Mineral Resource Extraction Area
 -  Escarpment Recreation Area
 -  Urban Area
 -  Minor Urban Centre
- Oak Ridges Moraine Conservation Plan (ORM)**
 -  Boundary
- Land Use Designations**
 -  Natural Core Area
 -  Natural Linkage Area
 -  Countryside Area
 -  Rural Settlement
 -  Palgrave Estates Residential Community
 -  Settlement Area

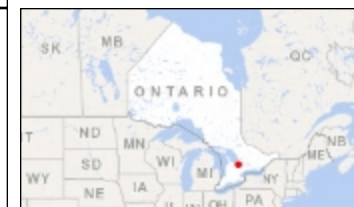
1.3 0 0.65 1.3 Kilometers



This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

© Queen's Printer for Ontario, 2014

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
© Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2013] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.





APPENDIX B

NVCA Correspondence

Cassandra Fligg

From: Mike Jones
Sent: May 6, 2019 10:47 AM
To: Cassandra Fligg
Subject: FW: AEC 19-061 Edenvale

From: Andrew Fera [<mailto:afera@nvca.on.ca>]
Sent: May 1, 2019 10:24 AM
To: Mike Jones
Subject: RE: AEC 19-061 Edenvale

Okay, Mike. Just an FYI – I do not recall speaking to Cassandra during our recent conversation.

**Andrew Fera | Regulations Technician
Officer of the Conservation Authorities Act**

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 238 | F 705-424-2115
afera@nvca.on.ca | nvca.on.ca

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message.

From: Mike Jones [<mailto:Mike@Azimuthenvironmental.Com>]
Sent: Wednesday, May 1, 2019 10:06 AM
To: Andrew Fera <afera@nvca.on.ca>
Cc: Cassandra Fligg <cfligg@azimuthenvironmental.com>
Subject: AEC 19-061 Edenvale

Hi Mr. Fera,

Thank you for taking the time to speak with myself and Cassandra Fligg on Thursday April 25th, 2019 at approximately 2:00 pm regarding the Roxodus Festival Grounds. Azimuth Environmental Consulting, Inc. (Azimuth) was retained by MF Live to complete a Natural Heritage Evaluation for the abovementioned property as part of their municipal approvals. We would like to take this opportunity to request any information you may have for the property pertaining to natural heritage that is otherwise unavailable via public data resources. Additionally, please have your technical staff provide guidance as to specific information/data that they would like to see included and/or addressed within the report.

Your assistance is much appreciated. Cassandra will be the main point of contact for this project and our contact information is below.

Kind regards,

Cassandra Fligg, M.Sc.
Ecologist

Mike Jones, M.Sc., P.Geo.
President

Azimuth Environmental Consulting, Inc.

642 Welham Road
Barrie, Ontario, L4N 9A1

Cassandra -

Office: (705) 721-8451 ext. 229

Cell: (705) 321-1561

--

Mike -

tel: (705) 721-8451 ext 213

cel: (705) 790-7101

Providing services in hydrogeology, terrestrial and aquatic ecology & environmental engineering

Please consider the environment before printing this correspondence



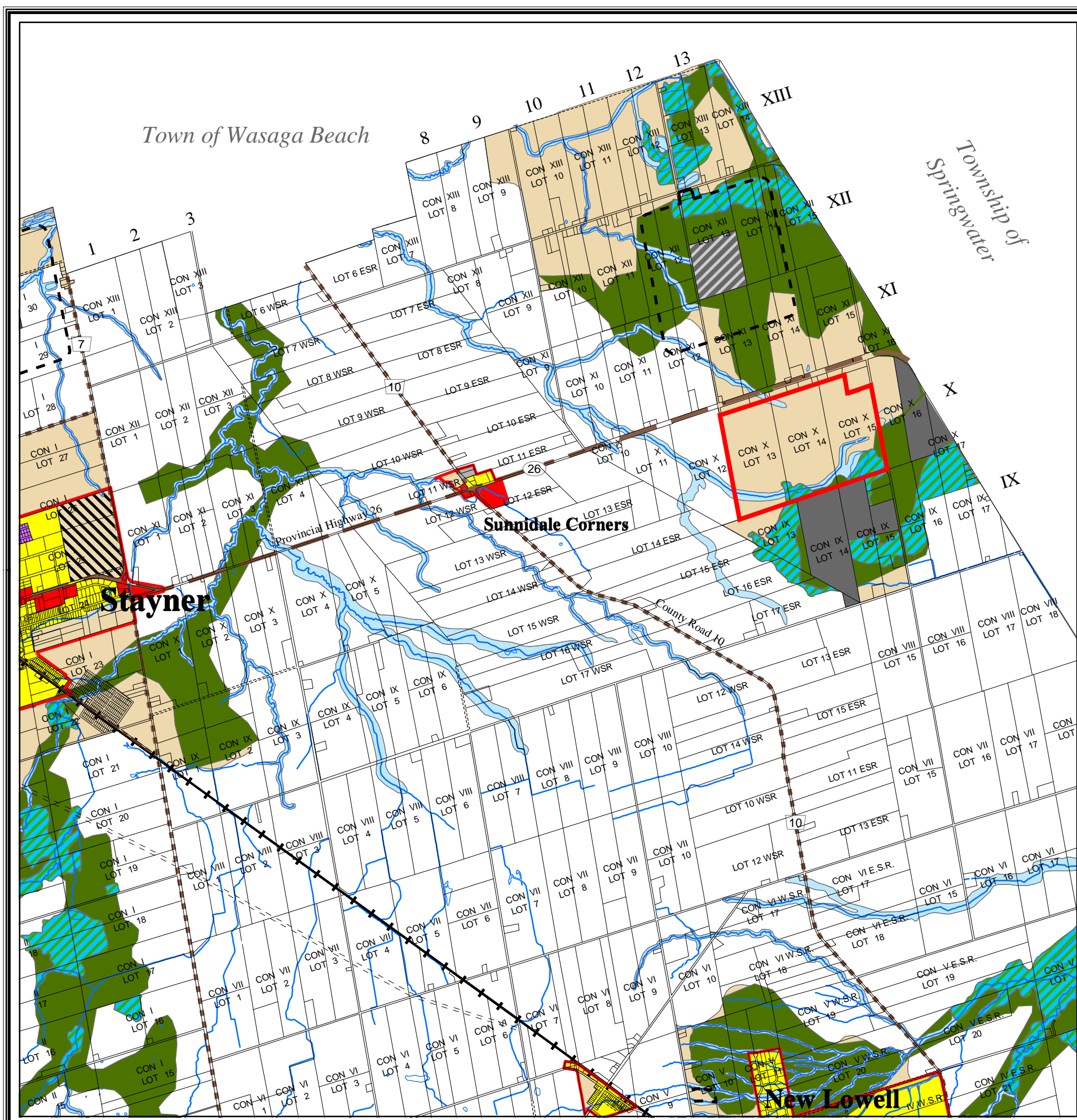
APPENDIX C

Clearview Township Zone Mapping



APPENDIX D

Clearview Township Official Plan: Schedule A



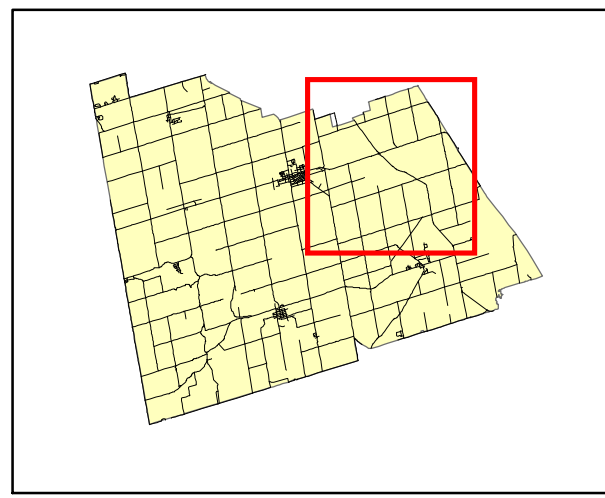
OFFICIAL PLAN of the TOWNSHIP OF CLEARVIEW

Schedule A - Map 6 - North East Land Use and Transportation Plan



- Land Use - General**
 - Greenland - Hazard Land Areas
 - Greenland - Natural Heritage Areas
 - Greenland - Wetland Areas
 - Open Space
 - Agriculture
 - Rural
- Land Use - Niagara Escarpment Plan Area**
 - Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Recreation Area
 - Escarpment Rural Area
 - Mineral Resource Extraction Area
 - Public Land in the Parks System
- Boundary Classifications**
 - Waste Disposal Assessment Area
 - Boundary of the Niagara Escarpment Plan
 - Special Development Area - Collingwood Airport
 - Urban Settlement Area Boundary
 - Special Servicing Area
 - Recreational District
- Transportation**
 - Provincial Highways
 - Arterial Roads
 - Collector Roads
 - Local Roads
 - Railway Lands / Water Transmission Line
- Other Land Use Categories**
 - Residential
 - Estate Residential
 - Special Policy Residential
 - Future Development
 - Commercial
 - Commercial Transition Area
 - Future Commercial
 - Extractive Industrial
 - Industrial
 - Mineral Aggregate Resource Area
 - Waste Disposal Industrial
- Scale**

0 0.5 1 2 3
Kilometers
1 centimeter equals 500 meters



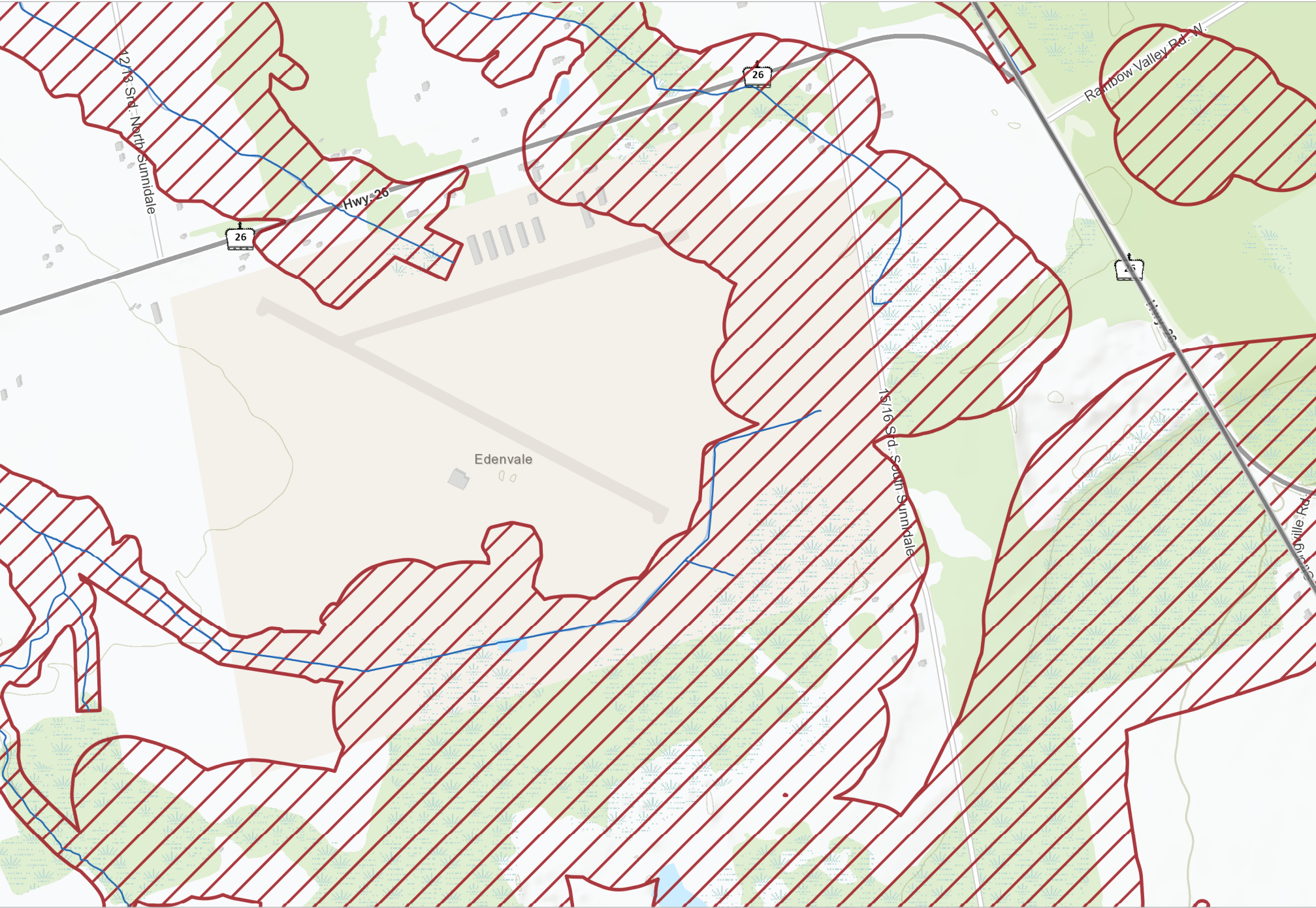
Projection: Universal Transverse Mercator
Mapping Date: 21 March, 2002
Parcel and hydrological data provided by
Simcoe County
Land Information Network Co-Operative.
NOTE: This map is not a legal survey.



APPENDIX E

NVCA Regulation Mapping

AEC19-061 NVCA Regulated Lands Mapping



This map, either in whole or in part, may not be reproduced without the written authority from © The Corporation of the County of Simcoe.
This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
Produced (in part) under license from:
© Her Majesty the Queen in Right of Canada, Department of Natural Resources:

0 0.4 0.8 1.6 km

1:18,056





APPENDIX F

Historical Aerial Imagery



Photograph 1: Edenvale Airport Lands (1989)



Photograph 2: Edenvale Airport Lands (1997)



Photograph 3: Edenvale Airport Lands (2008)



Photograph 4: Edenvale Airport Lands (2016)



APPENDIX G

Water Feature Photograph Appendix



Photograph 1: Downstream of disturbance footprint



Photograph 2: Culvert and tile drainage out-sources at point of confluence (~200m upstream of property boundary)



Photograph 3: Small berm (see Figure 3)



Photograph 4: Existing conditions of water feature inside of disturbance footprint