



Impact Assessment  
Agency of Canada

Ontario Region  
600-55 York Street  
Toronto ON M5J 1R7

Agence d'évaluation  
d'impact du Canada

Région de l'Ontario  
600-55 rue York  
Toronto ON M5J 1R7

February 15, 2023

Sent by email

Maurizio Marchioni  
Sutton Airport Development Inc.  
<Email address removed>

Dear Maurizio Marchioni,

**Subject: Notification Regarding Potential Designation of the Baldwin East Aerodrome Project as a Designated Project under the *Impact Assessment Act***

On February 3, 2023, the Minister of Environment and Climate Change (the Minister) received a request to designate the Baldwin East Aerodrome Project (the Project) under subsection 9(1) of the *Impact Assessment Act* (IAA). The designation request from the Pefferlaw Area Ratepayers is enclosed (Enclosure 1).

**The Proposed Project**

Sutton Airport Development Inc. is proposing to construct and operate a new aerodrome in the Town of Georgina, Ontario. As proposed, the Project would include two paved, all-weather, marked and lighted runways which would have a maximum length of 893 metres and 991 metres, respectively. The Project would also include a clubhouse building, an aircraft hangar and supporting use development lots, and aerodrome access roads.

**Designation Request Process**

The Project, as proposed, is not a designated project, as described in the *Physical Activities Regulations*. The impact assessment process under the IAA only applies to designated projects.

Under subsection 9(1) of the IAA the Minister may, by order, designate a physical activity that is not prescribed in the *Physical Activities Regulations*.<sup>1</sup> The Minister may do this, if, in the Minister's opinion, the physical activity may cause adverse effects within federal jurisdiction or adverse direct or incidental effects (resulting from federal decisions), or public concerns related to those effects warrant the designation.

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<sup>1</sup> Information regarding the process for designation requests can be found at the following link:

<https://www.canada.ca/en/impact-assessment-agency/services/policy-guidance/designating-project-impact-assessment-act.html>.

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This discretionary authority enables the Minister to consider **exceptional circumstances**, such as where a project is proposed in an environmentally sensitive location or there is a new or unique type of project that was not contemplated when the *Physical Activities Regulations* was developed. The Minister would consider a number of relevant factors including whether or not:

- standard design features and mitigation would address the anticipated adverse effects; and
- the potential adverse effects can be adequately managed through other existing legislative or regulatory mechanisms.

The Agency prepares a recommendation to the Minister on whether the Project should be designated and considers all the information and comments received. The Agency considers comments and input from the public, Indigenous communities, the Ministry of Environment, Conservation and Parks, the Town of Georgina, the Lake Simcoe Region Conservation Authority, and expert advice from federal authorities.

According to subsection 9(4) of IAA, it is expected that the Minister will respond, with reasons, to the request by May 14, 2023.

### **Information Requested**

In accordance with subsection 9(3) of IAA, and to inform its advice to the Minister, the Agency is requesting that you provide information about the Project, along with relevant documents to the Agency by **March 1, 2023**.

Please provide available information regarding the following issues raised by the requestor:

- Potential impacts to fish and fish habitat (e.g., surface water contamination from runoff into Lake Simcoe via the Burnie Creek);
- Potential impacts to species at risk and/or their habitat (e.g., from changes to, or loss of, critical habitat);
- Potential impacts to migratory birds and/or their habitat (e.g., from changes to, or loss of, habitat);
- Potential impacts to wetlands and wetland function;
- Potential impacts to Greenbelt Plan Area within the Natural Heritage System of the Protected Countryside designation per the *Greenbelt Plan, 2017*;
- Potential impacts to surface water and/or groundwater quality, including drinking water;
- Potential impacts from the use of contaminated soil fill, including on human health;

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- Potential adverse effects on air quality, including on human health; and
- Potential impacts on Indigenous peoples on the following:
  - health, social or economic conditions;
  - current use of lands and resources for traditional purposes (e.g. hunting, fishing, trapping, gathering); and
  - any structure, site or thing that is of historical, archaeological, paleontological or architectural significance.

Please also include available information regarding adverse effects (changes to the environment or to health, social or economic conditions) that are directly linked or necessarily incidental to a federal authority's exercise of a power, performance of a duty or function, or provision of financial assistance, that would enable the carrying out of the Project, in whole or in part.

In particular, the Agency requests available information regarding:

1. Information about key project activities, maps and layouts of the location of project components, land tenure, zoning, and estimated timelines for planning, construction, operation, decommissioning and abandonment.
2. A list of all regulatory approvals (federal, provincial, municipal, other) and any federal financial assistance that would be required for the Project and the associated project components or activities.
3.
  - a) For each regulatory approval that would be required, please provide the following information:
    - i. Name of the licence, permit, authorization or approval, the associated legislative framework, and the responsible jurisdiction.
    - ii. Whether it would involve an assessment of any of the effects outlined in the paragraphs above, and if so, a general description of the assessment that you intend to undertake. Would conditions be set and if yes, what effects would those conditions address?
    - iii. Whether public and/or Indigenous consultation would be required and if yes, provide information on the approach you intend to take (if any steps have been taken, please provide a summary, including issues raised as well as your responses).
  - b) Identify whether any licence, permit, authorization or approval listed above would address any of the issues indicated by the requestor.
    - i. If yes, discuss, in general, the benchmarks or standards that you intend to meet (or would be expected to meet).

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- ii. If the Project is anticipated to result in permanent changes or cumulative effects, how you intend to manage those impacts.
4. For all federal licences, permits, authorizations, approvals, and/or financial assistance that may be provided for the Project, describe any anticipated adverse direct or incidental effects (including changes to health, social and economic conditions) that may occur as a result.
  5. What steps have you taken to consult with the public? What steps do you plan to undertake during each phases of the Project? Are you aware of any public concerns in relation to this project? If yes, provide an overview of the key issues and the way in which (in general terms) you intend to address these matters?
  6. What steps have you taken to consult with Indigenous communities? What steps do you plan to undertake during all phases of the Project? Are you aware of any Indigenous community concerns in relation to this Project? If yes, provide an overview of the key issues and the way in which (in general terms) you plan to address these matters?
  7. Do you have any other comments in relation to environmental effects or impacts to the public or Indigenous peoples and how you intend to address and manage those?
  8. Explain your views on whether the Project should be designated under IAA.

If any of the above requested information is included in Sutton Airport Development Inc.'s Final Summary Report<sup>2</sup> submitted to Transport Canada in May 2022, please provide a concordance table that identifies the sections and page numbers of the report that correspond to the relevant information requested above.

Sutton Airport Development Inc. is strongly encouraged to contact the Agency in the next few days to discuss the information required and ensure that it can be provided within the timelines indicated.

Send the response to Spencer Roth, Project Analyst via email at [designationontario@iaac-aeic.gc.ca](mailto:designationontario@iaac-aeic.gc.ca) by **March 1, 2023**.

A Registry page for the Project will be available on the Canadian Impact Assessment Registry Internet site at <https://iaac-aeic.gc.ca/050/evaluations>.

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<sup>2</sup> <https://www.newaerodromeontario2021.ca>

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**Important Note:** All records produced, collected or received in relation to the designation request process – unless prohibited under the *Access to Information Act* or *Privacy Act* – are considered public and may be released. The Agency's Submission Policy<sup>3</sup> determines which submitted information can be shared publicly, and what should remain private. For further information on how we protect your privacy, please refer to the Privacy Notice.<sup>4</sup>

To schedule a meeting with the Agency, or if you have any questions regarding the designation process, please contact Spencer Roth by email at [designationontario@iaac-aeic.gc.ca](mailto:designationontario@iaac-aeic.gc.ca) or telephone at 647-355-7318.

Sincerely,

<Original signed by>

Susan Tiege  
A/Regional Director, Ontario Region

Enclosure:

- 1) Designation request letter from the Pefferlaw Area Ratepayers

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<sup>3</sup> <https://www.iaac-aeic.gc.ca/050/evaluations/participation/conditions>

<sup>4</sup> <https://www.iaac-aeic.gc.ca/050/evaluations/protection>