



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 20, 2023

**Sent by email**

Karen Whitney  
Director, Community Planning and Development Services  
York Region  
Karen.Whitney@york.ca

Dear Karen Whitney:

**Subject: Designation Request for the Baldwin East Aerodrome Project  
under the *Impact Assessment Act* – Please Reply by March 3, 2023**

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 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.

Further information on the Project is in Sutton Airport Development Inc.'s Final Summary Report at <https://www.newaerodromeontario2021.ca>.

**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.

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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. 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 Project List 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;
- 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, provincial ministries, Town of Georgina, 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.

### **Invite for Input**

The Agency welcomes views and input from representatives of the Town of Georgina to inform the Agency's analysis for the designation request. Given the 90-day legislated time limit for the Minister to make a decision, the Agency will be able to consider comments submitted by **March 3, 2023**.

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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>.

The Agency would like to confirm whether York Region has policies, programs or additional authority that may be relevant and could serve as a means to address concerns expressed about the Project. The following issues were raised by the requestor (see Enclosure 1):

- Potential impacts to fish and fish habitat (e.g., surface water contamination from runoff into Lake Simcoe via the Burnie Creek);
- Potential impacts to terrestrial species at risk and/or migratory birds and their habitat (e.g. from habitat loss; habitat contamination; noise);
- Potential impacts to wetlands and the 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;
- Potential impacts from the use of contaminated soil fill, including on human health; and
- Potential impacts on air quality, including on human health.

If yes, please specify the relevant York Region's policies, programs or additional authority, and indicate if they would involve public and Indigenous consultation, and if there are any issues resolution processes that would apply to the Project.

As per the Transport Canada Advisory Circular (AC) No. 300-009 – Land Use and Jurisdictional Issues at Aerodromes,<sup>2</sup> the Agency understands that matters that are not exclusively related to aeronautics may be governed by provincial and municipal legislations. The Agency encourages York Region to review the aforementioned Transport Canada Advisory Circular.

Please respond by email to Spencer Roth, Project Analyst, at [designationontario@iaac-aeic.gc.ca](mailto:designationontario@iaac-aeic.gc.ca).

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://tc.canada.ca/en/aviation/reference-centre/advisory-circulars/advisory-circular-ac-no-300-009>

**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>.

If you have any questions regarding the designation process or the Agency's request for information, please contact Spencer Roth by email and telephone (647-355-7318).

Sincerely,

<Signature removed>

On behalf of  
Susan Tiege  
A/Regional Director, Ontario Region

Enclosure: 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>