

December 10, 2021

NOTICE OF AN APPLICATION FOR CONSENT


Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: November 17, 2021

FILE NO. B103-21

APPLICANT

Daniel McMaster


LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 6
Concession 2

Proposed severance is 69.44m fr x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.

Retained parcel is 39 hectares with 228.43m frontage on Wellington Rd 34 and 862.58m frontage on Wellington Rd 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage & shop.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

January 19, 2022

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA
County Engineering Source Water Protection
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

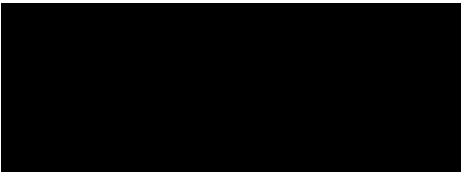
Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Accepted as Complete on: Nov 17/21



A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) DANIEL FARRELL McMASTER

Address [Redacted]

Phone No. [Redacted] Email [Redacted]

(b) Name and Address of Applicant (as authorized by Owner) D. F. McMaster (owner)

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Phone No. _____ Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER APPLICANT AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER APPLICANT AGENT

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL AGRICULTURAL URBAN RESIDENTIAL COMMERCIAL/INDUSTRIAL

OR

EASEMENT RIGHT OF WAY CORRECTION OF TITLE LEASE

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

D. F. McMaster (owner)

4. (a) Location of Land in the County of Wellington:

Local Municipality: PASLIMCH
 Concession 2 Lot No. N. 6
 Registered Plan No. WC 371405 Lot No. ~~WC 276233~~ 71208-0118
 Reference Plan No. _____ Part No. 6 CON 2 Paslimch ROS 523509
 Civic Address 4445 WELLINGTON CTR RD. 32

(b) When was property acquired: (original family) 1832) 04/26/2013 Registered Instrument No. (71208-0118)

5. Description of Land intended to be SEVERED:

Metric Imperial
 Frontage/Width 69.77 m. AREA 2 acre, 181 hectares
 Depth 116.77 m. Existing Use(s) woodlot, recreation
 Existing Buildings or structures: —
 Proposed Uses (s): rural residential

Type of access (Check appropriate space)

Existing

Proposed

- | | |
|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

CTR RD 34

Type of water supply - Existing Proposed (check appropriate space)

- Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other _____

Type of sewage disposal - Existing Proposed (check appropriate space)

- Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): individual
 Pit Privy
 Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric Imperial

Frontage/Width 228.43 m AREA 92.7 acres 39ha
 Depth 813.51 m Existing Use(s) Cash crop, residence
 Existing Buildings or structures: Bank Barn, drive shed, garage, shop, house
 Proposed Uses (s): Cash crop

Type of access (Check appropriate space) Existing Proposed

- | | |
|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input checked="" type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

WELL CTY. RD. 32

Type of water supply - Existing Proposed (check appropriate space)

- Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other

Type of sewage disposal - Existing Proposed (check appropriate space)

- Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): individual
 Pit Privy
 Other (Specify):

7. Is there an agricultural operation, (either a barn) ^{vacant} manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a resubmission of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

conforms, rural residential, does not
impact agricultural holdings

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

conforms, proposed severance is in
2^o agricultural lands, woodlot,

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

conforms, not in well head, Paris-galt moraine,
or wetlands,

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Severed: 2^o agriculture, rural residential allowed,
no loss of crop land, retained: will continue as
cash crop

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling? YES [] NO

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? 2^o Agriculture

29. Does the proposal for the subject lands conform to the existing zoning? YES NO []

If NO, a) has an application been made for re-zoning?
 YES [] NO [] File Number _____

b) has an application been made for a minor variance?
 YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other
cash crop

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Severed Width _____ Length _____ Area _____ Use _____
 Width _____ Length _____ Area _____ Use _____

Retained Barn Width _____ Length _____ Area _____ Use vacant - storage
Drive Shed Width _____ Length _____ Area _____ Use storage

33. **Manure Storage Facilities** on these lands: NONE

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands?

YES [] NO []

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
	IRISH CREEK + Ponds- 2	River/Stream [X] retained

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO []

If yes, please indicate the person you have met/spoken to: Zach Prince - phone + email

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Planting of trees to maintain the canopy and to offset any loss of woodlot function due to residence construction
is proposed on adjacent lands.

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), DANIEL FARRELL McMASTER the Registered Owners of
4445 WELLINGTON CTY RD. 32 Of the TWP. OF PUSLWICH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
myself

Is authorized to submit an application for consent on my (our) behalf.

[Redacted Signature]

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) DANIEL F. McMASTER of the
TWP. OF PUSLWICH In the County/Region of
WELLINGTON Solemnly declare that all
the statements contained in this application for consent for (property description) LOT 6, COW 2
4445 WELLINGTON CTY RD. 32

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of
Guelph In the
County/Region of Wellington
This 12 day of Nov 2021

[Redacted Signature]

(Owner or Applicant)

[Redacted Signature]

(Owner or Applicant)

[Redacted Signature]

Commissioner of ORDNANCE
DEPUTY CLERK

[Redacted Signature]

Printed Commissioner's, etc. Name

County of Wellington

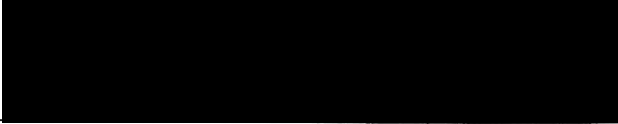
**COUNTY OF WELLINGTON
A COMMISSIONER OF ORDNANCE
IN THE PROVINCE OF ONTARIO**

APPLICATION FORM - SEVERANCE

Revised December 2019

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, D. F. McMaster, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Applicant/Agent(s)

Nov. 12/21

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Kurt Huschka

Contact Information

Email [Redacted] Telephone [Redacted]
 Civic Address 4487 Wellington Cir Rd 32 Municipality Pasadena
 Lot _____ Concession _____ Division _____
 Lot Size (where livestock facility is located) _____ hectares 4.8 acres

Signature of Livestock Facility Owner [Redacted] Date June 3, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 55' x 86' = 4,730 (ft²) m² 86' 20' x 46' 80' (ft²) m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	X	X

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

no livestock
 ↓
 no manure storages

**QUESTIONS?
 PLEASE CONTACT**

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9

P 519.837.2600 x2170
 F 519.923.1694



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility DANIEL F. McMASTER

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 4445 WELLINGTON COY RD 3 Municipality PASLIMCH
 Lot 6 Concession 2 Division _____
 Lot Size (where livestock facility is located) 39 hectares 96 acres

Signature of Livestock Facility Owner [REDACTED] Date JUNE 3, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 31' x 42' = 3,400 (ft²)m² ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
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 - L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
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	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
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	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
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Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	X	X

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

Storage only
 ↓
 No manure pit or storage area for manure

**QUESTIONS?
 PLEASE CONTACT**

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9

P 519.837.2600 x2170
 F 519.923.1694

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, November 17, 2021 3:47 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B103-21 - SW Screening Form
Attachments: WHPA_Map_Wellington32_4445.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices.

Centre Wellington is now in Step Three of the Province's roadmap to reopening, a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

Although some Township facilities remain closed to the public, many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township's website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

From: Jana Poechman <janap@wellington.ca>
Sent: November 17, 2021 11:05 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B103-21 - SW Screening Form

Good Morning.

Here is a Screening Form for your review. This is for our December 9th circulation.

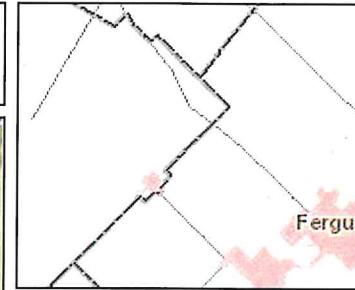
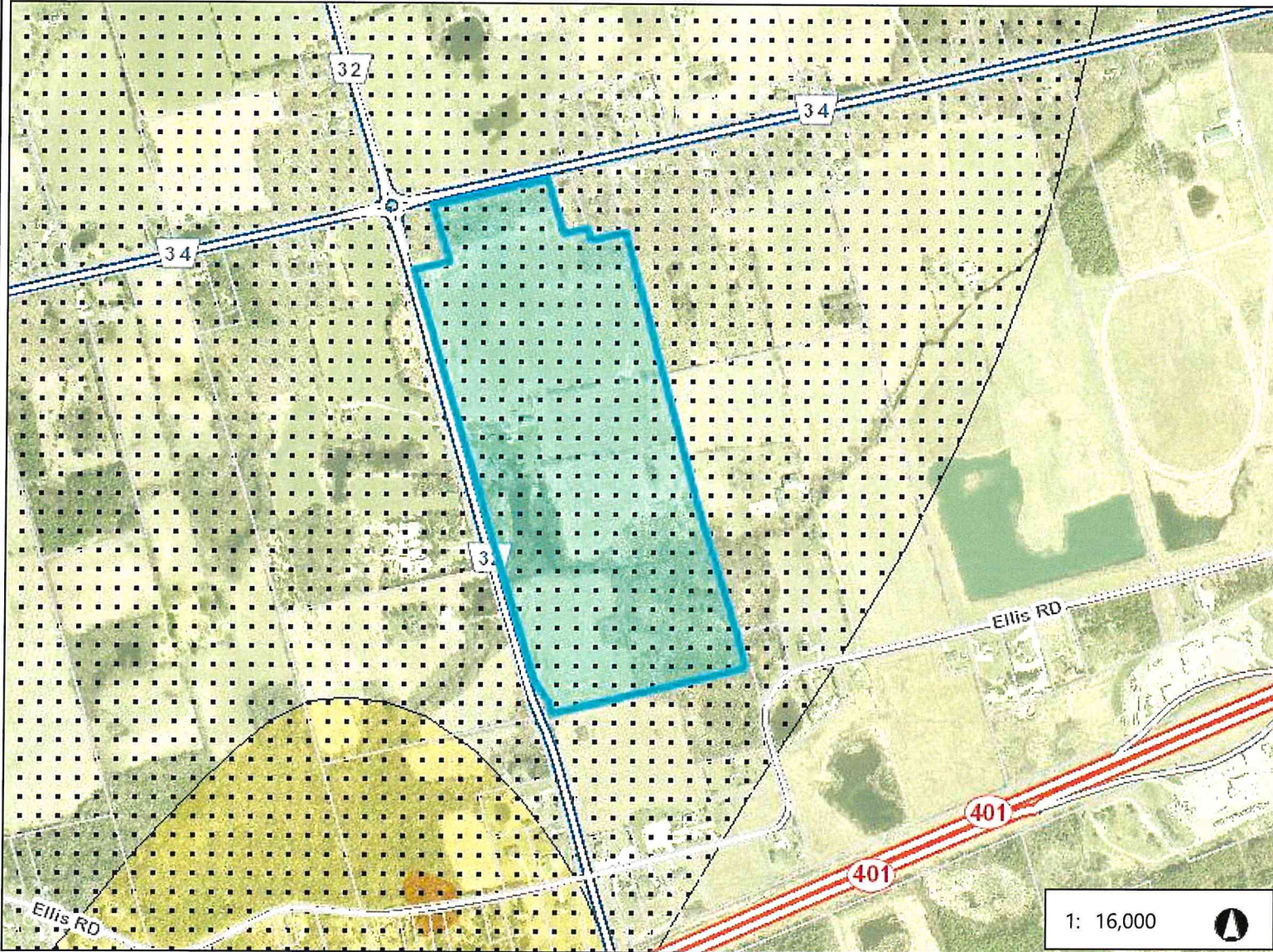
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9



Explore Wellington

4445 Wellington Road 32, Puslinch



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
- Wellhead Protection Area Bou
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - ▨ Nitrate
 - ▩ Sodium
 - ▩ TCE
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D); 2, 4, 6 (D); 4, D; 6,
- RoadsLookup

0.8 0 0.41 0.8 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

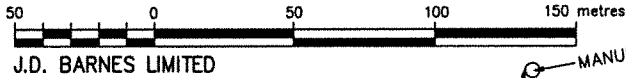
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2021

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2021 of the Queen's Printer for Ontario. All rights reserved.

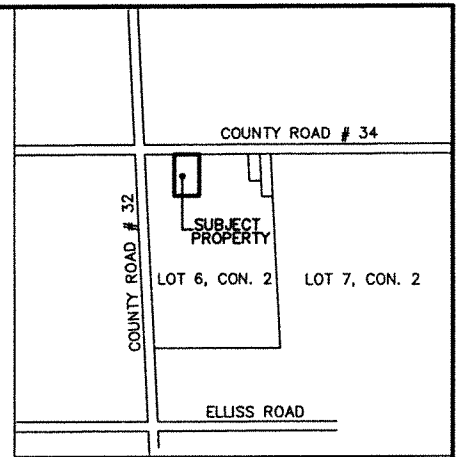
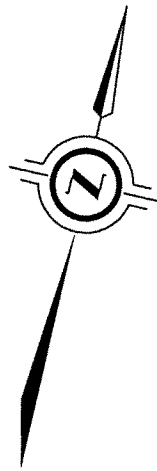
Notes

SEVERENCE SKETCH OF
PART OF LOT 6, CONCESSION 2
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

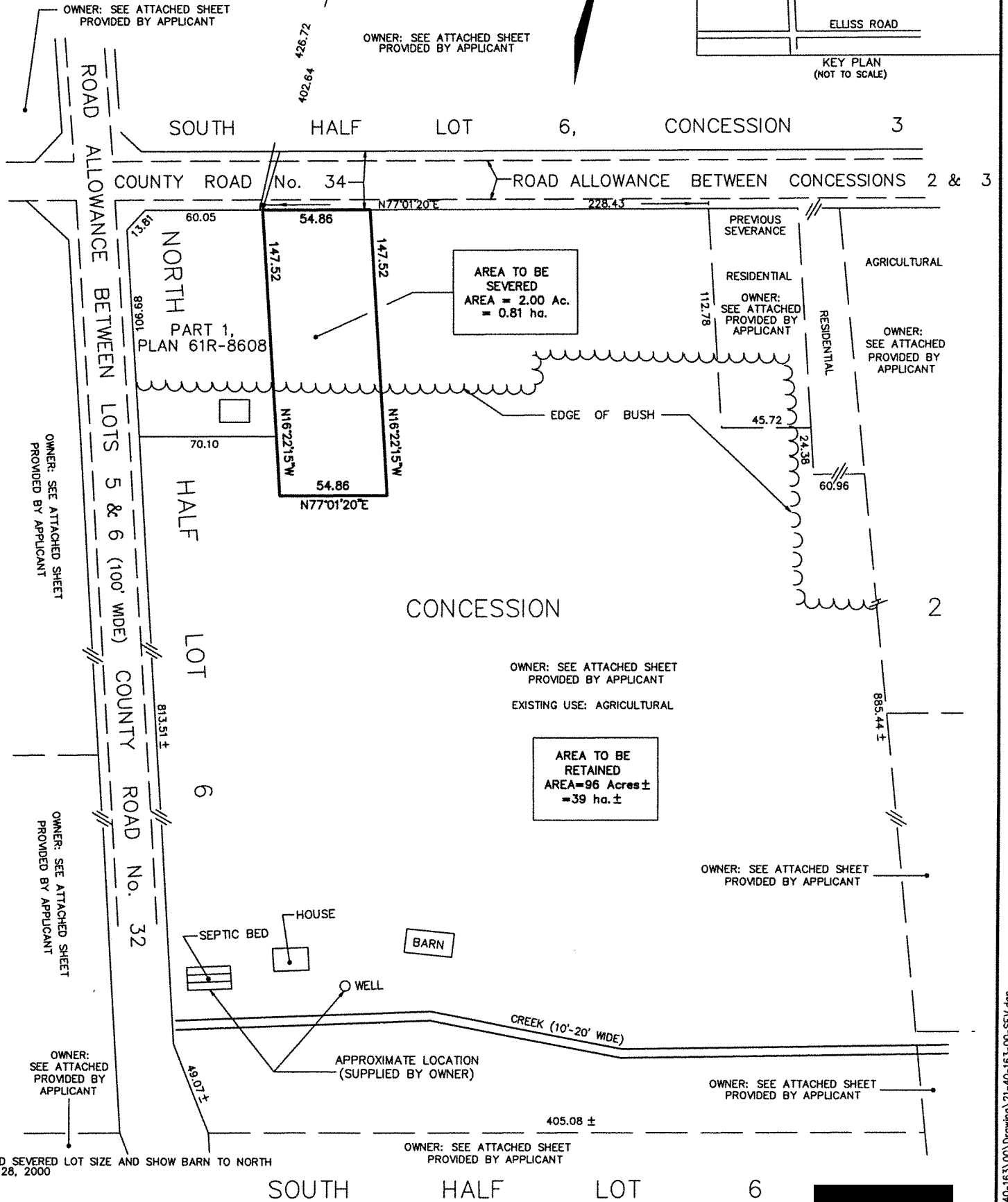
SCALE 1:2000



J.D. BARNES LIMITED



KEY PLAN
(NOT TO SCALE)



REVISED SEVERED LOT SIZE AND SHOW BARN TO NORTH
 JULY 28, 2000

SEPTEMBER 13, 2023
 DATE

ROD LORD
 ONTARIO LAND SURVEYOR

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 4273 KING ST. E. #100, KITCHENER, ON, N2P 2E9
 T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DH	DRAWN
RL	CHECKED
6/02/21	DATED:
21-40-163-00	Ref. No.

G:\21-40-163\00\Drawing\21-40-163-00-SEV.dgn PLOTTED 3/25/24



**Scoped Environmental Impact
Study for 4445 Wellington Road
32, Puslinch, Ontario**

FINAL REPORT
Revision 2

March 15, 2024

File No. 160961463

Prepared for:

Dr. DF McMaster
14068 Guelph Line
Milton, ON L0P 1B0

Prepared by:

Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo ON N2L 0A4

Sign-off Sheet

This document entitled Scoped Environmental Impact Study for 4445 Wellington Road 32, Puslinch, Ontario was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Dan McMaster (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Melissa Straus, M.Sc.
Terrestrial Ecologist

Reviewed by _____
(signature)

Dan Eusebi, BES, MCIP, RPP
Senior Environmental Planner



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ONTARIO**

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**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

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APPENDIX B AGENCY CORRESPONDENCE

APPENDIX C PLANT AND WILDLIFE LISTS

APPENDIX C1 PLANT LIST

APPENDIX C2 WILDLIFE LIST



Abbreviations

ANSI	Areas of Natural and Scientific Interest
CA	Conservation Authority
CAA	<i>Conservation Authorities Act, 1990</i>
CC	Coefficient of Conservatism
DFO	Fisheries and Oceans Canada
ECCC	Environment and Climate Change Canada
EIS	Environmental Impact Study
ELC	Ecological Land Classification
ESA	<i>Endangered Species Act, 2007</i>
FWCA	<i>Fish and Wildlife Conservation Act, 1997</i>
GIS	Geographic Information System
GRCA	Grand River Conservation Authority
LIO	Land Information Ontario
m	metres
MBCA	<i>Migratory Birds Convention Act, 1994</i>
MECP	Ministry of the Environment, Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry; formerly Ministry of Natural Resources (MNR)
MOECC	Ministry of the Environment and Climate Change Canada; formerly Ministry of Environment (MOE)
NHIC	Natural Heritage Information Centre
PSW	Provincially Significant Wetland
SAR	Species at Risk



**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

SARA	<i>Species at Risk Act, 2002</i>
SARO	Species at Risk in Ontario (List)
SOCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Introduction
March 15, 2024

1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was retained to complete a scoped Environmental Impact Study (EIS) to support an application to sever the Subject Property for future development of a single residence, located at 4445 Wellington Road 32, Puslinch, from a larger agricultural parcel, as shown on **Figure 1, Appendix A**. The Subject Property is predominantly wooded. The Study Area, defined as the 120 metre (m) area surrounding the Subject Property, is comprised of active agriculture (both perennial and row crops), woodlot, and an existing residential development.

Based on correspondence received from the Grand River Conservation Authority (GRCA) on May 10, 2021, the GRCA will support the proposed property severance and a permit will not be required due to the location of the property outside of the regulatory floodplain (**Appendix B**).

As per Section 10.2.2 of the County of Wellington's Official Plan (OP), an EIS is required *where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation.*

A preliminary EIS was submitted to the Township of Puslinch in support the proposed severance on November 11, 2021 which was revised based on comments received as part of a peer review (NRSI, 2022) and resubmitted on January 10, 2023 (Revision 1). This EIS (Revision 2) has been updated to revise the proposed development footprint for a proposed single-family dwelling with ancillary components (e.g., well, septic bed and driveway) to be outside of the woodland on site and illustrate the location of development envelope on lands currently under agricultural land use, so that impacts of the proposed development can be considered in support of the proposed severance.

This EIS includes:

- A summary of legislation and policies related to natural heritage features and Species at Risk (SAR)
- A description of the methods used to describe the natural environment and assign significance to existing natural heritage features and SAR
- A description of the existing natural environment based on a review of available background data and a single field investigation conducted in July 2021 (as agreed upon during consultation with the County of Wellington on June 4, 2021)
- An impact assessment of the proposed residence (and ancillary components) on existing natural heritage features and SAR
- Recommendations for mitigation measures to protect natural heritage features, functions, and SAR based on the impact assessment



**SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH,
ONTARIO**

Introduction

March 15, 2024

- A summary of potential permitting requirements for the proposed severance and residential development.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
March 15, 2024

2.0 LEGISLATION AND POLICY OVERVIEW

This section summarizes the legislation and policies that apply to natural heritage features and SAR for the proposed severance and residential development. The summaries contained in this section are provided for information purposes only, and the reader should refer to the current legislation and policies for the complete text.

2.1 FEDERAL CONTEXT

2.1.1 *Migratory Birds Convention Act, 1994 and Migratory Birds Regulations 2022*

The federal *Migratory Birds Convention Act* (MBCA) is intended to conserve and protect migratory birds and their nests (S. 4). Under S. 12(1) of the MBCA, regulations necessary to uphold the purpose of the Act may be made by the Governor in Council. These regulations may be found under the *Migratory Bird Regulations* (C.R.C., c. 1035). Section 6 of the regulations prohibits the disturbance, destruction or taking of a nest, egg, or nest shelter of a migratory bird.

The *Migratory Birds Regulations* (MBR) modernizes the MBCA by defining timelines of protection and providing increased clarity on conditions. Migratory bird nests are protected when they contain a live bird or a viable egg while the nest of 18 species (listed on Schedule 1 of this regulation) have nests that receive year-round protection unless they can be demonstrated as abandoned. The Abandoned Nest Registry is an online notification system where abandoned nests can be registered.

Vegetation removal has the potential to impact migratory birds and their nests.

2.1.2 *Species at Risk Act, 2002*

The federal *Species at Risk Act* (SARA) protects wildlife species listed as extirpated, endangered or threatened under Schedule 2 of the act from harm, harassment, killing or capture (S. 32(1)) or collection (S. 32(2)). S. 33 of the Act prohibits the damage or destruction of the residence of the listed species, and S.58(1) prohibits the destruction of their critical habitat. SARA applies to projects on federally owned lands and projects where federal approvals are required.

S. 34 of the SARA states that the prohibitions outlined in S. 32 and S. 33 do not apply to non-aquatic species or species that are not protected under MBCA on non-federal lands unless an order is made under S. 34(2). Under S. 34(3), the Minister of the Environment must issue this order if of the opinion that the species is not adequately protected under provincial laws. No such orders were known to apply to the Project at the time of this report.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
March 15, 2024

2.1.3 Fisheries Act, 2019

The *Fisheries Act* (most recently amended on August 28, 2019) prohibits causing harmful alteration, disruption or destruction (HADD) to fish and fish habitat, unless authorized by the Minister of Fisheries, Oceans and the Canadian Coast Guard. This applies to work being conducted in or near watercourses or waterbodies that support fish and fish habitat. The fish and fish habitat protection provisions of the *Fisheries Act* apply to all fish and fish habitat in Canada (DFO 2019a).

Following guidance and criteria provided on DFO's website regarding mitigation, waterbody types and codes of practice, proponents determine whether their projects in or near water will require review by Fisheries and Oceans Canada (DFO). In cases where impacts to fish and fish habitat cannot be avoided, proponents submit a Request for Review form to DFO. DFO will review the project to identify the potential risks of the project to the conservation and protection of fish and fish habitat and will work with the proponent to provide advice and guidance on how to comply with the *Fisheries Act*. If the project can avoid impacts to fish and fish habitat, project approval is not required. There are no waterbodies associated with the Study Area and Subject Property.

2.2 PROVINCIAL CONTEXT

2.2.1 Endangered Species Act, 2007

The provincial *Endangered Species Act* (ESA) prohibits the killing, harming, harassing, capturing or taking of a living member of a species listed as Threatened, Endangered or Extirpated by the Species at Risk in Ontario (SARO) list (Ontario Regulation 230/08) (S. 9), and damage to habitat of designated species (S. 10). Permits for prohibited activities may be issued under S. 17(2) of the ESA.

Ontario Regulation 242/08 and 830/21 of the ESA provides a streamlined approach for some commonly encountered SAR that allows proponents to register limited prescribed activities through a Notice of Activity that might otherwise contravene the ESA. Ontario Regulation 242/08 and 830/21 provide a regulatory framework for the registry process, which exempts activities that meet a defined set of criteria, as outlined within the regulation, from the ESA Section 17(2) permit process. Not all species or activities are eligible for registration under Ontario Regulation 242/08.

2.2.2 Planning Act, 2014

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* (Government of Ontario 2021). In April 2023 a draft Provincial Planning Statement was released for public comment that incorporates policies from the PPS and the A Place to Grow (see Section 2.2.3) to form a single integrated province-wide land use planning policy document. The Planning Act was updated on February 22, 2024 and includes draft updates that are not yet in effect.

The PPS includes policies on development and land use patterns, resources and public health and safety. This includes the requirement of the identification of Natural Heritage Systems (NHS) in Ecoregions 6E and 7E, and the statement that development and site alteration shall not be permitted in



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview

March 15, 2024

habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

This report was prepared to be consistent with Policy 2.1 of the PPS (Government of Ontario 2020) under the *Planning Act* and with the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement 2005 Second Edition (MNR 2010). PPS Policy 2.1 addresses protection and management of natural heritage resources, as well as the draft PPS.

Natural heritage features relevant to the Study Area and defined in the PPS. The Study Area falls within Ecoregion 6E. Section 2.1.4 of the PPS (2020), states that development and site alteration shall not be permitted in the following features in Ecoregion 6E:

- a) significant wetlands
- b) significant coastal wetlands

Section 2.1.5 of the PPS states that development and site alteration shall not be permitted in the following features, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:

- a) significant woodlands
- b) significant valleylands
- c) significant wildlife habitat
- d) significant areas of natural and scientific interest
- e) coastal wetlands that are not subject to policy 2.1.4(b)

Further, Sections 2.1.6 and 2.1.7 state that development and site alteration shall not be permitted in the following features, except in accordance with provincial and federal requirements:

- a) habitat of endangered or threatened species
- b) fish habitat

Development or site alteration may be permitted on lands adjacent to the natural heritage features listed above if it is demonstrated that there will be no negative impacts on the natural features or the ecological function for which the area was identified.

The diversity and connectivity of the natural features in an area should be maintained and enhanced, where possible, recognizing linkages between and among natural heritage, surface water and groundwater features (PPS Policy 2.1.2).

The Subject Property and/or Study Area encompass undeveloped lands, which contain natural features and areas that are listed under Section 2.1 of the PPS.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
March 15, 2024

2.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for Greater Golden Horseshoe (GPGGH, Office Consolidation 2020) provides direction for development planning including policies for natural heritage features. The Subject Property is located within the 2020 GPGGH area, and outside of built-up (or settlement) areas (Schedule 2, GPGGH, 2020). As the Wellington County OP has been updated after July 1, 2017, the GPGGH applies to the Subject Property.

Section 4.2.2 where development is proposed within the *Natural Heritage System for the Growth Plan* one must demonstrate (among other things) no negative impact on key natural heritage features or their functions. The proposed severance is not anticipated to affect key natural heritage features.

As mentioned in Section 2.2.2, this policy may be replaced soon by the released draft policy that incorporates both the PPS and A Place to Grow.

2.2.4 Conservation Authorities Act, 1990

As of April 1, 2024, Ontario Regulation 41/24 will come into effect to support streamlined, timely and consistent conservation authority permitting decisions focusing on natural hazard considerations. This includes revoking the existing 36 conservation authority specific regulations, further defining watercourses, establishes a standard 30 m “other areas” from wetlands, guides permit conditions, and provides low-risk activity exemptions.

Consultation was undertaken with the GRCA regarding the proposed severance and as detailed in **Appendix B**, the Subject Property is located outside the regulated lands and as such a permit is not required.

2.2.5 Fish and Wildlife Conservation Act, 1997

The provincial *Fish and Wildlife Conservation Act*, 1997 (FWCA) provides protection of wildlife in Ontario including fish, furbearing mammals, game wildlife and specially protected wildlife through regulations for hunting, trapping, and fishing practices. Game and specially protected mammals, birds, reptiles, amphibians and invertebrates are listed on Schedules 1-11 of the FWCA. Definitions provided for hunting including capturing or harassing wildlife (Section 5) and would include activities that collect or handle wildlife for inventories or other scientific purposes, or to relocate wildlife out of harm's way (e.g., during construction activities), including individuals and eggs. Sections 7 and 8 also provide protection for nest and eggs of specified bird species including raptors, and dens of bears and furbearing animals, and beaver dams. Under the FWCA, the Minister has the authority to authorize activities that would otherwise be prohibited such as the safe capture of wildlife and removal of nests, dens and dams, and impose conditions on an authorization. No wildlife is anticipated to be harmed or killed as a result of the proposed severance.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview
March 15, 2024

2.3 MUNICIPAL CONTEXT

2.3.1 County of Wellington Official Plan

The Corporation of the County of Wellington's Official Plan (OP; last updated September 2023) supports sustainable development, land stewardship, and healthy communities. This is incorporated into OP Policy Section 4.4.3 (h), which encourages...*limited severances and conversions*.

A review of OP mapping identifies the Subject Property on Schedule A7 as Greenlands, with new lots governed by Policy 10.2.1 which requires that:

- (a) *the lot has sufficient area outside the Core Greenland System for all its intended functions including suitable buffering and includes core greenland areas only to provide for logical boundaries*
- (b) *the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair greenland features or functions*
- (c) *the lot is for conservation purposes which provide an overall benefit to the environment*
- (d) *there will be no negative impacts on natural features or their ecological functions.*

This scoped EIS is prepared to fulfil the requirement for an EIS outlined in Section 10.2.2 of the OP, confirmed by the County of Wellington on June 4, 2021, due to the presence of the Greenlands System and significant woodland on the Subject Property.

With regards to tree removals, Section 10.1.3 (g) indicates when creating new lots by subdivision, consent, or part lot control: *that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting.*

2.3.2 The Corporation of the County of Wellington Forest Conservation Bylaw (5115-09)

The County of Wellington's Forest Conservation Bylaw prohibits the injuring or destruction trees, defined as a woody perennial plant at least 4.5 m at maturity, within a woodlot unless done so under a series of exemptions or through an issued permit. Three types of permits exist, with various conditions, including but not limited to (Section 5.8):

- (e) *the manner and timing in which the injuring or destruction of trees is to be carried out;*
- (f) *the qualifications of persons authorized to injure or destroy trees;*
- (g) *the species, size, number and location of replacement trees to be planted; and*
- (h) *measures to be implemented to mitigate the direct and indirect effects of the injuring or destruction of trees on the natural environment.*



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Legislation and Policy Overview

March 15, 2024

Exemption 3.1 (l) indicates that a permit is not required if: *the injuring or destruction of trees provided that no more than 20 trees, or up to the equivalent of 15 cubic metres of wood (six (6) bush cords or 3,000 board feet) plus associated fuel wood from the tops of the aforementioned trees, are injured or destroyed in a calendar year from an owner's land, provided that the injury or destruction of trees does not reduce the density of the trees such that the area does not meet the definition of woodlands, and that the injuring or destruction of trees is consistent with good forestry practices.*

The proposed development is not planning to remove more than 20 trees to facilitate the driveway. However, if this changes a permit can be sought or per Exemption 3.1 (d) this can be addressed through the site plan approval stage.

2.3.3 Township of Puslinch Comprehensive Zoning Bylaw, 2018

The Township of Puslinch's Zoning Bylaw (No. 023-18) regulates the type of construction permissible and prohibits land uses related to the development and use of buildings.

As with the policies outlined above, Table 13.1 of the Zoning Bylaw details that...*development will not be allowed in the significant woodlands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the woodland or its ecological functions.* Development of the residence and ancillary features are proposed outside of the woodlot.

Mapping provided on Map B-1 includes the forested portion of the Subject Property within the of the Environment Protection (EP) zoning. By definition this zone type...*corresponds to the Greenlands designation in the County Official Plan, and indicates that a physical feature is present that may require further review or permissions prior to development approvals or the issuance of a building permit.*

Setbacks to EP zones are not prescribed in the zoning bylaw. Notwithstanding the EIS provides a set back to the woodland feature.



SCOPED ENVIRONMENTAL IMPACT STUDY FOR 4445 WELLINGTON ROAD 32, PUSLINCH, ONTARIO

Methods
March 15, 2024

3.0 METHODS

The existing conditions and natural heritage summary provided in this scoped EIS was determined through a background review of terrestrial and aquatic resources and field investigations conducted by Stantec in July 2021.

3.1 BACKGROUND REVIEW

3.1.1 Terrestrial Resources

Stantec reviewed the following background information on terrestrial natural heritage features and potential terrestrial SAR for the Study Area:

- Ministry of Natural Resources and Forestry (MNRF)'s Natural Heritage Information Centre (NHIC) Biodiversity Explorer database (MNRF 2021a)
- MNRF's Land Information Ontario (LIO) database (MNRF 2021b)
- Species at Risk in Ontario (SARO) List (MNRF 2021c)
- Atlas of the Mammals of Ontario (range maps visually scanned for overlap with the Study Area) (Dobbyn 1994)
- Atlas of the Breeding Birds of Ontario (Cadman et al. 2007)
- Ontario Reptile and Amphibian Atlas (Ontario Nature 2019)

The results of these searches were used to guide field investigations, and to identify potential SAR and species of conservation concern (SOCC) that have the potential to overlap with the Study Area. These resources generally do not note the exact locations of a species occurrence, with accuracy ranging from 1 km² (NHIC) to 10 km² (wildlife atlases), to municipal boundaries or watersheds. As such, they are used as an indicator of potential occurrence in the Study Area.

3.1.1.1 Species at Risk

For this assessment, SAR are defined as species that are listed as Threatened (THR) or Endangered (END) on the Species at Risk in Ontario list (SARO). The Ontario *Endangered Species Act, 2007* (ESA) prohibits harm or harassment to Threatened or Endangered species, and damage or disturbance to their habitat. The ESA applies on all private and Crown owned lands in Ontario. Habitat protection under the ESA typically includes all habitats that directly or indirectly support SAR. Federally protected Endangered, Threatened, and Special Concern (SC) species are listed in Schedule 1 of SARA and apply only to federally owned lands.

The potential for SAR to be present within the Study Area was evaluated based on a review of background information, agency consultation, and field investigations. Records of significant species and SAR were obtained from NHIC (MNRF 2021a) and other online databases. These databases were used to identify recent records (within the past 20 years) of significant floral or faunal species within or near the



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Study Area and were used during field investigations to assess the potential for SAR habitat in the Study Area.

3.1.1.2 Species of Conservation Concern

SOCC are considered at a number of levels, including globally, nationally, and provincially. For this report, SOCC includes species that are provincially rare (with a Provincial S-rank of S1 to S3), listed as Special Concern in the SARO list, or listed on Schedule 1 of SARA but not included on the SARO list.

Provincial ranks (S-ranks) are used by the NHIC to set protection priorities for rare species and vegetation communities. They are based on the number of factors such as abundance, distribution, population trends, and threats in Ontario, and are not legal designations. By comparing the global and provincial ranks, the status, rarity, and the urgency of conservation needs can be determined. Species with provincial ranks of S1 to S3, and those tracked by the MNRF, are considered SOCC. Provincial sub-national S-ranks are defined as follows:

- S1: Critically imperiled; usually fewer than 5 occurrences
- S2: Imperiled; usually fewer than 20 occurrences
- S3: Vulnerable; usually fewer than 100 occurrences
- S4: Apparently secure; uncommon but not rare, usually more than 100 occurrences
- S5: Secure, common, widespread and abundant

S-rank followed by a “?” indicates the rank is still uncertain

3.1.2 Aquatic Resources

Stantec reviewed the following background information on aquatic natural heritage features and potential aquatic SAR for the Study Area:

- MNRF’s LIO database (MNRF 2021b) – to determine the presence of a watercourse and, if available, watercourse thermal regime and fish community data
- MNRF’s Constructed Drains digital dataset (MNRF 2021e) – to determine the presence of a constructed drain and, if applicable, the corresponding DFO drain classification
- MNRF’s NHIC Biodiversity Explorer database (MNRF 2021a) – to determine if provincially regulated fish or mussel species have been documented in the Study Area
- DFO’s online mapping tool of aquatic SAR – to determine if federally regulated fish or mussel SAR have been documented in the Study Area (DFO 2021)

3.2 FIELD INVESTIGATIONS

A site visit was conducted on July 6, 2021 consistent with the County consultation on June 4, 2021 regarding the scoped EIS, which included a breeding bird survey, a botanical inventory, vegetation community assessment using Ecological Land Classification (ELC), and wildlife habitat assessments, including for SAR.



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3.2.1 Vegetation

3.2.1.1 Ecological Land Classification Communities

Vegetation communities were identified using the ELC field guide for Southern Ontario (Lee et al. 1998) to the finest level of resolution (vegetation type) possible. Provincial significance of vegetation communities was based on the rankings assigned by the NHIC (MNRF 2021d).

3.2.1.2 Vascular Plant Species

Identification of regionally rare species in Wellington County followed The Flora of Wellington County (Frank and Anderson 2009).

The provincial status of all plant species and flora nomenclature were based on the NHIC's list of vascular plants (MNRF 2021a). Identification of potentially sensitive native plant species was based on their assigned coefficient of conservatism (CC) value, as determined by Oldham et al. (1995). This CC value ranges from 0 (low) to 10 (high) and is based on a species' tolerance of disturbance and fidelity to a specific natural habitat. Species with a CC value of 8, 9 or 10 generally exhibit a high degree of fidelity to a narrow range of habitat parameters.

3.2.2 Breeding Bird Survey

A breeding bird survey was conducted by recording incidental observations while traversing the Subject Property. Bird species that were seen or heard were recorded, and those seen or heard in appropriate habitat during the breeding season were assumed to be breeding.

Weather conditions were within suitable ranges to conduct the studies (see Ontario Breeding Bird Atlas, 2001) with partly cloudy conditions (25%), no rain, 23-24°C, and thunderstorms in the past 24 hours.

3.2.3 Incidental Wildlife Observations and Wildlife Habitat Assessment

All wildlife or signs of wildlife were recorded during the site investigation, including species identified by sight, sound, or through distinctive signs (e.g., scat, tracks).

During vegetation surveys, wildlife habitat assessments were conducted for each ELC community. Surveys included SAR, habitat assessments, and significant wildlife habitat (SWH) assessments.



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4.0 EXISTING CONDITIONS

4.1 BACKGROUND REVIEW

4.1.1 Designated Natural Areas

The NHIC (MNR 2021a) and LIO database (MNR 2021b) were reviewed to identify significant natural heritage features. There were no records of Provincially Significant Wetlands, Significant Valleylands, Provincial Parks, or Conservation Reserves identified in the Study Area.

Wellington County's OP Section 5.5.4 defines significant woodlots in the rural areas as: *woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system.* The County of Wellington confirmed during the June 4, 2021 call that the Subject Property includes significant woodlands, supported by the County's OP mapping identifying the Subject Property on Schedule A7 as Greenlands.

4.1.2 Species at Risk and Species of Conservation Concern

A total of six (6) SAR and six (6) SOCC were identified in the background records review as detailed in Table 4-1, below.

Table 4-1: SAR and SOCC with Potential to Occur in the Study Area

Common Name	Scientific Name	SARO Status	SARA Status
Birds			
Bank Swallow	<i>Riparia riparia</i>	Threatened	Threatened
Barn Swallow	<i>Hirundo rustica</i>	Special Concern	Threatened
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	Threatened
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	Threatened
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	Special Concern
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	Threatened
Mammals			
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered
Tri-colored Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered
Reptiles			
Eastern Milksnake	<i>Lampropeltis triangulum</i>	Not at Risk	Special Concern
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	Special Concern	Special Concern
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Special Concern

No aquatic SAR were identified within 1 kilometre (km) of the Study Area.



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4.2 VEGETATION COMMUNITIES

The Subject Property is comprised of an undulating sugar maple forest bordered by Wellington Road 35 to the north, contiguous forest to the east, a cultural meadow with sporadic saplings (potentially planted) to the south, and Wellington Road 32 to the west. Vegetation communities identified on the Subject Property and adjacent lands (which were based on aerial photography and roadside assessments) are shown on **Figure 2 (Appendix A)** and described below in **Table 4-2**. Scientific names of plants can be found in **Appendix C1**.

Table 4-2: Ecological Land Classification (ELC) Vegetation Types

ELC Type	Community Description
Forest (FO)	
Deciduous Forest (FOD)	
FOD5-6 Dry-Fresh Sugar Maple – Basswood Deciduous Forest Type	Undulating forest dominated by sugar maple with American basswood and hop hornbeam as associates in the canopy and sub-canopy, respectively. The understory consists of American ash saplings, ironwood, chokecherry, and comon buckthorn. Ground cover species include may apple, zig zag goldenrod, false solomon’s seal, and sedges (<i>Carex</i> sp.).
FOD5 Dry-Fresh Sugar Maple Deciduous Forest Ecosite	Sugar maple-dominated forests located northwest and west of the Subject Property. Bitternut hickory and staghorn sumac were observed from the roadside assessment.
Cultural (CU)	
Cultural Plantation (CUP)	
CUP3 Coniferous Plantation	Sparse plantation identified by aerial photography southwest of the Subject Property. Tamarack and pines, possible red and/or white, were noted from the roadside.
Cultural Meadow (CUM)	
CUM1 Mineral Cultural Meadow Ecosite	Open meadow dominated by awnless brome with a mix of scattered small saplings of white cedar, white pine, bitternut hickory, ash, and basswood.
Anthropogenic Communities	
Res	Residence
Ag	Agriculture (hay or soy)

Documented communities are ranked as common in Ontario (MNR 2021a).

4.2.1 Vascular Plant Species

Forty-nine (49) distinctive vascular plants were identified in the Study Area, 4 of which were identified to genus only. Of the 45 plants identified to species, 34 (76%) were native and 11 (24%) were non-native. Native plants documented had a provincial rank of S4 or S5, indicating they are common in Ontario. The plant list can be found in **Appendix C1**.



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4.3 BREEDING BIRDS

Stantec identified 18 avian species during the single breeding bird survey. A detailed summary of the survey is provided in **Appendix C2**. All but one of the identified species is expected to be breeding in the Study Area: a Barn Swallow which was observed foraging over the agricultural field to the south is not expected to be breeding on the Subject Property due to a lack of suitable nest sites. One species, Eastern Wood-pewee, is designated provincially and federally as Special Concern and was documented singing within the onsite woodlot. The remainder of the species are common in Ontario (S4-S5) and none are listed on schedule 1 of the MBR as requiring year-round nest protection.

4.4 AMPHIBIANS

No vernal pools were identified during the July 6, 2021 site visit. A gray treefrog was heard calling during the site visit from the southern edge of the woodlot.

4.5 BAT MATERNITY ROOSTS

Candidate bat maternity roost trees occur on the Subject Property, particularly associated with the dead white ash trees scattered throughout the forest community. Bat species at risk (e.g., Little Brown and Northern Myotis, Tri-colored Bat) may use these trees for maternity roosts between mid-May and mid-July.

4.6 INCIDENTAL WILDLIFE OBSERVATIONS

Incidental wildlife observations included observations of grey squirrels and a Northern Pearly Eye.

4.7 SAR AND SWH ASSESSMENT

4.7.1 SAR

Results of habitat suitability assessments and field surveys for the SAR species outlined in **Table 4-1** are presented in **Table 4-3**. SOCC are addressed under the SWH Assessment section.

Table 4-3: SAR Habitat Assessment

Species	Habitat Availability	Survey Results
Birds		
Bank Swallow	Banks absent from the Study Area.	Absent – not observed during site visit.
Bobolink	Hayfields present within the Study Area but not on the Subject Property.	Absent – Bobolink was not documented during breeding bird surveys conducted on the Subject Property. Potentially present in Study Area, although not documented in 2021.



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Table 4-3: SAR Habitat Assessment

Species	Habitat Availability	Survey Results
Eastern Meadowlark	Hayfields present within the Study Area but not on the Subject Property.	Absent – Eastern Meadowlark was not documented during breeding bird surveys conducted on the Subject Property. Potentially present in Study Area, although not documented in 2021.
Mammals		
Little Brown Myotis	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).
Northern Myotis	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).
Tri-colored Bat	Forested areas have the potential to provide habitat for endangered bats.	Potentially present – Candidate cavity trees documented in the Subject Property woodlot (FOD5-6) with additional potential habitat in adjacent woodlands (FOD5).

4.7.2 Significant Wildlife Habitat

A wildlife habitat assessment was conducted to determine the presence or absence of candidate and confirmed SWH in the Study Area. The assessment included the habitat features described by the SWH Criteria Schedules for Ecoregion 6E in the following categories: Habitats of Seasonal Concentrations of Animals, Rare Vegetation Communities or Specialized Habitats for Wildlife, Habitats of Species of Conservation Concern, and Animal Movement Corridors.

A summary table of the results of the SWH assessment is provided in **Table 4-5**.

Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
Seasonal Concentration Areas	Bat hibernacula	Abandoned mine shafts, underground foundations, caves, and crevices	Absent.
	Deer wintering congregation areas and deer yards	Deer yards are mapped by MNRF	Absent - no deer yards mapped by MNRF in the Study Area (MNRF 2021a).
	Colonially – nesting bird breeding habitat (bank and cliff)	Eroding banks, sandy hills, steep slopes, rock faces or piles. Cliff faces. Does not include disturbed soil areas such as berms, embankments, oil or aggregate stockpiles	Absent.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
	Colonially – nesting bird breeding habitat (trees/shrubs)	Dead trees in large marshes and lakes, flooded timber, and shrubs, with nests of Great Blue Heron, Great Egret, Green Heron, or Black-crowned Night-Heron	Absent.
	Colonially – nesting bird breeding habitat (ground)	Rock islands and peninsulas in a lake or large river	Absent.
	Waterfowl stopover and staging areas	Fields with evidence of annual spring flooding from meltwater or runoff; aquatic habitats such as ponds, marshes, lakes, bays, and watercourses used during migration, including large marshy wetlands	Absent - agricultural pond north of Regional Road 34 is too small to support large numbers of waterfowl.
	Shorebird migratory stopover area	Muddy and unvegetated shorelines, beach areas, bars	Absent.
	Raptor wintering areas	Combination of fields (CUM, CUT, CUS, CUW, >15 ha) and woodland (FOD, FOM, FOC, >20 ha)	Absent – large woodlots present but intermixed with pastures and hayfields that do not meet the definition of idle/fallow CUM, CUT, CUS, CUW.
	Bat maternity colonies	Mixed and deciduous forests and swamps with large diameter dead or dying trees with cavities	Candidate SWH Present - The forest communities in the Study Area have the potential to provide habitat for bat maternity colonies.
	Reptile hibernacula	Rock piles or slopes, stone fences, crumbling foundations	Absent.
	Turtle wintering area	Permanent waterbodies and large wetlands with sufficient dissolved oxygen; man-made ponds are not considered SWH	Candidate SWH Present - agricultural pond north of Wellington Road 34 and north of the Subject Property may have the potential to support turtle wintering areas.
	Migratory butterfly stopover area	Fields and forests that are a minimum of 10 ha and are located within 5 km of Lake Erie or Lake Ontario	Absent - Study Area is > 5 km from Lake Erie and Lake Ontario.
	Land bird migratory stopover area	Woodlands of a minimum size located within 5 km of Lake Erie or Lake Ontario	Absent - Study Area is > 5 km from Lake Erie and Lake Ontario.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNR 2015)	Habitat Description	Candidate SWH in Study Area?
Rare or Specialized Habitat	Sand barren, alvar, cliffs and talus slopes	Sand barren, Alvar, Cliff and Talus ELC Community Classes, and other areas of exposed bed rock and patchy soil development, near vertical exposed bedrock and slopes of rock rubble	Absent.
	Prairie and savannah	Open canopy habitats (tree cover < 60%) dominated by prairie species	Absent.
	Old growth forest	Relatively undisturbed, structurally complex; dominant trees > 100 years' old	Absent.
	Other rare vegetation communities	Vegetation communities ranked S1-S3 by the NHIC.	Absent.
Habitat for Species of Conservation Concern	Waterfowl nesting areas	Upland habitats adjacent to wetlands	Absent - wetlands absent from Study Area.
	Bald Eagle and Osprey nesting, foraging and perching habitat	Treed communities adjacent to rivers, lakes, ponds, and other wetlands with stick nests of Bald Eagle or Osprey	Absent - no stick nests were observed.
	Woodland raptor nesting habitat	Stick nests in forested ELC communities >30 ha with 10 ha of interior habitat	Absent - no stick nests were observed.
	Turtle nesting areas	Exposed soil, including sand and gravel in open sunny areas in proximity to wetlands	Absent - wetlands absent from Study Area although an agricultural pond (OA) is present in the Study Area. There is a potential for turtles to nest in road shoulders; however, this habitat does not qualify as significant.
	Seeps and springs	Any forested area with groundwater at surface within the headwaters of a stream or river system	Absent - not documented during site visit.
	Amphibian breeding habitat (woodland and wetland)	Treed uplands with vernal pools, and wetland ecosites	Candidate SWH Present – vernal pools and wetlands absent from Subject Property, but candidate habitat may occur in the agricultural pond (OA).
	Woodland area sensitive breeding bird habitat	Large mature forest stands, woodlots >30 ha with interior forest habitat (i.e. at least 200 m from edge)	Absent - large forest communities present but interior habitat (>200 m from edge) is absent from the Study Area.



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Table 4-4: Significant Wildlife Habitat Assessment

Type	Habitat Type (MNRF 2015)	Habitat Description	Candidate SWH in Study Area?
	Open country bird breeding habitat	Large grasslands and fields (>30 ha) with two or more of the following species; Upland Sandpiper, Grasshopper Sparrow, Vesper Sparrow, Northern Harrier, Savannah Sparrow OR with nesting Short-eared Owls	Absent - a single Vesper Sparrow was documented during breeding bird surveys south of the Study Area, but two species are required for significance.
	Shrub/early successional bird breeding habitat	Large shrub and thicket habitats (>10 ha) with; - At least one Brown Thrasher or Clay-colored Sparrow breeding, OR - At least two of Field Sparrow, Black-billed Cuckoo, Eastern Towhee and Willow Flycatcher OR - Nesting Yellow-breasted Chat or Golden-winged Warbler	Absent.
	Marsh bird breeding habitat	Wetlands with shallow water with emergent aquatic vegetation with American Bittern, Virginia Rail, Sora, Common Moorhen, American Coot, Pied-billed Grebe, Marsh Wren, Sedge Wren, Common Loon, Sandhill Crane, Green Heron, Trumpeter Swan, Black Tern, Yellow Rail	Absent.
	Terrestrial Crayfish	Wet meadows and edges of shallow marshes with burrows or chimneys	Absent.
	Special Concern and provincially rare (S1-S3) wildlife	An assessment of habitat for special concern and provincially rare wildlife is included in Table 4-4 .	Present – Eastern Wood-pewee identified on the Subject Property. Potentially suitable habitat identified for Double-striped Bluet, Monarch, and Snapping Turtle in the Study Area.
Animal Movement Corridors	Amphibian movement corridors	Associated with confirmed amphibian breeding habitat and in 15 m wide ecosites associated with water.	Absent - linear ecosites associated with water absent from the Study Area.
	Deer movement corridors	Associated with confirmed deer wintering habitat	Absent - deer wintering habitat was not identified by the MNRF in the Study Area.

4.7.2.1 Seasonal Concentration Areas of Animals

Seasonal concentration areas are those sites where large numbers of a species congregate at one time of the year, or where several species congregate.



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Candidate habitat for turtle wintering areas may occur in the agricultural pond documented north of Wellington Road 34 while potential bat maternity roosts could occur within the forested areas. No other Candidate Seasonal Concentration Areas of Animals were identified in the Study Area.

4.7.2.2 Rare Vegetation Communities

Rare vegetation communities are habitats with vegetation communities that are considered rare in the province. It is assumed that these habitats are at risk and that they are also likely to support additional wildlife species that are considered significant.

No Candidate Rare Vegetation Communities were identified in the Study Area.

4.7.2.3 Specialized Habitats for Wildlife

Specialized habitats are microhabitats that are critical to some wildlife species. The SWHTG (MNR 2000) identifies a number of habitats that could be considered specialized habitats, such as habitat for area-sensitive species, forests providing a high diversity of habitats, amphibian woodland breeding ponds, turtle nesting habitat, highly diverse sites, seeps, and springs. High quality habitat features generally occur outside of the influence of edge effects and wildlife mortality that are associated with major roadways.

Habitat for breeding amphibians may occur in the agricultural pond (OA) north of Wellington Road 34.

No other Candidate Specialized Habitats for Wildlife were identified in the Study Area.

4.7.2.4 Habitats of Species of Conservation Concern

Habitat for SOCC includes habitat for those species that are not covered under the ESA, including species ranked as special concern and provincially ranked as S1-S3. Data from field surveys were used to assess the potential for habitat of SOCC to occur within the Study Area. Habitat assessments for these species were completed through a combination of satellite photo interpretation and field investigations to determine whether suitable habitat may be present in the Study Area.

Suitable habitat for seven terrestrial SOCC was identified in the Study Area. The results of habitat suitability assessments and field surveys for these species are presented in **Table 4-5**.

Table 4-5: SOCC Habitat Assessment

Species	Habitat Suitability	Survey Results
Insects		
Double-striped Bluet	Around ponds, especially artificial ponds including pit and quarry sites, and along rivers. The Subject Property is not within typical range maps for this species and bluets are poorly studied.	Unlikely but potentially present - pond north of Wellington Road 34 could provide suitable habitat in the Study Area.



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Table 4-5: SOCC Habitat Assessment

Species	Habitat Suitability	Survey Results
Insects		
Slender Bluet	Found in highly vegetated (emergent and aquatic) permanent ponds and lakes as well as nutrient poor communities (such as bogs).	Absent – highly vegetated ponds and bogs absent from Study Area.
Monarch	Natural areas throughout the Study Area provide suitable nectaring habitat, and habitat for larval host plants (milkweed) of Monarch.	Potentially present – common milkweed was not observed on the Subject Property in CUM1 (Figure 1, Appendix A) but could occur within the Study Area, particularly roadsides or CUP3 (Figure 1, Appendix A).
Birds		
Eastern Wood-pewee	Forest bird of deciduous and mixed woods. Nest-site selection favors open space near the nest, typically provided by clearings, roadways, water, and forest edges.	Present – documented on the Subject Property.
Wood Thrush	Found in deciduous and mixed forests where tall trees and a thick understory are preferred.	Absent – not documented during breeding bird survey.
Reptiles		
Eastern Ribbonsnake	Found at the edge of shallow ponds, streams, marshes, swamps, or bogs with dense vegetation nearby that provides cover, with abundant exposure to sunlight and upland areas for nesting. Hibernate in animal burrows or rock crevices.	Absent – Suitable habitat absent, no hibernacula or waterbodies identified on the Subject Property.
Snapping Turtle	Candidate turtle wintering habitat identified in agricultural pond north of Wellington Road 34.	Potentially present – Suitable habitat may occur in the Study Area but outside of the Subject Property.



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4.7.2.5 Animal Movement Corridors

Migration corridors are areas that are traditionally used by wildlife to move from one habitat to another. This is usually in response to different seasonal habitat requirements. There are two types of animal movement corridors in Ecoregion 6E: amphibian and deer movement corridors. These corridors are identified after amphibian breeding habitat (woodlands) and/or deer wintering/yarding areas are confirmed. Based on habitat assessments, woodland amphibian breeding habitat is considered absent from the Subject Property, although wetland breeding may occur within the Subject Property in the agricultural pond north of Wellington Road 34. This pond is isolated in a hayfield and as such movement corridors as defined in MNRF 2015 (e.g., native vegetation, bordering waterways) are absent. Deer wintering yards were not identified during the background review and there was no evidence observed during the field survey of significant game trails or browse, as such deer movement corridors are also absent.



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4.8 SUMMARY OF NATURAL HERITAGE FEATURES

Based on the results of the background review and conducted field investigation, the following natural heritage features were identified on the Subject Property and/or Study Area:

- Significant woodland (FOD5-6, FOD5; Subject Property and Study Area)
- Candidate Habitat for bat SAR (FOD5-6, FOD5; Subject Property and Study Area)
- Candidate SWH:
 - bat maternity habitat in the woodlots (FOD5-6, FOD5)
 - habitat for turtle overwintering (OA; Study Area)
 - habitat for breeding amphibians (OA; Study Area)
- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides; Study Area)
 - Reptiles: Snapping Turtle (OA; Study Area)
- Confirmed presence of SOCC:
 - Birds: Eastern Wood-Pewee (FOD5-6; Subject Property and Study Area)

These features will be carried forward to the impact assessment in **Section 6.0**.



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Proposed Severance And Development
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5.0 PROPOSED SEVERANCE AND DEVELOPMENT

The Subject Property is proposed to be severed from the original farm lot as shown on **Figure 1 (Appendix A)**. A residence was under construction during the July 2021 site visit and has now been completed on the adjacent property to the west.

The proposed development consists of a single-family residence with associated ancillary features, including a well and septic system, that will be placed outside the woodland (plus a 10 m buffer to the woodland dripline) and within the existing meadow and agricultural fields. The residence will be accessed through a driveway from Wellington Road 34 of no more than six (6) metres through the onsite forest and has been sited to overlap with a historical logging road to minimize vegetation removal. Approximate locations of proposed access lane are shown on **Figure 3 (Appendix A)**.



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Impact Assessment
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6.0 IMPACT ASSESSMENT

Potential impacts of the proposed severance and subsequent residential development are described in below. Measures to mitigate these potential impacts can be found in Section 7.0.

6.1 SIGNIFICANT WOODLAND AND VEGETATION

The residence, septic system, and well are proposed within a cultural meadow and active agricultural field to reduce impacts to the significant woodland. Vegetation removal within the open meadow will be primarily associated with exotic cultural vegetation species (e.g., awnless brome) and will include scattered small and planted saplings (e.g., white cedar, white pine, bitternut hickory, ash, and basswood). The driveway that will provide access to the residence will require targeted tree removal but has been sited to follow a historical logging road to avoid additional impacts to vegetation.

Construction phase activities such as inadvertent encroachment of heavy equipment, siltation and / or spills of deleterious substances, noise, and dust migration may also impact remaining vegetation onsite. These impacts may alter species composition by compacting and smothering vegetation and introducing substances that could be harmful to vegetation (and wildlife), such as fuel used by construction vehicles. Buffer recommendations are further discussed in Section 7.1.3.

Additional disturbance may be required to facilitate spill clean-up activities. Should these unexpected events occur, these impacts are expected to be localized to the construction area and adjacent areas.

6.2 SPECIES AT RISK

Potential habitat for bat SAR (e.g., Little Brown Myotis, Northern Myotis, and Tri-colored bat) was identified in the forest habitats on the Subject Property and surrounding Study Area. Tree removal proposed to facilitate the driveway has the potential to influence SAR bat habitat and is discussed further in detail in Section 8.2.1.

6.3 SIGNIFICANT WILDLIFE HABITAT

General construction impacts to wildlife (e.g., SAR, SOCC) varies with time but include disturbance effects (e.g., noise, dust) on various life process (e.g., hibernation, breeding, movement, foraging, etc.) depending on timing. Additional construction impacts may be associated with habitat disturbance and degradation as discussed in Section 6.1 as well as longer term impacts associated with poor environmental stewardship through dumping (including yard waste) and outdoor pets.

The following SWH habitat features were identified within the Study Area:

- Candidate bat maternity habitat in the woodlots (FOD5-6, FOD5)
- Candidate habitat for turtle overwintering and candidate habitat for breeding amphibians in the agricultural pond north of Wellington Road 34 (OA), not associated with Subject Property



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- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides)
 - Reptiles: Snapping Turtle (OA), not associated with the Subject Property
- Confirmed presence of SOCC:
 - Birds: Eastern Wood-Pewee (FOD5-6)

As discussed in **Section 6.2**, candidate bat maternity roost trees may occur within the forested community on the Subject Property. Considerations for bat SAR addressed in Section **8.2.1** will also protect this category of SWH.

Snapping Turtles and breeding amphibians may use the agricultural pond (OA) north of Wellington Road 34 in the Study Area for overwintering, migration and summer residence. Due to the separation of the Subject Property from the candidate SWH, impacts to these candidate SWHs are not anticipated.

Foraging habitat for Monarch (CUP3, roadside) as well as Double-striped Bluet (OA) are located in the Study Area. Impacts are not anticipated to the habitat for these species based on the location of these features, separated from the Subject Property by Wellington Road 34 and Country Road 32.

Eastern Wood-peewee habitat is present in the forested community on the Subject Property. Tree removal required to accommodate the driveway is not anticipated to impact habitat for this species as they are often associated with forest clearings and edges (Watt et al. 2020). Timing windows are discussed in Section 7.1.1 to avoid impacts to these birds during the breeding season.



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7.0 MITIGATION RECOMMENDATIONS

This section describes site specific and construction mitigation measures that have been developed to reduce potential negative impacts of the proposed severance and single home (and ancillary components) development on the identified natural heritage features described in Section 4.0.

7.1 SITE SPECIFIC MITIGATION

7.1.1 Bird's Nests

To avoid damaging or disturbing bird nests and contravening the MBCA, including SOCC such as the Eastern Wood-pewee, the timing of vegetation clearing should occur outside of the primary nesting period (i.e., the period when the percent of total nesting species is greater than 10% based on Environment Canada's Nesting Calendars). The primary nesting period identified for the Study Area is generally April 1 – August 15. However, birds may also nest outside this period and nests should be avoided until no longer active.

7.1.2 Endangered Bats and their Habitat

As tree removal is required within the woodland to facilitate the proposed driveway, consultation with the MECP is recommended and discussed in Section 8.2.1.

Typically, timing restrictions are recommended to avoid disturbance to bats that may be using maternity roost trees or structures, including bat SAR. Bats generally use maternity and other roosts between April 1 and September 30, and removal of suitable bat maternity roost trees (i.e., trees >10-cm dbh) should occur outside this period.

7.1.3 Significant Woodland

The primary mitigation measure for protecting the onsite significant woodland is siting the proposed residence and ancillary components (well, septic) outside of the significant woodland. Additional measures to avoid impacts to the woodland include minimizing tree removal by siting the proposed driveway along a historical logging road as well as measures to be implemented during construction (see Section 7.2).

In addition, a 10m buffer is recommended from the dripline of the woodland as illustrate on Figure 3 (Appendix A) as a protection zone where no development will occur.

7.2 CONSTRUCTION MITIGATION

The following measures are recommended to be implemented during the future construction phase of the residence and supporting components.



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7.2.1 Site Delineation

To avoid accidental encroachment into adjacent areas, particularly within the significant woodland:

- stake and/or fence the boundary of the work zone. No equipment will be permitted to enter natural features beyond the fencing
- Natural features inadvertently disturbed during construction will be stabilized and re-vegetated, through the placement of seed and mulching or seed and an erosion control blanket, promptly upon completion of construction activities.

7.2.2 Erosion and Sediment Control

The primary principles associated with sedimentation and erosion protection measures are to:

- Minimize the duration of soil exposure
- Retain existing vegetation, where feasible
- Encourage re-vegetation
- Divert runoff away from exposed soils
- Keep runoff velocities low
- Trap sediment as close to the source as possible

To address these principles, the following mitigation measures will be implemented during construction:

- Silt fencing will be used along all construction areas adjacent to or within natural features.
- Equipment will be re-fueled >30 m away from natural features avoid potential impacts, in the event that an accidental spill occurs.
- In addition to any specified requirements, additional silt fence will be available on site, prior to grading operations, to provide a contingency supply in the event of an emergency.
- All sediment and erosion controls will be monitored regularly and properly maintained, as required. Controls will be removed only after the construction area has been stabilized.
- Maintain proper muffling of machinery and equipment to mitigate noise during construction.

7.2.3 Clean Equipment Protocol

As detailed in Halloran et al. (2013), plant material (e.g., seeds, rhizomes) may occur in mud that can become attached to or lodged in various parts of vehicles and construction equipment. This could include the introduction of invasive plant species to new areas when they are moved between locations. Implementation of a clean equipment protocol during construction is recommended to avoid the introduction of additional invasive species to the Subject Property.



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8.0 REGULATORY APPROVAL REQUIREMENTS

8.1 FEDERAL CONTEXT

8.1.1 Migratory Birds Convention Act, 1994 and Migratory Birds Regulation 2022

Timing windows are recommended in Section 7.1.1 to avoid impacts to birds and their nests, which would contravene the MBCA.

8.1.2 Species at Risk Act, 2002

Potential habitat for Little Brown Myotis (endangered), Northern Myotis (endangered), and Tri-colored Bat (endangered) were identified in the Study Area during field investigations. Due to the location of the proposed severance and development on private property, SAR will be addressed under the ESA as detailed in Section 8.2.1.

8.1.3 Fisheries Act, 2019

No watercourses were identified within the background review of the Study Area nor on the Subject Property during the July 7, 2021, site visit. The agricultural pond north of Wellington Road 34 is an isolated pond and located more than 30 m from any proposed construction work. A self-assessment or other authorization under the Fisheries Act is not anticipated to be required.

8.2 PROVINCIAL CONTEXT

8.2.1 Endangered Species Act, 2007

Potential habitat for Little Brown Myotis (endangered), Northern Myotis (endangered), and Tri-colored Bat (endangered) were identified in the Study Area during field investigation. To facilitate the proposed driveway, tree removal is required and may impact SAR habitat. Consultation with the MECP through the submission of an Information Gathering Form is recommended.

The MECP provides the following avoidance considerations: If a proposed activity will avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers) and the timing of tree removal will avoid the bat active season (April 1 – September 30) in Southern Ontario), then there is no need to conduct species at risk bat surveys of treed habitats. The damage and destruction assessment may vary geographically as the availability of other nearby maternity and day roost trees differs across the province of Ontario. The proposed limited future tree clearing along the historic logging road is considered to avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a proportionally small number of potential maternity or day roost trees in treed habitats which would not result in fragmentation/barriers).



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In addition future tree clearing would be subject timing of tree removal to avoid the bat active season (April 1 – September 30 in Southern Ontario). As such, the proposed limited tree clearing along the historic logging road with the greater woodland feature will most likely not contravene neither section 9 (species protection) nor section 10 (habitat protection) of the ESA 2007, as long as the proposed mitigation measures are implemented.

Consultation with MECP at the time of proposed development should be undertaken, including the submission of an IGF, to confirm that the noted MECP guidance remains current and applicable to the note development scenario.

8.2.2 Planning Act, 2014

The proposed severance is in accordance with PPS Section 2.1 where natural heritage features will be protected by targeting development outside of the features, except where no negative impacts on the feature or their ecological function are demonstrated. The purpose of this scoped EIS in the preceding sections is to demonstrate no negative impact on the natural features for concordance with the PPS as a result of the proposed severance and residential development with the implementation of the mitigation measures recommended.

8.2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

Like the requirements of the PPS, the proposed severance and development is assessed in accordance with the Growth Plan Section 4.2.2 where development within the *Natural Heritage System for the Growth Plan* must demonstrate (among other things) no negative impact on key natural heritage features or their functions. The purpose of this scoped EIS is to demonstrate no negative impact on the natural features for concordance with the Growth Plan as a result of the proposed severance and residential development with the implementation of the mitigation measures recommended.

8.2.4 Conservation Authority Regulated Areas

Based on consultation undertaken with the GRCA, provided in **Appendix B**, the proposed severance would not require a permit due to the location of the property outside of the regulatory floodplain.



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8.2.5 Fish and Wildlife Conservation Act, 1997

No animal handling or nest removal is proposed and as such no authorizations are anticipated under the FWCA.

8.3 MUNICIPAL CONTEXT

8.3.1 County of Wellington Official Plan

The proposed severance and residential development on the Subject Property would be permissible under the OP, through the provisioning of an EIS that demonstrates concordance with Policy 10.2.1, which requires no negative impacts of the development on natural features or their ecological functions.

This scoped EIS is submitted in accordance with Section 10.2.2 where an EIS is required to assess potential impacts and means of mitigation. Mitigation measures proposed in Section 7.0 are designed to avoid negative impacts on the natural features and their ecological functions.

8.3.2 The Corporation of the County of Wellington Forest Conservation Bylaw (5115-09)

At this time, the proposed residential development is not planning to remove more than 20 trees to accommodate the driveway. However, if this changes a permit can be sought or per Exemption 3.1 (d) this can be addressed through the site plan approval stage.

8.3.3 Township of Puslinch Comprehensive Zoning Bylaw, 2018

The proposed residential development has been sited outside of the onsite significant woodlot, with the application of a 10 m setback. The siting of the driveway coincident with the existing historic logging road reduces impacts so that no negative impacts on the significant woodlot are anticipated.

9.0 CONCLUSIONS

This scoped EIS provides a description of the natural heritage features and the ecosystem functions that could potentially be affected by the proposed severance and residential development on the Subject Property.

Natural heritage features documented for the Study Area included:

- Significant woodland
- SAR Habitat:, candidate Little Brown Myotis, Northern Myotis, and Tri-colored Bat habitat
- Candidate SWH
 - bat maternity habitat in the woodlots (FOD5-6, FOD5)



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- habitat for turtle overwintering and habitat for breeding amphibians in the agricultural pond north of Wellington Road 34 (OA), not on Subject Property
- Potential presence of SOCC:
 - Insects: Double-striped Bluet, Monarch (OA, CUP3, roadsides)
 - Reptiles: Snapping Turtle (OA), not on Subject Property
- Confirmed presence of SOCC:
 - Bird: Eastern Wood-Pewee (FOD5-6).

Impacts to these natural heritage features include vegetation removal, habitat degradation, and construction impacts such as encroachment, noise, and dust. Construction mitigation measures related to site delineation, erosion and sediment control, clean equipment are recommended along with site-specific items related to timing windows and consultation with the MECP, pre-development, to present the development scenario and confirm that an authorization under the ESA is not required.

Due to the deliberate siting of the residence, well, and septic area outside of the significant woodland and an associated 10 m protective buffer to the woodland as well as placing the driveway along a historical logging road, impacts on the natural heritage features have been minimized to the extent possible. With the implementation of the mitigation measures recommended, no negative impacts to the natural heritage features and their ecological functions are anticipated as a result of the proposed severance and residential development.



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APPENDIX A

FIGURES

Figure 1: Background Data

Figure 2: –Ecological Land Classification

Figure 3: Proposed Residential Development

APPENDIX B
AGENCY CORRESPONDENCE

APPENDIX C
PLANT AND WILDLIFE LISTS

APPENDIX C1
Plant List

APPENDIX C2
Wildlife List