



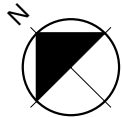
PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LAND AREA	AC	SF	SM
TOTAL LAND AREA	51.6	2,246,687	208,724.0
LOT DIVISION (SM)	LOT A	LOT B	TOTAL
LOT AREA	118,668.14	90,055.82	208,723.96
NATURAL ENVIRONMENT	29,891.02	-	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75	-	5,011.75
MTO SETBACK (14 M)	1,668.82	8,008.34	9,677.16
NET AREA (DEVELOPABLE AREA)	82,096.55	82,047.48	164,144.03
SETBACKS (M)	A	B	
FRONT	6	6	
INTERIOR SIDE	5	5	
EXTERIOR SIDE	15	15	
REAR	7.5	7.5	
LANDSCAPE STRIP (M)	A	B	
FRONT YARD	3	3	
ALONG HWY 401	3	3	
BUILDING HEIGHT	A	B	
CLEAR HEIGHT IN METERS	12.2	11	
BUILDING HEIGHT IN METERS	14.3	13.4	
BUILDING AREA (SM)	A	B	TOTAL
FOOTPRINT	34,094.80	2,838.19	36,932.99
WAREHOUSE	33,551.50	2,575.46	36,126.96
OFFICE (1-STOREY)	543.30	262.73	806.03
TOTAL AREA	34,094.80	2,838.19	36,932.99
RATIOS	A	B	TOTAL
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29	0.03	0.18
COVERAGE BASIS NET AREA	0.42	0.03	0.23
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60	13,954.89	43,809.49
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%	15.5%	24.5%
OUTDOOR STORAGE AREA (SM)	1,594.22	62,415.11	64,009.33
PARKING	A	B	TOTAL
PARKING REQUIRED BY CITY	232	33	265
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218	26	244
OFFICE (1 PER 40 SM)	14	7	21
BICYCLE PARKING (2 PER 1,000 SM)	68	6	74
PROPOSED PARKING (3 M X 6 - 6.1 M)	283	33	316
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16	2	18
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68	6	74
LOGISTICS	A	B	TOTAL
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16	12	28
DRIVE-IN DOORS 3.7 M X 4.3	-	2	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11	439	450
VAN PARKING (3 M X 6.1 M)	72	-	72
SPECIAL DELIVERY AREA (SM)	553.70	-	553.70

LEGEND

- △ EXIT
- ▲ LOADING DOCK
- ▲ DRIVE-IN DOOR



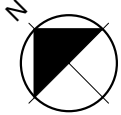


PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT A (SM)	
LOT AREA	118,668.14
NATURAL ENVIRONMENT	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75
MTO SETBACK (14 M)	1,668.82
NET AREA (DEVELOPABLE AREA)	82,096.55
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING A
FOOTPRINT	34,094.80
WAREHOUSE	33,551.50
OFFICE (1-STOREY)	543.30
TOTAL AREA	34,094.80
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29
COVERAGE BASIS NET AREA	0.42
LANDSCAPE OPEN SAPCE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60
LANDSCAPE OPEN SPACE COVERAGE, , EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%
OUTDOOR STORAGE AREA (SM)	1,594.22
PARKING	
PARKING REQUIRED BY CITY	232
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218
OFFICE (1 PER 40 SM)	14
BICYCLE PARKING (2 PER 1,000 SM)	68
PROPOSED PARKING (3 M X 6 - 6.1 M)	283
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16
PROPOSED BICYCLE PARKING (0.6 M X 1.8 M)	68
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16
DRIVE-IN DOORS 3.7 M X 4.3	-
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11
VAN PARKING (3 M X 6.1 M)	72
SPECIAL DELIVERY AREA (SF)	553.70

- LEGEND
- △ EXIT
 - ▲ LOADING DOCK
 - ▲ DRIVE-IN DOOR



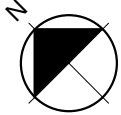


PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONMNT - NE

LOT B (SM)	
LOT AREA	90,055.82
NATURAL ENVIRONMENT	-
DRIPLINE & 5 M BUFFER	-
MTO SETBACK (50 m)	24,534.32
NET AREA (DEVELOPABLE AREA)	65,521.50
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING B
FOOTPRINT	2,838.19
WAREHOUSE	2,575.46
OFFICE (1-STOREY)	262.73
TOTAL AREA	2,838.19
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.03
COVERAGE BASIS NET AREA	0.04
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	25,610.70
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	28.4%
OUTDOOR STORAGE AREA (SM)	58,461.25
PARKING	
PARKING REQUIRED BY CITY	33
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	26
OFFICE (1 PER 40 SM)	7
BICYCLE PARKING (2 PER 1,000 SM)	6
PROPOSED PARKING (3 M X 6 - 6.1 M)	33
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	2
PROPOSED BICYCLE PARKING (0.6 M X 1.8 M)	6
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	12
DRIVE-IN DOORS 3.7 M X 4.3	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	418

- LEGEND
- △ EXIT
 - ▲ LOADING DOCK
 - ▲ DRIVE-IN DOOR



SCALE : 1" = 175'-0"



June 24, 2026

Project No. CA0066046.2503

Dear Monika Farncombe
Planning & Corporate Services Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

**Subject: Application for Zoning By-law Amendment
Puslinch Industrial Complex – McLean Road and Highway 401**

Dear Monika Farncombe,

On behalf of Puslinch Park LP (the "Owner"), WSP Canada Inc. ("WSP") is pleased to submit the enclosed Zoning By-law Amendment ("ZBA") application for Removal of the Holding ("H") provision applicable to the lands located at McLean Road West and Highway 401 in the Township of Puslinch (the "Site" or the "Subject Site"). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The enclosed ZBA application is being submitted to permit development of the Site's southern portion, which is approximately 90,055 square metres in area and has 418.7 metres of frontage on McLean Road West. The northern portion of the site is not included in this proposal. A Site Plan Control (SPC) application to permit a proposed warehouse on the northern portion of the Site was submitted on June 9, 2026 (Township File No. D11-PPL) and is currently under review by the Township.

The Application would broaden permissions for outdoor storage and accessory retail on the southern portion of the Site, providing greater flexibility for its future development. Outdoor storage is currently permitted on the Site, subject to certain conditions established through an approved 2022 Minor Variance Application (Township File No. D13/BRO).

As illustrated on the concept plan included with this submission, the proposed development includes an industrial building and long-term open storage uses. The proposal contemplates an industrial warehouse building with supporting office space and accessory retail of approximately 2,838 square metres, oriented to McLean Road. Additionally, 33 car parking spaces are provided south of the building for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building. Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site. The open storage area is set back from McLean Road and Highway 401, with a 3 metre landscaping buffer proposed to screen the outdoor storage uses from view.

The Site is subject to Zoning By-law 023-18 and is zoned IND (SP83)(h7) and NE. The IND zone permits warehouse and dry industrial uses as per Section 9.2 Permitted Uses. The Site is subject to Holding Provision 7



(H7) and discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision will be submitted separately.

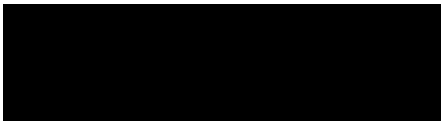
The application materials included with this submission have been informed by the pre-consultation meeting held on February 19, 2026, as well as subsequent communications received from the Township and its consultants.

Materials provided with this submission include the following:

1. Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026
2. Draft Zoning By-law Amendment, prepared by WSP, dated June 24, 2026
3. Planning Justification Report prepared by WSP, dated June 24, 2026.
4. Environmental Impact Study, prepared by NRSI, dated June 2026

We trust that the enclosed materials are sufficient for your review. If you have any questions, do not hesitate to contact the undersigned at lisa.wardmather@wsp.com.

Yours sincerely,



Lisa Ward-Mather, MCIP, RPP

Practice Lead, Urban and Community Planning (Land Development)
Strategic Advisory & Planning, Transportation, & Infrastructure

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule "A" of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule "A" of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m². A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. Zoning Regulations for Accessory Retail: For the purpose of this by-law, the following provisions apply to Accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area.
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				• A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law. Notwithstanding any other provision of this By-law, lands zoned IND (sp83)(h7), IND (SPXX)(h7) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.
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4. Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ OF X, 2026.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS ____ OF X, 2026.

MAYOR

CLERK



Brocolinni Puslinch ZBLA
File #

Legend

-  Subject Lands
-  Industrial
-  Natural Environment



Township of Puslinch - By Law No: XX-XXXX

Not To Scale

2026-06-16



Puslinch Park LP

McLean Road West and Highway 401

Planning Justification Report

June 24, 2026



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1. Introduction

WSP Canada Inc (“WSP”) has been retained by Puslinch Park LP (the “Owner”), to prepare a Planning Justification Report (“PJR”) in support of a Zoning By-law Amendment Application (the “Application”) for the lands located east of McLean Road West and north of Highway 401 in the Township of Puslinch, County of Wellington, Ontario (the “Site” or the “Subject Site”). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The Site’s northeastern and southwestern segments are planned to be developed separately. The Application proposes to facilitate the development of the southwestern portion of the Site (“Southern Lot”) to provide greater flexibility by permitting accessory retail and expanding permissions for outdoor storage. The Southern Lot is approximately 90,055 square metres in area, with 418.7 metres of frontage on McLean Road West.

The northeastern, or “Northern Lot,” which is 118,668 square metres in size, is the subject of an application for Site Plan Control (SPC) (Township File No. D11-PPL), which was submitted on June 9, 2026, to permit the development of a warehouse and associated parking. The proposed development of the Northern Lot is not addressed in detail within this PJR, as the proposed rezoning does not apply to the SPC application.

The Site is subject to a Holding Provision (H7). A ZBLA application is being submitted under separate cover to lift the Holding Provision and permit the development of both the Northern and Southern Lots.

A Pre-consultation meeting regarding the proposed development of the Site was held on February 19, 2026. Comments were provided on February 25, 2026 from Township staff, NPG Planning Consultants, the County of Wellington, the Ministry of Transportation, Harden Environmental, Aboud & Associates, Salvini Consulting, and the Grand River Conservation Authority. A revised comment memo was received from the Township’s Planning Consultants, NPG, on February 25, 2026.

Comments received addressed the planned development on the Northern Lot, plans to expand permissions for outdoor storage on the Southern Lot, and the removal of the Holding Provision.

All required application materials, subsequently identified by NPG on March 23, 2026, have been included with this submission.

The Planning Justification Report will:

- Describe the Subject Site and surrounding area;
- Describe the proposed development, including site layout and proposed land use;
- Review and assess the proposed development against the applicable planning policy and zoning
- Provide a planning justification in support of the proposed Zoning By-law Amendment.

This PJR will demonstrate that the proposed development is consistent / conforms with applicable planning policies and represents good planning. Furthermore, it is our opinion that the proposed Application is appropriate and desirable and should be approved.

1.1 Approvals History

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) and outdoor storage in the form of temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

The conditions provided within the Notice of Decision (Township File No. D13/BRO) are the following:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

2. Site and Surrounding Context

2.1 The Subject Site

The Site is located within the Township of Puslinch and is legally described as Part of Lots 26 and 27 Concession 7. The Site is generally triangular in shape and fronts on the east side of McLean Road West and abuts the north side of Highway 401. An aerial of the Subject Site is provided in **Figure 1**.



Figure 1 Aerial image of the Site

The Site is currently vacant and is covered with light vegetation. A wooded area is located within the Northern Lot at the eastern end of the Site, as is a small wetland which is within the Grand River Conservation Authority's Regulation area. According to provincial mapping software, this wetland is unevaluated (**Figure 2**). The wetland is within the Northern Lot and, as confirmed by the Environmental Impact Study (EIS) prepared by NRSI (dated June 2026), is not impacted by the proposed development on that portion of the Site (see **Section 5**).

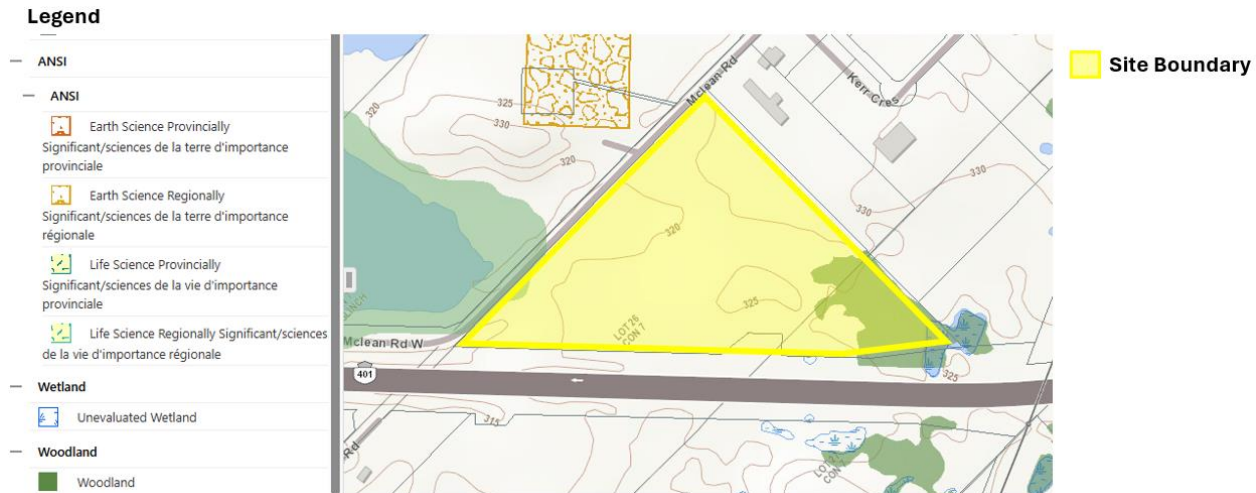


Figure 2 Natural features present on the Site (Source: Ministry of Natural Resources: Natural Heritage Areas).

The Southern Lot is triangular in shape with an area of approximately 90,055.8 square metres, and a 418.7 metre frontage on McLean Road West. The Southern Lot is currently used for agricultural purposes.

2.2 Surrounding Context

The Site is located in a rural-industrial area in the centre of Puslinch Township. The surrounding area contains predominantly industrial and employment uses. The Site is located approximately 2 kilometres from the Hamlet of Morriston.

McLean Road West is classified as a township road as per the Road Classifications Layer on County of Wellington Mapping. No associated or projected Right-of-Way widths are provided for McLean Road West.

The immediate context surrounding the Site is as follows and as shown in **Figure 3**:

- **North:** To the north of the Site are aggregate extraction and industrial uses.
- **South:** To the south of the Site is Highway 401, agricultural lands, rural employment, and wooded areas.
- **East:** To the east of the Site are Industrial uses, commercial uses, and a cemetery.
- **West:** To the west of the Site are industrial and aggregate extraction uses, further is a private cultural recreational facility (park, assembly hall, and water feature) and low density residential uses.



1. Industrial use on McLean Road West (Nexcycle Ind).



2. Aberfoyle Metal Treators on Kerr Crescent.



3. Aggregate and Extraction Uses (CBM Aberfoyle).



4. Solvenski Cultural Association Park.



5. Commercial uses along Brock Road.

Figure 3 Images of the surrounding area, including adjacent industrial (Source: Google Map and Aberfoyle Metal Treators), adjacent aggregate extraction uses (Source: CBM Aberfoyle Pit)

3. Proposed Development

Since the approval of the Minor Variance application, plans for the development of the Southern Lot have been revised. As illustrated on the Conceptual Site Plan shown in **Figure 4**, the Southern Lot is now proposed with an industrial building and longer term open storage uses. The draft ZBLA is intended to enable flexibility for future development, including potential industrial, open storage, and accessory retail uses.



Figure 4: Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026

The proposal contemplates an industrial warehouse building of approximately 2,838 square metres, with supporting office space. The building is rectangular and oriented to McLean Road with a frontage of 71.6m and a height of 14.3m. The building is proposed to be set back 15.2 metres from McLean Road and a 3 metre landscape strip is proposed along the McLean Road frontage.

While no accessory retail has been included on the Conceptual Site Plan, the ZBLA is proposed to permit this use to allow for the potential future inclusion of retail space within the warehouse. Details regarding the location and floor area associated with a potential future accessory retail use would be provided as part of a future development application.

The Conceptual Site Plan illustrates 33 car parking spaces that are provided south of the warehouse for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building.

Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site (69.3% of the Southern Lot). The open storage area is set back 15.2 metres from McLean Road, 4.3 metres from the north boundary, and 14.2 metres from the south lot line which extends along Highway 401. A 3 metre landscaping buffer is proposed along the Highway 401 frontage which will screen the outdoor storage uses from the Highway.



Three vehicle entrances are proposed from the McLean Road frontage, one south of the office building for private vehicles, and two north of the building for the open storage of trailer trucks.

The development is proposed to be serviced through a private well and waste water system. Details regarding the servicing strategy will be developed as part of detailed design.

4. Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the Site.

4.1 The Planning Act R.S.O. 1990, c. P.13

The *Planning Act* R.S.O. 1990, c. P.13 ("Planning Act") establishes the legislative framework for land use planning in the Province of Ontario and outlines the authority for municipalities to regulate land uses through Official Plans, Zoning By-law and development approvals. The overall purpose of the *Planning Act* is to promote a coordinated, efficient and transparent planning system that supports economical development, housing, land use compatibility and the protection of natural heritage through the provincial policy framework. The *Planning Act* requires that all planning decisions be consistent with Provincial policy, including the Provincial Planning Statement, 2024, and have regard to the matters of Provincial interest provided in Section 2 of the *Planning Act*.

The matters of Provincial interest in Section 2 of the *Planning Act* identify the key matters that are to be considered in all land use planning decisions by planning authorities. The matters of Provincial interest relevant for the proposed development include:

(e)	the supply, efficient use and conservation of energy and water;
(h)	the orderly development of safe and healthy communities;
(k)	the adequate provision of employment opportunities;
(l)	the protection of the financial and economic well-being of the Province and its municipalities;
(p)	the appropriate location of growth and development.

These above noted matters of Provincial interest establish a policy basis that supports employment-generating uses, including industrial uses, as essential components of the Provincial planning framework. The proposed development has regard for the *Planning Act* and the matters of provincial interest.

The Site is an appropriate location for moderately expanded permissions related to outdoor storage uses. As discussed in Section 4.3 below, the proposed use is permitted in the County of Wellington Official Plan. Furthermore, the Site's location adjacent to Highway 401 is desirable as a strategic location for the transportation of goods. The proposed development encourages the development of complete communities by providing contextually appropriate employment opportunities. The addition of accessory retail is also appropriate in this location, as it could support the proposed industrial use without negative impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“PPS”) took effect on October 20, 2024, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement, 2020. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS “shall be read in its entirety and all relevant policies are to be applied to each situation” (Policy 6.1.1).

The vision for development in Ontario is provided within Chapter 1 of the PPS, which highlights the importance of supporting growth and long-term prosperity. Development is intended to be compact, transit-supportive, and optimize investments in infrastructure and public service facilities to support convenient access to quality employment, services, and housing, among others.

The PPS emphasizes that the Province encourages the cultivation of a competitive economy. The PPS intends to position the Province as a globally significant hub for commercial business and industry. The PPS also directs that growth be focused within both urban and rural settlement areas to sustain rural communities (Chapter 1: Introduction, Vision).

Chapter 2 of the PPS directs planning authorities to support complete communities through land use planning by providing a mix and range of land uses, including employment uses, to meet long-term needs (Policy 2.1.6). Furthermore, the development of the Site for an industrial use will contribute to the provincial goal of supporting complete communities. Section 2.5 Rural Areas in Municipalities establishes the framework for managing land use in rural areas. Policy 2.5.1 (e) provides that rural areas should promote “diversification of the economic base and employment opportunities.” Section 2.6 addresses Rural Lands in Municipalities and defines permitted uses, which include agricultural uses, residential development, resource-based uses, cemeteries and other rural land uses, among others (2.6.1). Sections 2.6.2 and 2.6.2 state that development that can be sustained by rural service levels should be promoted and that development should be appropriate for planned or available infrastructure.

The proposed ZBLA is consistent with policies in this section of the PPS by facilitating the provincial goal of diversifying the rural economy through expanded permissions for a rural industrial use that does not require additional servicing.

Section 2.8 Employment outlines the guiding policies to direct economic development, the production and protection of jobs within the Province. Policy 2.8.1.1(a) of the PPS requires planning authorities to provide for an appropriate mix and range of employment, institutional and mixed uses to meet long term needs; provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses to support various economic activities and ancillary uses and account for the needs of existing and future businesses; identify strategic sites for investment of employment sites, including market-ready sites, and address potential barriers to investment; encourage intensification of employment uses and compatible, compact mixed use development; and address land use compatibility (Policy 2.8.1.1). Section 2.8.3 addresses development within 300 metres of employment areas. As the Site is approximately 100 metres from lands redesignated to rural employment in OPA 131 (see **Section 4.4** below), this section applies to the Site:

... on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

The relief being sought in the ZBLA will permit accessory retail and broaden permissions related to the provision of outdoor storage uses on the Southern Lot. These permissions will allow the site to be optimized for long-term use, to support economic activity and meet the needs of future tenants. The proposed uses are compatible with and will not negatively impact the employment uses planned in PA7-10.

Section 3.6 addresses sewage, water, and stormwater services. Policy 3.6.4 provides that where municipal sewage services, municipal water services or private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for such services to be provided long-term, with no negative impacts.

The proposed development is consistent with Policy 3.6.4 of the PPS as it will be supported by individual on-site sewage services and on-site water services which are appropriate in an area that does not have access to public or communal services. The proposed servicing approaches will facilitate an industrial use in a manner which will not have negative impacts. A condition is included in the draft ZBLA which requires potential future accessory retail to not require a permit to take water and/or Environmental Compliance Approval, are necessary for a permitted use.

Chapter 4 provides policies for the Wise Use and Management of Resources. Section 4.1.8 provides that development and site alteration shall not be permitted on lands adjacent to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

The proposed development is consistent with the policies of Chapter 4 as a buffer is provided which will protect the wooded area and unevaluated wetland present on the Site. The mitigation measures include a 30 metre buffer and an additional 5 metre dripline buffer. The EIS prepared by NRSI and submitted with this application concludes that the development has been designed to avoid the ecological features on the Site. By following the recommended mitigation strategies as identified in the EIS, no negative impacts to the ecological features are expected as a result of the proposed development.

The proposed development is consistent with the policies of the PPS 2024 by optimizing existing industrially designated lands for long term use by potential tenants. The proposed ZBLA would broaden zoning permissions to support a wider range of employment opportunities and enhance the long-term viability and market-readiness of the Site.

4.3 Wellington County Official Plan (December 2025 Consolidation)

The Wellington County Official Plan ("County Official Plan"), was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The December 2025 office consolidation has been reviewed for this PJR. We note that the County is currently conducting a Municipal Comprehensive Review of the Official Plan.

Part 2 of the County Official Plan outlines the planning vision and commitment to achieve several objectives, including opportunities for jobs, commerce and services (Policy 2.2.3). In addition, Part 2 of the Official Plan encourages the development of effective land use patterns as it concerns energy and servicing (Policy 2.28 and 2.22).

In the County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural on Land Use Schedule B7 – Puslinch (Figure 3). The wetland on the Northern Lot is designated Core Greenlands.

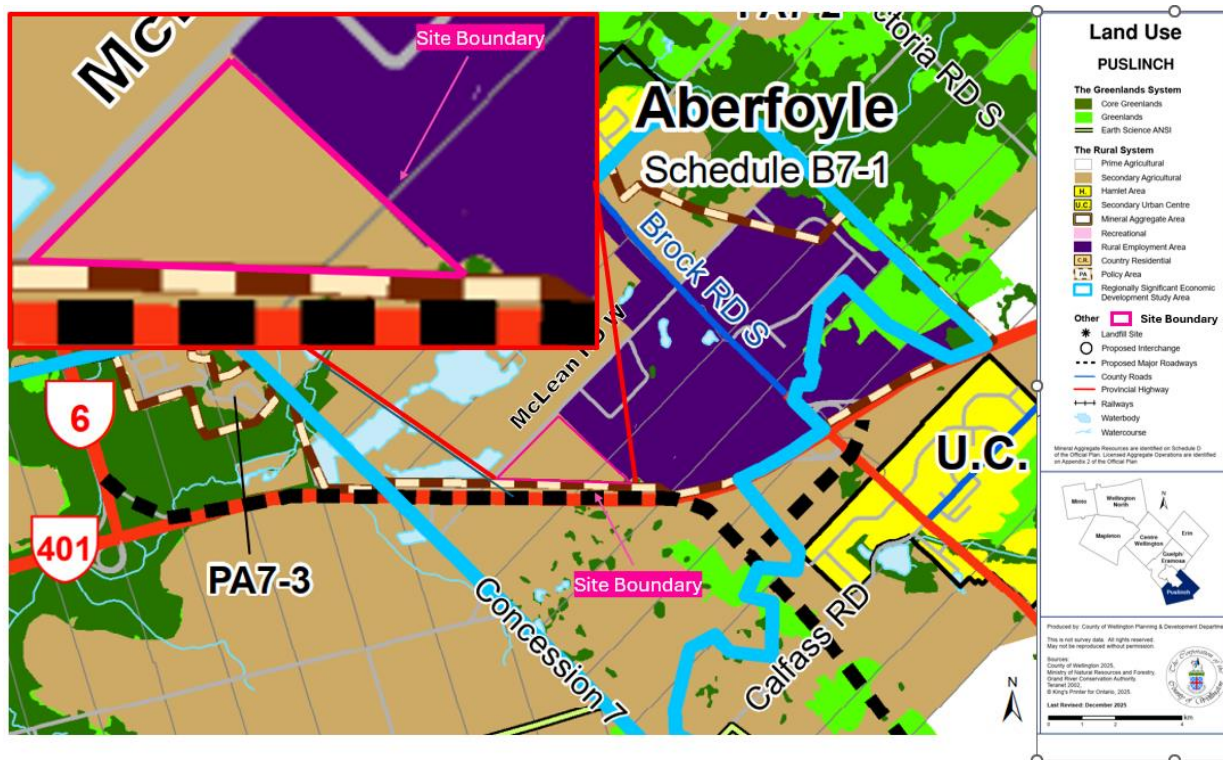


Figure 5: Schedule B7 –Land Use Schedule from the County of Wellington Official Plan

Section 5.4 of the Official Plan outlines the relevant policies for lands designated Core Greenlands. The Core Greenlands land use designation identifies all provincially significant and other wetlands (including unevaluated) (Policy 5.4). Section 5.4.1 states “Development and site alteration will not be permitted in wetlands considered provincially significant.” As shown in **Figure 2**, the wetlands present on the Site are unevaluated and are not considered Provincially Significant Wetlands (“PSW”). Section 5.4.1 further states “all other wetlands will be protected in large measure.”

The proposed development will not extend into the unevaluated wetlands or the wooded area at the eastern corner of the Northern Lot. The area is proposed to be maintained as Greenlands, with a 30 metre buffer, and a dripline buffer of 5m. The EIS provided with this submission concludes that there will be no negative impacts to the ecological features present on the Site.

Lands designated as Secondary Agricultural in the County Official Plan are subject to the policies of Section 6.5. Permitted uses within Secondary Agricultural designation include those uses permitted within the Prime Agricultural Area, such as Agricultural uses, single detached homes and additional residential units, aggregate operations, forestry uses and community service facilities, among others. Additional uses permitted within the Secondary Agricultural designation include public service facilities and small scale commercial, industrial and institutional uses (6.5.3).

Conditions for the development of commercial, industrial and institutional uses for Secondary Agricultural areas are provided in Section 6.5.5, and include:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;
 - compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Industrial and commercial uses are permitted within the Secondary Agricultural land use designation, provided that they meet the criteria in Section 6.5.5. In our opinion, the proposed ZBLA meets these criteria. Regarding 6.5.5.a), per the submission materials provided with the SPC application, the proposed warehouse on the Northern Lot can be serviced through on-Site services. The specific details regarding the provision of sewage and water services on the Southern Lot will be developed as part of detailed design. As required in this Section, the proposed uses, which include a warehouse (including business office and accessory retail) and outdoor storage, are limited to one lot. These uses are also appropriate in a rural location, as they require a large lot and benefit from adjacency to Highway 401 (6.5.5 c)). Additionally, the proposed development is compatible with uses on surrounding sites and will not have adverse impacts on future potential agricultural or aggregate uses (6.5.5 b), d) and e)).

As illustrated on Schedule B7 (**Figure 5**), the Site is within the Puslinch Economic Development Area, or Policy Area 7-1 which is described in Section 9.8.6 as “an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township.”

The Site’s location within Policy Area 7-1 reinforces its role as a strategic site for the provision of industrial land uses. The proposed ZBLA will expand permissions for uses that will support economic activity within the surrounding area, as intended within this Policy Area.

The proposed development conforms with the policies of the County Official Plan, which supports opportunities for employment, economic activity and encourages compatibility between land uses. Furthermore, the proposed development meets the criteria associated with industrial uses within the Secondary Agricultural land use designation.

4.4 Official Plan Amendment 131

Official Plan Amendment 131 (OPA 131) was adopted by County of Wellington Council on April 30, 2026 by By-law 5977-26. OPA 131 proposes to align the rural area policies of the County Official plan with the PPS and to complete "Rural Phase 3B" of the County’s Official Plan review. The OPA has been submitted to the Ministry of Municipal Affairs and Housing for approval and posted to the ERO for comment. If approved, the amendment would, among other proposed changes, address rural employment growth needs in Puslinch by designating new rural employment area lands in Puslinch, update rural employment and residential policy, and modify the existing Puslinch Industrial Policy.

As part of the Municipal Comprehensive Review, consultants had identified a need for a minimum of 30 hectares for additional employment lands in the Township. Puslinch By Design was undertaken by the County of Wellington and the Township of Puslinch to identify locations for rural employment area growth, within the Puslinch Regionally Significant Economic Development Study Area.

To address the need for rural employment growth, OPA 131 proposes to add rural employment land within Puslinch. These changes include revising land use designations from Secondary Agricultural to Rural Employment Area and adding new policy areas that establish site-specific policies for newly identified rural employment areas (PA7-11) and newly identified rural prestige rural employment areas (PA7-10). Revisions are also proposed to the

requirements for agricultural impact assessments for development within Prime Agricultural Areas and secondary agricultural areas.

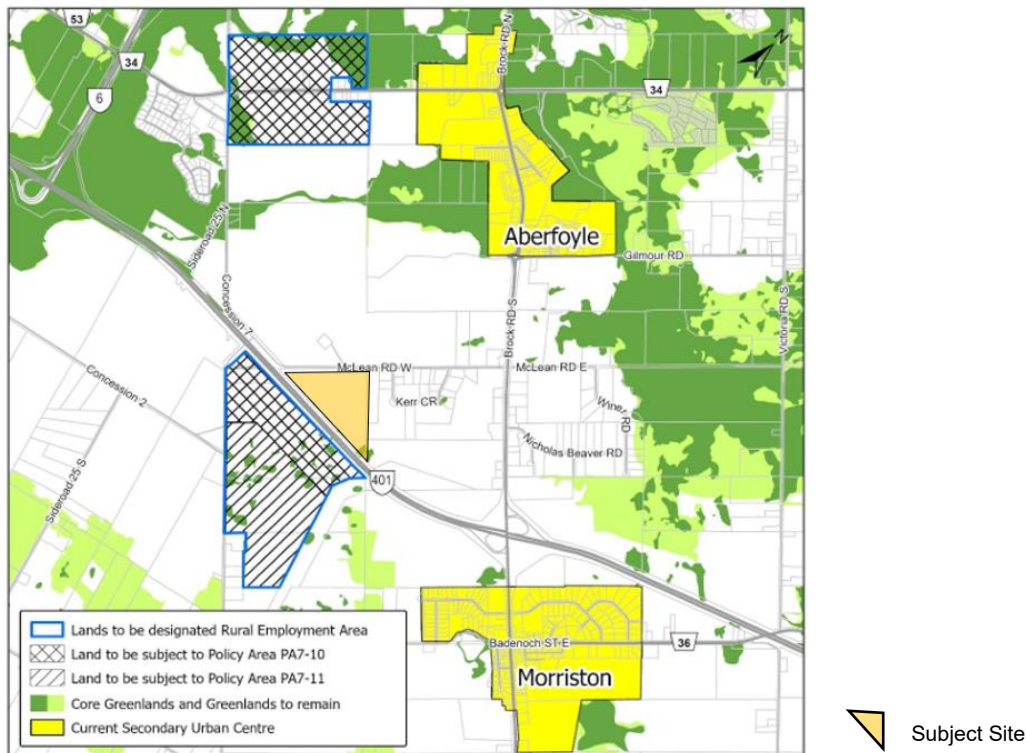


Figure 6 Excerpt from OPA 131. Draft Schedule A4 identifying Rural Employment Areas.

The Site is located directly across Highway 401 from proposed Rural Employment Areas PA7-10 and PA7-11 (Figure 6), which appropriately positions the proposed development in proximity to these strategic rural employment policy areas.

Chapter 6 Rural System includes secondary agricultural areas. In OPA 131, Section 6.2 Purpose is proposed to be revised by removing the existing preamble and replacing it with the following:

The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy (Section 6.2, OPA 131).

OPA 131 defines the purpose of the Rural System, which includes support for "...economic activities which depend on Wellington's natural resources to deliver a sustainable and diversified agricultural industry and rural economy and create opportunities for a variety of resource, employment and community uses." Section 6.2 further states that the "Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System."

Furthermore, OPA 131 proposes to amend Section 6.3 and the vision for Secondary Agricultural land uses, adding the following language:

Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the infrastructure, which is planned or available, and avoids the need for uneconomical expansion.

The proposed ZBLA is aligned with the revised description of the Rural System that includes opportunities for a variety of uses including employment uses. As required in proposed Section 6.3, the development will not introduce constraints to agricultural or resource-related uses and can be sustained at current service levels.

OPA 131 proposes to amend Policy 9.8.3 Puslinch Industrial Policy to require Rural Employment lands to implement the Rural Employment Area Design Guidelines, which address signage, landscaping, lighting, building design and outdoor storage, among other matters. These design guidelines do not apply to the Site but will be considered through the detailed design process for the Southern Lot. In particular, Section 3.3.1 addresses the Highway 401 Frontage, providing that buildings along this frontage “should be prioritized for an elevated standard of design due to their high visibility from the highway, creating a defined image of the Township of Puslinch.”

Guidelines 12 and 13 regarding outdoor storage state that:

12. *Outdoor storage and display of items that are visible from Highway 401 are not permitted.*
13. *Parking and loading facilities generally shall not be located between buildings and Highway 401.*

Outdoor storage is currently permitted on the Southern Lot through the approved Minor Variance, but is limited to short-term trailer parking. The ZBLA proposes to provide additional flexibility regarding this use, as current permissions are restrictive. As illustrated on the Site Plan, landscaping is proposed along the Highway 401 and McLean Road frontages to provide screening and contribute to a high quality environment. The specific details of the landscape design will be determined as part of detailed design for the future development of the Southern Lot. Regarding the proposed permission for accessory retail on the Southern Lot, relevant guidelines including those related to parking, access and building entrances will be considered as part of a potential future development application.

The Application conforms with OPA 131 as it will provide opportunities for industrial development in an appropriate location that is proximate to new Rural Employment areas. The proposed ZBLA will permit an accessory use and expand a permitted use on the Southern Lot that will support diversification of the rural economy in the County.

4.5 Township of Puslinch Zoning By-law 023-18

The Township of Puslinch Zoning By-law 023-18 establishes the regulations for land use and building design, size, placement, and character. The Site is zoned Industrial (IND) and Natural Environment (NE), and is subject to Site Specific Special Provision 83 (SP83) and Holding Provision 7 (H7)), as shown in **Figure 6**. Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site. As noted above, the approved Minor Variance permits outdoor storage, with conditions.

This section summarizes the applicable zoning provisions, including the areas of zoning non-conformity that are addressed in the draft ZBLA included with this submission. This section provides a rationale for the requested zoning revisions which will facilitate the development of the Southern Lot. The proposed amendments will not apply to the proposed development on the Northern Lot.

4.5.1 Holding Provision 7 (H7)

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision is being submitted separately.

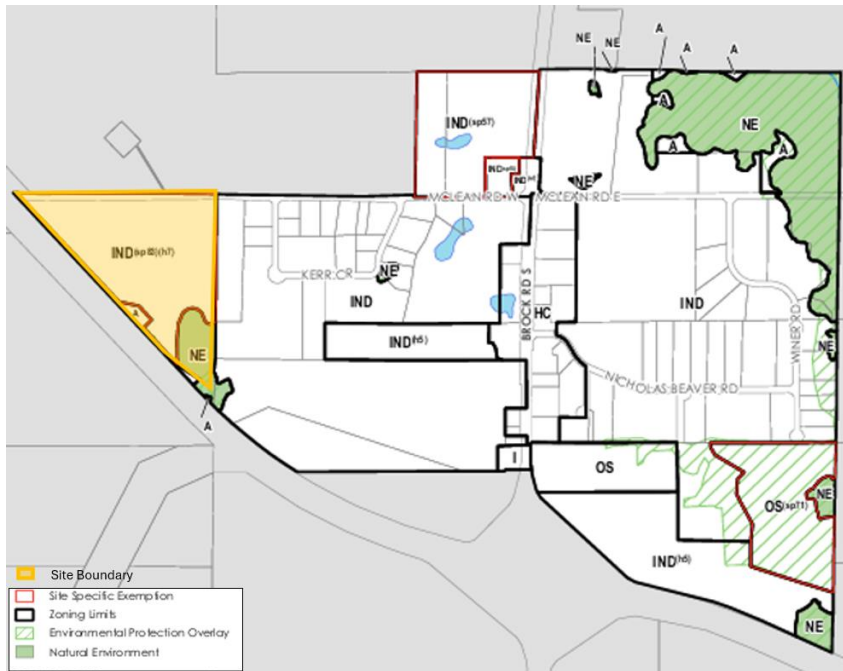


Figure 6 Schedule A Township of Puslinch Zoning By-law 023/18 Map A-4 Aberfoyle Industrial Area

4.5.2 IND – Industrial Zone

As per Section 9.2 Permitted Uses, the IND zone permits a range of industrial uses including but not limited to warehouse, dry industrial uses, service or repair establishment, outdoor storage area or accessory processing area, outdoor storage use, and transport terminal. While outdoor storage areas and uses are prohibited on the Site through Site Specific Special Provision 83 (SP83), the approved minor variance (D13/BRO) permits these uses with conditions.

The proposed ZBLA will provide additional flexibility for outdoor storage uses to facilitate the development of the Southern Lot. Various use-specific special provisions are included within the ZBLA that provide relief to various provisions related to outdoor storage in Zoning By-law 023-18. The ZBLA will also permit accessory retail on the Southern Lot, which is not currently permitted within the IND zone. Two use-specific special provisions for accessory retail are included within the ZBLA as follows:

- Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use.
- Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot.

These provisions will ensure that any future proposed accessory retail use can be appropriately serviced and that the use will be secondary to the principal use.

4.5.3 Development Standards

Based on the Conceptual Site Plan prepared by Broccolini, dated June 16, 2026, Table 1 provides a detailed compliance analysis of how the proposed development meets Section 9.3 Development Standards for the IND Zone of the Zoning By-law.

Table 1: IND Zone Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Minimum Required Lot Area	0.4 ha	9 ha	Yes
Minimum Required Lot Frontage	30m	418.7m	Yes
Minimum Required Front Yard	6m	15.2m	Yes
Minimum Required Interior Side Yard	5m	39.6 m (Hwy 401) - 241.5 m (Northern Lot)	Yes
Minimum Required Exterior Side Yard	15 m	Not applicable	Yes
Minimum Required Rear Yard	7.5 m	Not applicable	Yes
Maximum Permitted Lot Coverage	75%	3.1%	Yes
Minimum Required Landscaped Open Space	15%	24.5 (Full Site) 15.5% (Southern Lot)	Yes
Maximum Permitted Building Height	25 m	14.3m	Yes

4.5.4 Industrial Design Overlay

Additional provisions are outlined in Section 13.5 Industrial Design Overlay. Per the 2008 Puslinch Design Guidelines Study, it is a goal of the Township to provide a high level of design for industrial development visible from Provincial highways and arterial streets. The Site is identified with the Industrial Design Overlay on Schedule B-4 of the Bylaw and is subject to the following special regulations outlined in Table 2.

Table 2: Industrial Design Overlay Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Permitted Uses (Regulation 13.5.a.)	All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas. Notwithstanding this requirement, outdoor storage is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.	Section 14, Site-Specific Special Provision 83 prohibits open storage on the Site and the approved Minor Variance application permits open storage for short term trailer parking (see Section 1). Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage may not be limited to trailer parking; it may include equipment, goods, raw materials and other items. Accessory retail is not a permitted use in the IND zone. The ZBLA would permit a small-scale accessory retail component that is enclosed within the building and would support the principal use on the Southern Lot.	Relief is required. Given that the outdoor storage will be screened by landscaping, this amendment will have no negative impacts. The proposed ZBLA includes conditions to ensure that any accessory retail use would be small in scale and serviced by on-site services. The addition of accessory retail is not anticipated to have negative impacts and will support the principal use.
Buildings entrances (Regulation 13.5.b.)	Buildings shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.	The proposed building on the Southern Lot is oriented to McLean Rd and is not anticipated to be visible from Highway 401. Additional detailed design will take place as part of a subsequent	Relief is required. Given that the building on the Southern Lot will be screened from Highway 401 by landscaping, this

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
		applications process through which additional revisions can be made.	amendment will have no negative impacts.
Screening and buffering (Regulation 13.5.c.)	Parking areas, loading spaces, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.	Screening and landscape buffers provided along Highway 401 to mitigate views of parking, loading and service areas.	Yes
Architectural Details: Elevations (Regulation 13.5.d.)	All exterior building elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.	Details regarding architectural details or materials to be determined through detailed design.	Yes
Landscape Strip (Regulation 13.5.e.)	A strip of land not less than nine (9) metres in width shall be provided along the lot line which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.	Landscape strip of 3 m provided along the lot line abutting Highway 401.	Relief is required. A 3 metre landscape strip is proposed which will provide sufficient buffering.

4.5.5 Outdoor Storage Zoning Provisions

The Site Specific Special Provision 83 (SP83) prohibits outdoor storage area and uses on the Site.

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking. The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022, for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)

4. Permission for short-term (< 3 days) truck trailer parking

Additional to the above requirements, the following conditions apply to open storage uses on the site:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

The approved Minor Variance provides conditional relief from various provisions related to outdoor storage in Section 4.22. However, given the need for additional flexibility regarding the planned development of outdoor storage on the Southern Lot, a ZBLA is proposed to remove the prohibition against outdoor storage in SP83 and replace it with site-specific permissions that expand on the permissions in the approved Minor Variance. Although the draft ZBLA would amend the Zoning By-law and not the Minor Variance, the permissions from the Minor Variance application are provided here, for the sake of clarity.

Table 3 outlines the regulations for Open Storage in Section 4.22, and **Table 4** outlines the regulations of the Minor Variance. A compliance analysis is also provided within **Table 3** and **Table 4**.

Table 3: Outdoor Storage Provisions

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Location of Outdoor Storage areas (Regulation 4.22.a (i))	The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street;	Outdoor storage is proposed within the interior side yard. The approved Minor Variance application permits Outdoor Storage within 20m of a lot line abutting a street.	Relief is required to permit outdoor storage in the interior side yard. Given that landscaping is proposed to screen the outdoor storage use, this amendment is appropriate. The ZBLA will also permit outdoor storage within 10 metres of a lot line abutting a street. Given the landscaping proposed along McLean Road West, this amendment will have no negative impacts.
Location of Outdoor Storage areas (Regulation 4.22.a(ii))	No outdoor storage area shall be located closer than two (2) metres to any lot line;	Outdoor storage is proposed 15.2m and 5m from the lot lines.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Area of Outdoor Storage (Regulation 4.22.a (iii))	The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot.	Outdoor storage is proposed to cover 69.3% of the entire site and exceeds the area of the building on the Southern Lot	Relief is required to permit an outdoor storage area that is larger than the principal building's floor area. This amendment is appropriate, given the lot's large size and proposed mitigation measures.
Outdoor Area Screening (Regulation 4.22.a (iv))	The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;	Landscape screening to be provided	Yes
Storage materials height (Regulation 4.22.a (v))	No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;	Outdoor storage is expected to be under 6m in height	Yes
Prohibited storage materials (Regulation 4.22.a (vi))	The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;	Not Applicable	Yes
Storage near residential zone (Regulation 4.22.a (vii))	An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;	Not Applicable	Yes
Storage on top stable surfaces (Regulation 4.22.a (viii))	Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and	Outdoor storage would be located on top of a stable surface	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Storage prohibited in landscaped open space (Regulation 4.22.a (ix))	Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.	Outdoor storage is not located within landscaped open space	Yes
Farm equipment storage (Regulation 4.22.b)	Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.	Not Applicable	Yes
Sale of goods of outdoor storage materials (Regulation 4.22.c)	Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.	Not Applicable	Yes

Table 4: Minor Variance (Township File No. D13/BRO) Provisions for Outdoor Storage

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Lot Line Location Permission (Minor Variance #1)	Outdoor storage is permitted within 20m of a lot line abutting a street	Outdoor storage is located 15.2m from the lot line abutting Mclean Road West.	Yes
Front Yard Location Permissions (Minor Variance #2)	Loading docks are permitted in the front yard facing McLean Rd	Loading docks are located behind the proposed warehouse building.	Yes
Trailer Parking Duration (Minor Variance #3)	Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)	Trailers may be parked for longer than 3 days.	The ZBLA would permit outdoor storage for longer than 3 days on the Southern Lot. This amendment is appropriate to provide

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
			additional flexibility that will not have negative impacts.
Trailer Parking Duration (Minor Variance #4)	Permission for short-term (< 3 days) truck trailer parking	Trailers may be parked for longer than 3 days.	The ZBLA would permit longer term truck trailer parking within the Southern Lot. This amendment is appropriate as it will provide additional flexibility that will have no negative impacts.
Relief for Transportation Trailers (Minor Variance: Conditions #1)	That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;	Southern Lot outdoor storage includes 450 trailer parking spaces. The proposed development provides 12 loading locks on the Southern Lot the maximum allowed trailer parking is 30 spaces. Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage area may include the storage of trailers, equipment, goods, raw materials, or other items.	The ZBLA would permit outdoor storage within the Southern Lot that is not limited to transportation trailers. This amendment proposes to permit additional outdoor storage which will be screened and have no negative impacts.
(Minor Variance: Conditions #2)	That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;	Trailers may be parked for longer than 4 business days.	The ZBLA would permit longer term transport trailer parking. This amendment proposes to permit additional outdoor storage and will have no negative impacts.
(Minor Variance: Conditions #3)	That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and	A setback of 6 metres is provided from the outdoor storage area.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Minor Variance: Conditions #4)	That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.	Visual screening is provided through a landscaping strip.	Yes

4.5.6 Parking and Loading

33 parking spaces and twelve loading spaces are provided on the east side of the building facing Highway 401. Loading regulations are provided in Section 5.1 and parking regulations are outlined in Section 5.2 of the Town's Zoning By-law. A detailed compliance analysis of whether the proposed development meets the applicable requirements is outlined within **Table 5**.

Table 5: Loading Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Parking – Industrial (Table 5.3)	Industrial: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ² , 26 spaces required. Office 1 per 40m ² , 7 spaces required	Industrial: 26 spaces provided Office: 7 spaces provided	Yes
Parking – Retail Store (Table 5.3)	1 per 20 m ²	Per the defined use-specific provision in the ZBLA, the maximum size of a potential future retail component is 25% of the warehouse GFA (2,838m ²) which is 709.5m ² . At most, required parking would be 35 parking spaces.	Required parking will be assessed as part of a future development application that proposes accessory retail.
Barrier Free parking (Table 5.5)	1 + 3% of total number parking spaces	2 provided	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Bicycle Parking - Industrial (Table 5.6)	2/1,000 m ² = 6 required	6 provided	Yes
Bicycle Parking - Retail (Table 5.6)	The greater of 2 spaces or 1 space /1000 m ²	Assuming a maximum accessory retail floor area of 709.5m ² , required bicycle parking would be 2 spaces.	Bicycle Parking requirements would be assessed as part of a future development application.
Number of Loading Spaces Required (Regulation 5.1.2 Table 5.1)	A minimum of 2 loading spaces is required for a building with a net floor area of greater than 2,500 m ² and less than 5,000 m ²	12 spaces provided	Yes
Dimensions of Loading Spaces (Regulation 5.1.3.a)	The minimum dimensions of a loading space shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.	Loading spaces are 4.3 metres in width and 18.3 metres in length, with a vertical clearance of at least 4 metres.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.i)	a. Required loading spaces shall: be provided on the same lot occupied by the building or structure for which the said loading spaces are required;	Loading spaces provided on the same lot occupied by the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.ii)	abut the building for which the loading space is provided; and	Loading spaces abut the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.iii)	shall not form a part of any street or lane.	Loading spaces are located behind the building, away from the street.	Yes
Yards Where Permitted	a. Loading spaces shall not be permitted:	Loading spaces located beyond 3 metres of any lot line.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Regulation 5.1.5.a.i)	closer than three (3) metres to any lot line;		
Yards Where Permitted (Regulation 5.1.5.a.ii)	in any front yard;	Loading spaces are not located in the front yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iii)	in any minimum required yard;	Loading spaces are not located in any required yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iv)	between the exterior closest to the exterior lot line and the exterior lot line; and	Loading spaces are not located between the exterior closest to the exterior lot line and the exterior lot line	Yes
Yards Where Permitted (Regulation 5.1.5.a.v)	closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a building or structure or located in a Residential Zone.	The Site is not located near a residential zone.	Yes
Access to Loading Spaces (Regulation 5.1.6.a)	Access to loading spaces shall be by means of a driveway at least six (6) metres wide contained within the lot on which the loading spaces are located.	Access to loading spaces provided through a driveway of 9.1 metres and contained within the lot in which the loading spaces is located.	Yes

4.6 Puslinch Design Guidelines

The Puslinch Design Guidelines (2010) apply to commercial, industrial and institutional development proposals throughout the Township and are intended to develop an enhanced streetscape along Brock Rd, improve the quality of site and building design, and protect Puslinch's unique character.

The Guidelines are to be used for development and to make land-use decisions for planning applications (such as zoning by-law amendments). The guidelines applicable to the Site are found in Section B Promoting Quality Development.

We note that, as this rezoning application provides a conceptual level of detail, it does not include detailed information regarding architectural detailing and materials. This additional information will be provided as part of a subsequent development application.

Table 6: B Commercial, Industrial, and Institutional Uses Guidelines

Item	Guideline	Proposed	Compliance
Architectural Details (Guideline B1.1)	Provide additional architectural detailing such as variations in colour and material, windows and surface articulation	Not yet determined	Architectural detailing will be addressed during detailed design.
Blank Facades (Guideline B1.1)	Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public. Use building materials and detail design to express the base, middle and top of a building facade.	Not yet determined	Façade design will be addressed during detailed design.
Building Design (Guideline B1.2)	Design buildings with highway or country road visibility to give prominence to the location and a sense of prestige. Orient building entrances and office components to face highway or county road frontage.	The building proposed on the Southern Lot building is oriented towards McLean Road West to define the street edge. The building is not anticipated to be visible from Highway 401.	Yes
Outdoor Storage Screening (Guideline B1.2)	Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from county roads, and shall otherwise be screened from off-site view.	Outdoor storage will be screened from McLean Road West and Highway 401 with landscaping.	Yes
Building visibility (Guideline B2.1)	Incorporate details such as wall projections, material variation and articulated building elements (e.g. dormers,	Not yet determined.	These items will be addressed during detailed design.

Item	Guideline	Proposed	Compliance
	bays) to enhance the visibility of buildings at gateways and intersections of other major roads.		
Entry features (Guideline B2.2)	Connect the proposed development to the public street with entry features incorporating landscaping, street furniture, special paving, low walls, etc.	Not yet determined.	These items will be addressed during detailed design.
Sidewalks / Walkways (Guideline B2.3)	Provide walkways from buildings and parking areas which connect to the public sidewalk or planned public sidewalk.	Not yet determined. The design of the public realm will respond to the plans to improve McLean Road West.	These items will be addressed during detailed design and when the design for McLean Road West has been determined.
Accessible Walkways (Guideline B3.1)	Incorporate accessible walkways to building entrances and within parking areas.	Walkways to be provided to public sidewalks from parking and building entrances.	These items will be addressed during detailed design.
Bike Parking (Guideline B3.2)	Provide bicycle parking facilities for customers and staff.	6 Bike parking spaces are provided.	Yes
Landscaping (Guideline B4.1)	Incorporate landscaping (planting strips and landscaped traffic islands) in parking areas.	Not yet determined.	This will be addressed during detailed design.
Screening (Guideline B4.2)	Screen parking, loading, service areas and equipment (e.g. mechanical, electrical, etc.) from public view through architectural screening, landscape buffering, berms or a combination.	Screening through the landscape buffer provided along McLean Road West and Highway 401.	Yes
Lighting (Guideline B4.3)	Use cut-off lighting fixtures to minimize glare. Ensure that site	To be determined during detailed design.	Lighting will be designed with

Item	Guideline	Proposed	Compliance
	lighting does not infringe upon adjacent property, including roads.		consideration for this guideline.
Free Standing Signage in Puslinch (Guideline B5.1)	Monument-style signage which incorporates elements of the building design and materials is encouraged and preferred over pylon-type signage.	To be determined during detailed design	Signage will be determined through detailed design.

5. Supporting Technical Studies

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified by the Township of Puslinch. Additional supporting technical studies will be submitted as part of a future Site Plan Control application. For further details, refer to the full study that is included with this submission.

Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) was completed by NRSI, dated June 2026 in support of the proposed development. NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. The proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

6. Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional opinion that the proposed ZBLA represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development has regard for the matters of provincial interest outlined in Section 2 of *The Planning Act*.
- The proposed development is consistent with the policies of the PPS as it promotes efficient industrial development adjacent to and compatible with employment areas to support economic diversification.
- The proposed development conforms with the policies of the County of Wellington Official Plan, as it is a permitted use within the Secondary Agricultural land use designation. Furthermore, the proposed use is located within Policy Area 7-1, the Regionally Significant Economic Development Study Area and is proximate to new rural employment areas.
- The proposed development will not result in negative impacts on the surrounding area; and
- The proposed development can be appropriately serviced by private servicing.

In conclusion, the proposed Zoning By-law Amendment represents good planning, is in the public interest and should be approved.

7. Signatures



Lisa Ward Mather, MCIP RPP
Practice Lead

Amber Guidice, MES
Project Planner

Annie Yang, MCIP RPP
Project Planner

This Planning Justification Report has been prepared by WSP Canada Inc. (“WSP”) for Puslinch Park LP (“Client”) in accordance with the agreement between WSP and the Client. This Planning Justification is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this Report.

8. Appendix A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule “A” of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule “A” of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m². A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. Zoning Regulations for Accessory Retail: For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law.
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				Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ OF X, 2026.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS ____ OF X, 2026.

MAYOR

CLERK





Puslinch Park LP

McLean Road West and Highway 401

Planning Justification Report

June 24, 2026



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1. Introduction

WSP Canada Inc (“WSP”) has been retained by Puslinch Park LP (the “Owner”), to prepare a Planning Justification Report (“PJR”) in support of a Zoning By-law Amendment Application (the “Application”) for the lands located east of McLean Road West and north of Highway 401 in the Township of Puslinch, County of Wellington, Ontario (the “Site” or the “Subject Site”). The Site, which has no municipal address, is currently unoccupied by any buildings or structures and is approximately 20.9 hectares in area, with a 638 metre (2,094 ft.) lot line along McLean Road West.

The Site’s northeastern and southwestern segments are planned to be developed separately. The Application proposes to facilitate the development of the southwestern portion of the Site (“Southern Lot”) to provide greater flexibility by permitting accessory retail and expanding permissions for outdoor storage. The Southern Lot is approximately 90,055 square metres in area, with 418.7 metres of frontage on McLean Road West.

The northeastern, or “Northern Lot,” which is 118,668 square metres in size, is the subject of an application for Site Plan Control (SPC) (Township File No. D11-PPL), which was submitted on June 9, 2026, to permit the development of a warehouse and associated parking. The proposed development of the Northern Lot is not addressed in detail within this PJR, as the proposed rezoning does not apply to the SPC application.

The Site is subject to a Holding Provision (H7). A ZBLA application is being submitted under separate cover to lift the Holding Provision and permit the development of both the Northern and Southern Lots.

A Pre-consultation meeting regarding the proposed development of the Site was held on February 19, 2026. Comments were provided on February 25, 2026 from Township staff, NPG Planning Consultants, the County of Wellington, the Ministry of Transportation, Harden Environmental, Aboud & Associates, Salvini Consulting, and the Grand River Conservation Authority. A revised comment memo was received from the Township’s Planning Consultants, NPG, on February 25, 2026.

Comments received addressed the planned development on the Northern Lot, plans to expand permissions for outdoor storage on the Southern Lot, and the removal of the Holding Provision.

All required application materials, subsequently identified by NPG on March 23, 2026, have been included with this submission.

The Planning Justification Report will:

- Describe the Subject Site and surrounding area;
- Describe the proposed development, including site layout and proposed land use;
- Review and assess the proposed development against the applicable planning policy and zoning
- Provide a planning justification in support of the proposed Zoning By-law Amendment.

This PJR will demonstrate that the proposed development is consistent / conforms with applicable planning policies and represents good planning. Furthermore, it is our opinion that the proposed Application is appropriate and desirable and should be approved.

1.1 Approvals History

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) and outdoor storage in the form of temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

The conditions provided within the Notice of Decision (Township File No. D13/BRO) are the following:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

2. Site and Surrounding Context

2.1 The Subject Site

The Site is located within the Township of Puslinch and is legally described as Part of Lots 26 and 27 Concession 7. The Site is generally triangular in shape and fronts on the east side of McLean Road West and abuts the north side of Highway 401. An aerial of the Subject Site is provided in **Figure 1**.



Figure 1 Aerial image of the Site

The Site is currently vacant and is covered with light vegetation. A wooded area is located within the Northern Lot at the eastern end of the Site, as is a small wetland which is within the Grand River Conservation Authority's Regulation area. According to provincial mapping software, this wetland is unevaluated (**Figure 2**). The wetland is within the Northern Lot and, as confirmed by the Environmental Impact Study (EIS) prepared by NRSI (dated June 2026), is not impacted by the proposed development on that portion of the Site (see **Section 5**).

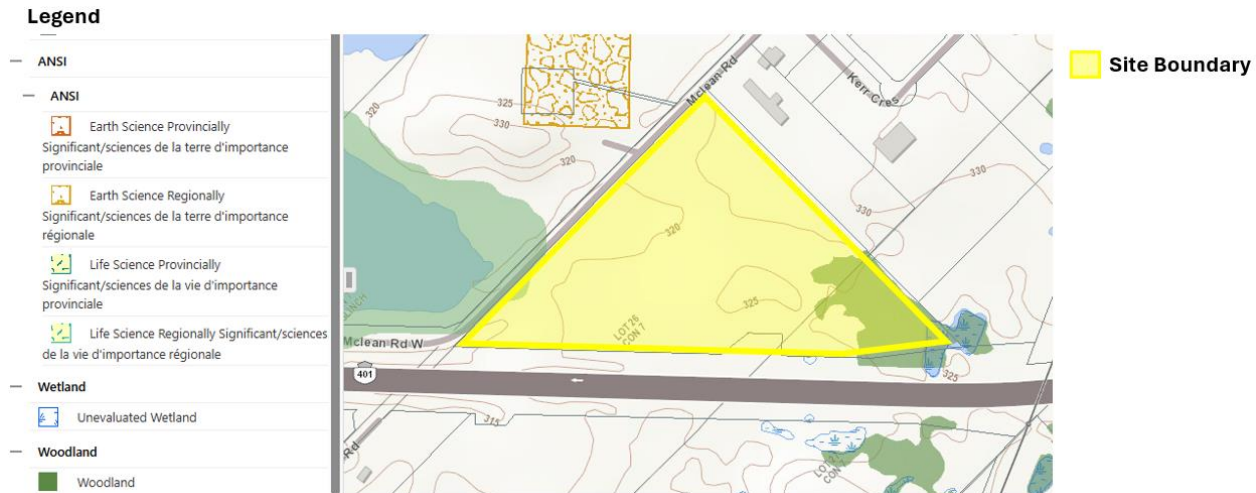


Figure 2 Natural features present on the Site (Source: Ministry of Natural Resources: Natural Heritage Areas).

The Southern Lot is triangular in shape with an area of approximately 90,055.8 square metres, and a 418.7 metre frontage on McLean Road West. The Southern Lot is currently used for agricultural purposes.

2.2 Surrounding Context

The Site is located in a rural-industrial area in the centre of Puslinch Township. The surrounding area contains predominantly industrial and employment uses. The Site is located approximately 2 kilometres from the Hamlet of Morriston.

McLean Road West is classified as a township road as per the Road Classifications Layer on County of Wellington Mapping. No associated or projected Right-of-Way widths are provided for McLean Road West.

The immediate context surrounding the Site is as follows and as shown in **Figure 3**:

- **North:** To the north of the Site are aggregate extraction and industrial uses.
- **South:** To the south of the Site is Highway 401, agricultural lands, rural employment, and wooded areas.
- **East:** To the east of the Site are Industrial uses, commercial uses, and a cemetery.
- **West:** To the west of the Site are industrial and aggregate extraction uses, further is a private cultural recreational facility (park, assembly hall, and water feature) and low density residential uses.



Figure 3 Images of the surrounding area, including adjacent industrial (Source: Google Map and Aberfoyle Metal Treators), adjacent aggregate extraction uses (Source: CBM Aberfoyle Pit)

3. Proposed Development

Since the approval of the Minor Variance application, plans for the development of the Southern Lot have been revised. As illustrated on the Conceptual Site Plan shown in **Figure 4**, the Southern Lot is now proposed with an industrial building and longer term open storage uses. The draft ZBLA is intended to enable flexibility for future development, including potential industrial, open storage, and accessory retail uses.



Figure 4: Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026

The proposal contemplates an industrial warehouse building of approximately 2,838 square metres, with supporting office space. The building is rectangular and oriented to McLean Road with a frontage of 71.6m and a height of 14.3m. The building is proposed to be set back 15.2 metres from McLean Road and a 3 metre landscape strip is proposed along the McLean Road frontage.

While no accessory retail has been included on the Conceptual Site Plan, the ZBLA is proposed to permit this use to allow for the potential future inclusion of retail space within the warehouse. Details regarding the location and floor area associated with a potential future accessory retail use would be provided as part of a future development application.

The Conceptual Site Plan illustrates 33 car parking spaces that are provided south of the warehouse for employees and visitors. Twelve (12) loading docks are proposed on the east side of this building.

Open storage in the form of 418 trailer parking spaces is proposed, covering 29% of the entire Site (69.3% of the Southern Lot). The open storage area is set back 15.2 metres from McLean Road, 4.3 metres from the north boundary, and 14.2 metres from the south lot line which extends along Highway 401. A 3 metre landscaping buffer is proposed along the Highway 401 frontage which will screen the outdoor storage uses from the Highway.



Three vehicle entrances are proposed from the McLean Road frontage, one south of the office building for private vehicles, and two north of the building for the open storage of trailer trucks.

The development is proposed to be serviced through a private well and waste water system. Details regarding the servicing strategy will be developed as part of detailed design.

4. Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the Site.

4.1 The Planning Act R.S.O. 1990, c. P.13

The *Planning Act* R.S.O. 1990, c. P.13 ("Planning Act") establishes the legislative framework for land use planning in the Province of Ontario and outlines the authority for municipalities to regulate land uses through Official Plans, Zoning By-law and development approvals. The overall purpose of the *Planning Act* is to promote a coordinated, efficient and transparent planning system that supports economical development, housing, land use compatibility and the protection of natural heritage through the provincial policy framework. The *Planning Act* requires that all planning decisions be consistent with Provincial policy, including the Provincial Planning Statement, 2024, and have regard to the matters of Provincial interest provided in Section 2 of the *Planning Act*.

The matters of Provincial interest in Section 2 of the *Planning Act* identify the key matters that are to be considered in all land use planning decisions by planning authorities. The matters of Provincial interest relevant for the proposed development include:

(e)	the supply, efficient use and conservation of energy and water;
(h)	the orderly development of safe and healthy communities;
(k)	the adequate provision of employment opportunities;
(l)	the protection of the financial and economic well-being of the Province and its municipalities;
(p)	the appropriate location of growth and development.

These above noted matters of Provincial interest establish a policy basis that supports employment-generating uses, including industrial uses, as essential components of the Provincial planning framework. The proposed development has regard for the *Planning Act* and the matters of provincial interest.

The Site is an appropriate location for moderately expanded permissions related to outdoor storage uses. As discussed in Section 4.3 below, the proposed use is permitted in the County of Wellington Official Plan. Furthermore, the Site's location adjacent to Highway 401 is desirable as a strategic location for the transportation of goods. The proposed development encourages the development of complete communities by providing contextually appropriate employment opportunities. The addition of accessory retail is also appropriate in this location, as it could support the proposed industrial use without negative impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“PPS”) took effect on October 20, 2024, replacing A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement, 2020. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. Importantly, the PPS “shall be read in its entirety and all relevant policies are to be applied to each situation” (Policy 6.1.1).

The vision for development in Ontario is provided within Chapter 1 of the PPS, which highlights the importance of supporting growth and long-term prosperity. Development is intended to be compact, transit-supportive, and optimize investments in infrastructure and public service facilities to support convenient access to quality employment, services, and housing, among others.

The PPS emphasizes that the Province encourages the cultivation of a competitive economy. The PPS intends to position the Province as a globally significant hub for commercial business and industry. The PPS also directs that growth be focused within both urban and rural settlement areas to sustain rural communities (Chapter 1: Introduction, Vision).

Chapter 2 of the PPS directs planning authorities to support complete communities through land use planning by providing a mix and range of land uses, including employment uses, to meet long-term needs (Policy 2.1.6). Furthermore, the development of the Site for an industrial use will contribute to the provincial goal of supporting complete communities. Section 2.5 Rural Areas in Municipalities establishes the framework for managing land use in rural areas. Policy 2.5.1 (e) provides that rural areas should promote “diversification of the economic base and employment opportunities.” Section 2.6 addresses Rural Lands in Municipalities and defines permitted uses, which include agricultural uses, residential development, resource-based uses, cemeteries and other rural land uses, among others (2.6.1). Sections 2.6.2 and 2.6.2 state that development that can be sustained by rural service levels should be promoted and that development should be appropriate for planned or available infrastructure.

The proposed ZBLA is consistent with policies in this section of the PPS by facilitating the provincial goal of diversifying the rural economy through expanded permissions for a rural industrial use that does not require additional servicing.

Section 2.8 Employment outlines the guiding policies to direct economic development, the production and protection of jobs within the Province. Policy 2.8.1.1(a) of the PPS requires planning authorities to provide for an appropriate mix and range of employment, institutional and mixed uses to meet long term needs; provide opportunities for a diversified economic base, including maintaining a range of suitable sites for employment uses to support various economic activities and ancillary uses and account for the needs of existing and future businesses; identify strategic sites for investment of employment sites, including market-ready sites, and address potential barriers to investment; encourage intensification of employment uses and compatible, compact mixed use development; and address land use compatibility (Policy 2.8.1.1). Section 2.8.3 addresses development within 300 metres of employment areas. As the Site is approximately 100 metres from lands redesignated to rural employment in OPA 131 (see **Section 4.4** below), this section applies to the Site:

... on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

The relief being sought in the ZBLA will permit accessory retail and broaden permissions related to the provision of outdoor storage uses on the Southern Lot. These permissions will allow the site to be optimized for long-term use, to support economic activity and meet the needs of future tenants. The proposed uses are compatible with and will not negatively impact the employment uses planned in PA7-10.

Section 3.6 addresses sewage, water, and stormwater services. Policy 3.6.4 provides that where municipal sewage services, municipal water services or private communal water services are not available, planned or feasible, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for such services to be provided long-term, with no negative impacts.

The proposed development is consistent with Policy 3.6.4 of the PPS as it will be supported by individual on-site sewage services and on-site water services which are appropriate in an area that does not have access to public or communal services. The proposed servicing approaches will facilitate an industrial use in a manner which will not have negative impacts. A condition is included in the draft ZBLA which requires potential future accessory retail to not require a permit to take water and/or Environmental Compliance Approval, are necessary for a permitted use.

Chapter 4 provides policies for the Wise Use and Management of Resources. Section 4.1.8 provides that development and site alteration shall not be permitted on lands adjacent to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

The proposed development is consistent with the policies of Chapter 4 as a buffer is provided which will protect the wooded area and unevaluated wetland present on the Site. The mitigation measures include a 30 metre buffer and an additional 5 metre dripline buffer. The EIS prepared by NRSI and submitted with this application concludes that the development has been designed to avoid the ecological features on the Site. By following the recommended mitigation strategies as identified in the EIS, no negative impacts to the ecological features are expected as a result of the proposed development.

The proposed development is consistent with the policies of the PPS 2024 by optimizing existing industrially designated lands for long term use by potential tenants. The proposed ZBLA would broaden zoning permissions to support a wider range of employment opportunities and enhance the long-term viability and market-readiness of the Site.

4.3 Wellington County Official Plan (December 2025 Consolidation)

The Wellington County Official Plan ("County Official Plan"), was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The December 2025 office consolidation has been reviewed for this PJR. We note that the County is currently conducting a Municipal Comprehensive Review of the Official Plan.

Part 2 of the County Official Plan outlines the planning vision and commitment to achieve several objectives, including opportunities for jobs, commerce and services (Policy 2.2.3). In addition, Part 2 of the Official Plan encourages the development of effective land use patterns as it concerns energy and servicing (Policy 2.28 and 2.22).

In the County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural on Land Use Schedule B7 – Puslinch (Figure 3). The wetland on the Northern Lot is designated Core Greenlands.

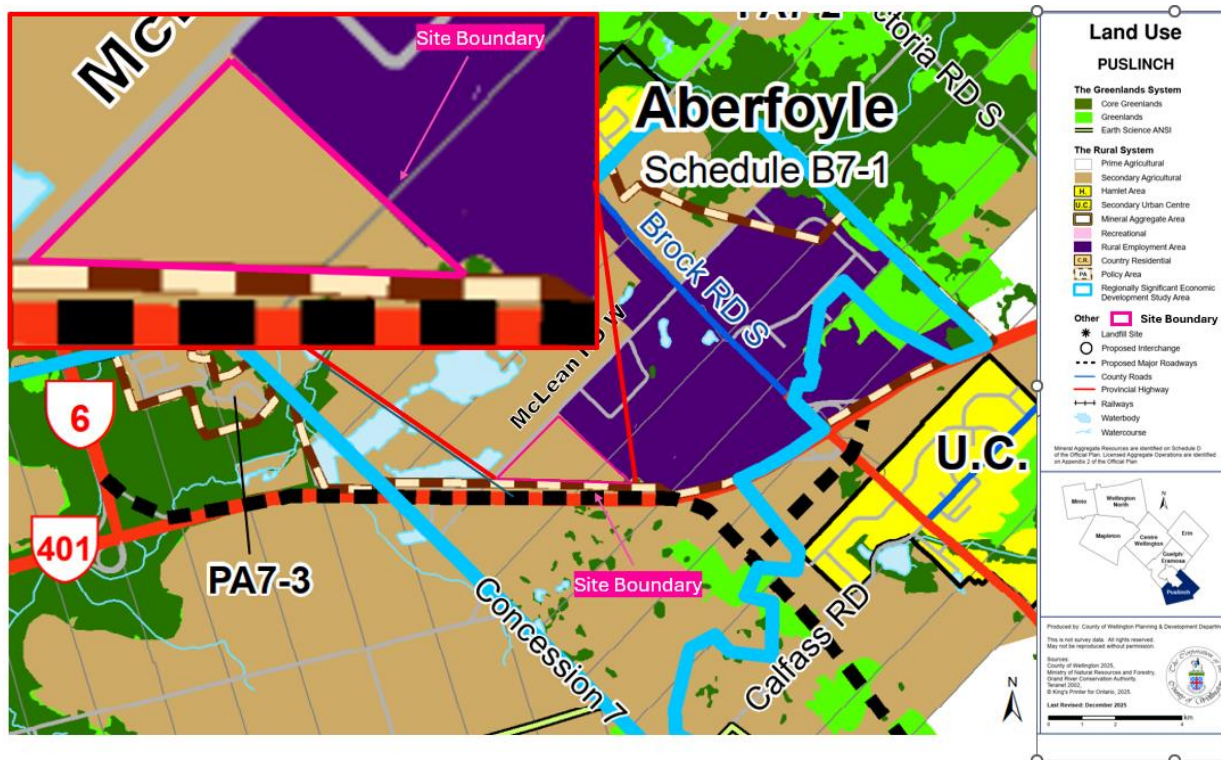


Figure 5: Schedule B7 –Land Use Schedule from the County of Wellington Official Plan

Section 5.4 of the Official Plan outlines the relevant policies for lands designated Core Greenlands. The Core Greenlands land use designation identifies all provincially significant and other wetlands (including unevaluated) (Policy 5.4). Section 5.4.1 states “Development and site alteration will not be permitted in wetlands considered provincially significant.” As shown in **Figure 2**, the wetlands present on the Site are unevaluated and are not considered Provincially Significant Wetlands (“PSW”). Section 5.4.1 further states “all other wetlands will be protected in large measure.”

The proposed development will not extend into the unevaluated wetlands or the wooded area at the eastern corner of the Northern Lot. The area is proposed to be maintained as Greenlands, with a 30 metre buffer, and a dripline buffer of 5m. The EIS provided with this submission concludes that there will be no negative impacts to the ecological features present on the Site.

Lands designated as Secondary Agricultural in the County Official Plan are subject to the policies of Section 6.5. Permitted uses within Secondary Agricultural designation include those uses permitted within the Prime Agricultural Area, such as Agricultural uses, single detached homes and additional residential units, aggregate operations, forestry uses and community service facilities, among others. Additional uses permitted within the Secondary Agricultural designation include public service facilities and small scale commercial, industrial and institutional uses (6.5.3).

Conditions for the development of commercial, industrial and institutional uses for Secondary Agricultural areas are provided in Section 6.5.5, and include:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;
 - compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

Industrial and commercial uses are permitted within the Secondary Agricultural land use designation, provided that they meet the criteria in Section 6.5.5. In our opinion, the proposed ZBLA meets these criteria. Regarding 6.5.5.a), per the submission materials provided with the SPC application, the proposed warehouse on the Northern Lot can be serviced through on-Site services. The specific details regarding the provision of sewage and water services on the Southern Lot will be developed as part of detailed design. As required in this Section, the proposed uses, which include a warehouse (including business office and accessory retail) and outdoor storage, are limited to one lot. These uses are also appropriate in a rural location, as they require a large lot and benefit from adjacency to Highway 401 (6.5.5 c)). Additionally, the proposed development is compatible with uses on surrounding sites and will not have adverse impacts on future potential agricultural or aggregate uses (6.5.5 b), d) and e)).

As illustrated on Schedule B7 (**Figure 5**), the Site is within the Puslinch Economic Development Area, or Policy Area 7-1 which is described in Section 9.8.6 as “an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township.”

The Site’s location within Policy Area 7-1 reinforces its role as a strategic site for the provision of industrial land uses. The proposed ZBLA will expand permissions for uses that will support economic activity within the surrounding area, as intended within this Policy Area.

The proposed development conforms with the policies of the County Official Plan, which supports opportunities for employment, economic activity and encourages compatibility between land uses. Furthermore, the proposed development meets the criteria associated with industrial uses within the Secondary Agricultural land use designation.

4.4 Official Plan Amendment 131

Official Plan Amendment 131 (OPA 131) was adopted by County of Wellington Council on April 30, 2026 by By-law 5977-26. OPA 131 proposes to align the rural area policies of the County Official plan with the PPS and to complete "Rural Phase 3B" of the County’s Official Plan review. The OPA has been submitted to the Ministry of Municipal Affairs and Housing for approval and posted to the ERO for comment. If approved, the amendment would, among other proposed changes, address rural employment growth needs in Puslinch by designating new rural employment area lands in Puslinch, update rural employment and residential policy, and modify the existing Puslinch Industrial Policy.

As part of the Municipal Comprehensive Review, consultants had identified a need for a minimum of 30 hectares for additional employment lands in the Township. Puslinch By Design was undertaken by the County of Wellington and the Township of Puslinch to identify locations for rural employment area growth, within the Puslinch Regionally Significant Economic Development Study Area.

To address the need for rural employment growth, OPA 131 proposes to add rural employment land within Puslinch. These changes include revising land use designations from Secondary Agricultural to Rural Employment Area and adding new policy areas that establish site-specific policies for newly identified rural employment areas (PA7-11) and newly identified rural prestige rural employment areas (PA7-10). Revisions are also proposed to the

requirements for agricultural impact assessments for development within Prime Agricultural Areas and secondary agricultural areas.

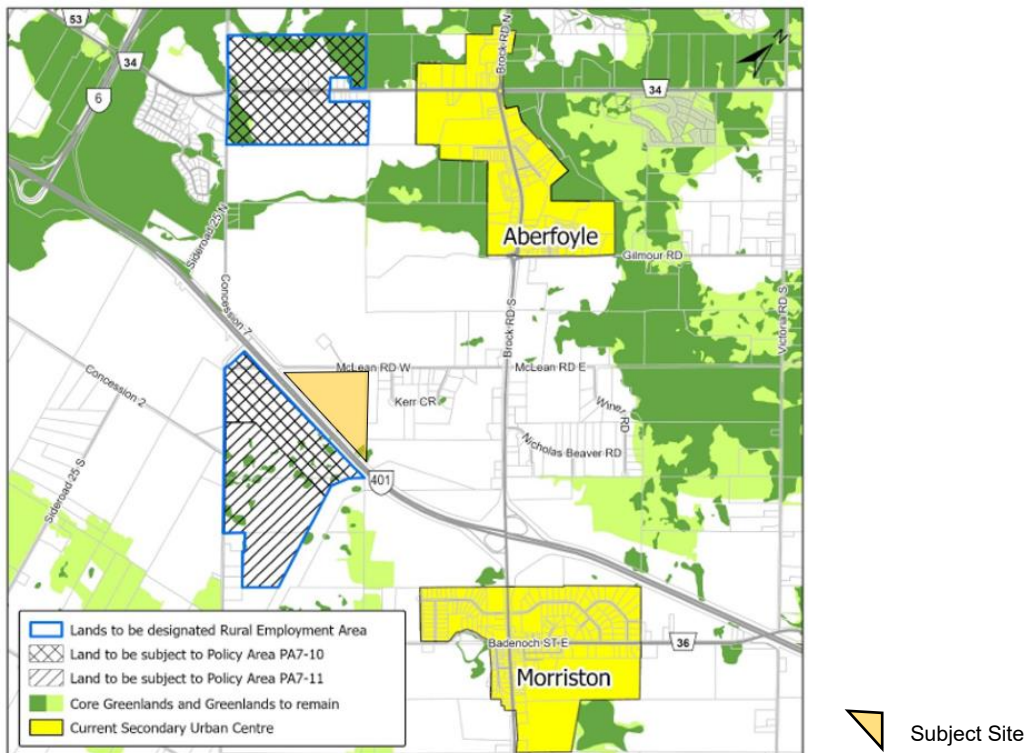


Figure 6 Excerpt from OPA 131. Draft Schedule A4 identifying Rural Employment Areas.

The Site is located directly across Highway 401 from proposed Rural Employment Areas PA7-10 and PA7-11 (Figure 6), which appropriately positions the proposed development in proximity to these strategic rural employment policy areas.

Chapter 6 Rural System includes secondary agricultural areas. In OPA 131, Section 6.2 Purpose is proposed to be revised by removing the existing preamble and replacing it with the following:

The Rural System plays a vital role in the structure and economic success of the County. It shapes the unique landscape and character of the area while enhancing residents' quality of life. By utilizing rural assets and amenities and prioritizing wise resource management and protection, the Rural System serves as the foundation for a sustainable economy (Section 6.2, OPA 131).

OPA 131 defines the purpose of the Rural System, which includes support for "...economic activities which depend on Wellington's natural resources to deliver a sustainable and diversified agricultural industry and rural economy and create opportunities for a variety of resource, employment and community uses." Section 6.2 further states that the "Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated to support a healthy, integrated and viable Rural System."

Furthermore, OPA 131 proposes to amend Section 6.3 and the vision for Secondary Agricultural land uses, adding the following language:

Secondary agricultural areas of non-prime farmland have been identified. While agriculture will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas. This development will be directed to areas that minimize constraints to agricultural and other resource-related uses, can be sustained by rural service levels, and is appropriate to the infrastructure, which is planned or available, and avoids the need for uneconomical expansion.

The proposed ZBLA is aligned with the revised description of the Rural System that includes opportunities for a variety of uses including employment uses. As required in proposed Section 6.3, the development will not introduce constraints to agricultural or resource-related uses and can be sustained at current service levels.

OPA 131 proposes to amend Policy 9.8.3 Puslinch Industrial Policy to require Rural Employment lands to implement the Rural Employment Area Design Guidelines, which address signage, landscaping, lighting, building design and outdoor storage, among other matters. These design guidelines do not apply to the Site but will be considered through the detailed design process for the Southern Lot. In particular, Section 3.3.1 addresses the Highway 401 Frontage, providing that buildings along this frontage “should be prioritized for an elevated standard of design due to their high visibility from the highway, creating a defined image of the Township of Puslinch.”

Guidelines 12 and 13 regarding outdoor storage state that:

12. *Outdoor storage and display of items that are visible from Highway 401 are not permitted.*
13. *Parking and loading facilities generally shall not be located between buildings and Highway 401.*

Outdoor storage is currently permitted on the Southern Lot through the approved Minor Variance, but is limited to short-term trailer parking. The ZBLA proposes to provide additional flexibility regarding this use, as current permissions are restrictive. As illustrated on the Site Plan, landscaping is proposed along the Highway 401 and McLean Road frontages to provide screening and contribute to a high quality environment. The specific details of the landscape design will be determined as part of detailed design for the future development of the Southern Lot. Regarding the proposed permission for accessory retail on the Southern Lot, relevant guidelines including those related to parking, access and building entrances will be considered as part of a potential future development application.

The Application conforms with OPA 131 as it will provide opportunities for industrial development in an appropriate location that is proximate to new Rural Employment areas. The proposed ZBLA will permit an accessory use and expand a permitted use on the Southern Lot that will support diversification of the rural economy in the County.

4.5 Township of Puslinch Zoning By-law 023-18

The Township of Puslinch Zoning By-law 023-18 establishes the regulations for land use and building design, size, placement, and character. The Site is zoned Industrial (IND) and Natural Environment (NE), and is subject to Site Specific Special Provision 83 (SP83) and Holding Provision 7 (H7)), as shown in **Figure 6**. Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site. As noted above, the approved Minor Variance permits outdoor storage, with conditions.

This section summarizes the applicable zoning provisions, including the areas of zoning non-conformity that are addressed in the draft ZBLA included with this submission. This section provides a rationale for the requested zoning revisions which will facilitate the development of the Southern Lot. The proposed amendments will not apply to the proposed development on the Northern Lot.

4.5.1 Holding Provision 7 (H7)

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Discussions with the Township are ongoing regarding planned improvements to McLean Road West. An application to remove the Holding provision is being submitted separately.

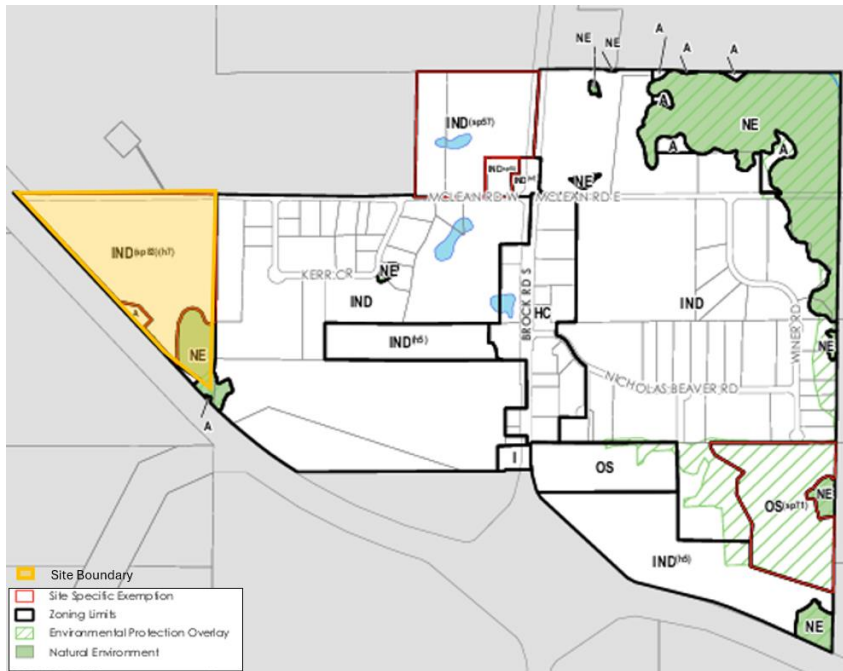


Figure 6 Schedule A Township of Puslinch Zoning By-law 023/18 Map A-4 Aberfoyle Industrial Area

4.5.2 IND – Industrial Zone

As per Section 9.2 Permitted Uses, the IND zone permits a range of industrial uses including but not limited to warehouse, dry industrial uses, service or repair establishment, outdoor storage area or accessory processing area, outdoor storage use, and transport terminal. While outdoor storage areas and uses are prohibited on the Site through Site Specific Special Provision 83 (SP83), the approved minor variance (D13/BRO) permits these uses with conditions.

The proposed ZBLA will provide additional flexibility for outdoor storage uses to facilitate the development of the Southern Lot. Various use-specific special provisions are included within the ZBLA that provide relief to various provisions related to outdoor storage in Zoning By-law 023-18. The ZBLA will also permit accessory retail on the Southern Lot, which is not currently permitted within the IND zone. Two use-specific special provisions for accessory retail are included within the ZBLA as follows:

- Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use.
- Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot.

These provisions will ensure that any future proposed accessory retail use can be appropriately serviced and that the use will be secondary to the principal use.

4.5.3 Development Standards

Based on the Conceptual Site Plan prepared by Broccolini, dated June 16, 2026, Table 1 provides a detailed compliance analysis of how the proposed development meets Section 9.3 Development Standards for the IND Zone of the Zoning By-law.

Table 1: IND Zone Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Minimum Required Lot Area	0.4 ha	9 ha	Yes
Minimum Required Lot Frontage	30m	418.7m	Yes
Minimum Required Front Yard	6m	15.2m	Yes
Minimum Required Interior Side Yard	5m	39.6 m (Hwy 401) - 241.5 m (Northern Lot)	Yes
Minimum Required Exterior Side Yard	15 m	Not applicable	Yes
Minimum Required Rear Yard	7.5 m	Not applicable	Yes
Maximum Permitted Lot Coverage	75%	3.1%	Yes
Minimum Required Landscaped Open Space	15%	24.5 (Full Site) 15.5% (Southern Lot)	Yes
Maximum Permitted Building Height	25 m	14.3m	Yes

4.5.4 Industrial Design Overlay

Additional provisions are outlined in Section 13.5 Industrial Design Overlay. Per the 2008 Puslinch Design Guidelines Study, it is a goal of the Township to provide a high level of design for industrial development visible from Provincial highways and arterial streets. The Site is identified with the Industrial Design Overlay on Schedule B-4 of the Bylaw and is subject to the following special regulations outlined in Table 2.

Table 2: Industrial Design Overlay Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Permitted Uses (Regulation 13.5.a.)	All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas. Notwithstanding this requirement, outdoor storage is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.	Section 14, Site-Specific Special Provision 83 prohibits open storage on the Site and the approved Minor Variance application permits open storage for short term trailer parking (see Section 1). Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage may not be limited to trailer parking; it may include equipment, goods, raw materials and other items. Accessory retail is not a permitted use in the IND zone. The ZBLA would permit a small-scale accessory retail component that is enclosed within the building and would support the principal use on the Southern Lot.	Relief is required. Given that the outdoor storage will be screened by landscaping, this amendment will have no negative impacts. The proposed ZBLA includes conditions to ensure that any accessory retail use would be small in scale and serviced by on-site services. The addition of accessory retail is not anticipated to have negative impacts and will support the principal use.
Buildings entrances (Regulation 13.5.b.)	Buildings shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.	The proposed building on the Southern Lot is oriented to McLean Rd and is not anticipated to be visible from Highway 401. Additional detailed design will take place as part of a subsequent	Relief is required. Given that the building on the Southern Lot will be screened from Highway 401 by landscaping, this

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
		applications process through which additional revisions can be made.	amendment will have no negative impacts.
Screening and buffering (Regulation 13.5.c.)	Parking areas, loading spaces, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.	Screening and landscape buffers provided along Highway 401 to mitigate views of parking, loading and service areas.	Yes
Architectural Details: Elevations (Regulation 13.5.d.)	All exterior building elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.	Details regarding architectural details or materials to be determined through detailed design.	Yes
Landscape Strip (Regulation 13.5.e.)	A strip of land not less than nine (9) metres in width shall be provided along the lot line which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.	Landscape strip of 3 m provided along the lot line abutting Highway 401.	Relief is required. A 3 metre landscape strip is proposed which will provide sufficient buffering.

4.5.5 Outdoor Storage Zoning Provisions

The Site Specific Special Provision 83 (SP83) prohibits outdoor storage area and uses on the Site.

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking. The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022, for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)

4. Permission for short-term (< 3 days) truck trailer parking

Additional to the above requirements, the following conditions apply to open storage uses on the site:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

The approved Minor Variance provides conditional relief from various provisions related to outdoor storage in Section 4.22. However, given the need for additional flexibility regarding the planned development of outdoor storage on the Southern Lot, a ZBLA is proposed to remove the prohibition against outdoor storage in SP83 and replace it with site-specific permissions that expand on the permissions in the approved Minor Variance. Although the draft ZBLA would amend the Zoning By-law and not the Minor Variance, the permissions from the Minor Variance application are provided here, for the sake of clarity.

Table 3 outlines the regulations for Open Storage in Section 4.22, and **Table 4** outlines the regulations of the Minor Variance. A compliance analysis is also provided within **Table 3** and **Table 4**.

Table 3: Outdoor Storage Provisions

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Location of Outdoor Storage areas (Regulation 4.22.a (i))	The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street;	Outdoor storage is proposed within the interior side yard. The approved Minor Variance application permits Outdoor Storage within 20m of a lot line abutting a street.	Relief is required to permit outdoor storage in the interior side yard. Given that landscaping is proposed to screen the outdoor storage use, this amendment is appropriate. The ZBLA will also permit outdoor storage within 10 metres of a lot line abutting a street. Given the landscaping proposed along McLean Road West, this amendment will have no negative impacts.
Location of Outdoor Storage areas (Regulation 4.22.a(ii))	No outdoor storage area shall be located closer than two (2) metres to any lot line;	Outdoor storage is proposed 15.2m and 5m from the lot lines.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Area of Outdoor Storage (Regulation 4.22.a (iii))	The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot.	Outdoor storage is proposed to cover 69.3% of the entire site and exceeds the area of the building on the Southern Lot	Relief is required to permit an outdoor storage area that is larger than the principal building's floor area. This amendment is appropriate, given the lot's large size and proposed mitigation measures.
Outdoor Area Screening (Regulation 4.22.a (iv))	The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;	Landscape screening to be provided	Yes
Storage materials height (Regulation 4.22.a (v))	No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;	Outdoor storage is expected to be under 6m in height	Yes
Prohibited storage materials (Regulation 4.22.a (vi))	The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;	Not Applicable	Yes
Storage near residential zone (Regulation 4.22.a (vii))	An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;	Not Applicable	Yes
Storage on top stable surfaces (Regulation 4.22.a (viii))	Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and	Outdoor storage would be located on top of a stable surface	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Storage prohibited in landscaped open space (Regulation 4.22.a (ix))	Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.	Outdoor storage is not located within landscaped open space	Yes
Farm equipment storage (Regulation 4.22.b)	Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.	Not Applicable	Yes
Sale of goods of outdoor storage materials (Regulation 4.22.c)	Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.	Not Applicable	Yes

Table 4: Minor Variance (Township File No. D13/BRO) Provisions for Outdoor Storage

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Lot Line Location Permission (Minor Variance #1)	Outdoor storage is permitted within 20m of a lot line abutting a street	Outdoor storage is located 15.2m from the lot line abutting Mclean Road West.	Yes
Front Yard Location Permissions (Minor Variance #2)	Loading docks are permitted in the front yard facing McLean Rd	Loading docks are located behind the proposed warehouse building.	Yes
Trailer Parking Duration (Minor Variance #3)	Outdoor storage is permitted for trailer parking for short periods of time (< 3 days)	Trailers may be parked for longer than 3 days.	The ZBLA would permit outdoor storage for longer than 3 days on the Southern Lot. This amendment is appropriate to provide

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
			additional flexibility that will not have negative impacts.
Trailer Parking Duration (Minor Variance #4)	Permission for short-term (< 3 days) truck trailer parking	Trailers may be parked for longer than 3 days.	The ZBLA would permit longer term truck trailer parking within the Southern Lot. This amendment is appropriate as it will provide additional flexibility that will have no negative impacts.
Relief for Transportation Trailers (Minor Variance: Conditions #1)	That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;	Southern Lot outdoor storage includes 450 trailer parking spaces. The proposed development provides 12 loading locks on the Southern Lot the maximum allowed trailer parking is 30 spaces. Additional flexibility for outdoor storage uses required to facilitate the development of the Southern Lot. Outdoor storage area may include the storage of trailers, equipment, goods, raw materials, or other items.	The ZBLA would permit outdoor storage within the Southern Lot that is not limited to transportation trailers. This amendment proposes to permit additional outdoor storage which will be screened and have no negative impacts.
(Minor Variance: Conditions #2)	That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;	Trailers may be parked for longer than 4 business days.	The ZBLA would permit longer term transport trailer parking. This amendment proposes to permit additional outdoor storage and will have no negative impacts.
(Minor Variance: Conditions #3)	That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and	A setback of 6 metres is provided from the outdoor storage area.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Minor Variance: Conditions #4)	That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.	Visual screening is provided through a landscaping strip.	Yes

4.5.6 Parking and Loading

33 parking spaces and twelve loading spaces are provided on the east side of the building facing Highway 401. Loading regulations are provided in Section 5.1 and parking regulations are outlined in Section 5.2 of the Town's Zoning By-law. A detailed compliance analysis of whether the proposed development meets the applicable requirements is outlined within **Table 5**.

Table 5: Loading Standards

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Parking – Industrial (Table 5.3)	Industrial: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ² , 26 spaces required. Office 1 per 40m ² , 7 spaces required	Industrial: 26 spaces provided Office: 7 spaces provided	Yes
Parking – Retail Store (Table 5.3)	1 per 20 m ²	Per the defined use-specific provision in the ZBLA, the maximum size of a potential future retail component is 25% of the warehouse GFA (2,838m ²) which is 709.5m ² . At most, required parking would be 35 parking spaces.	Required parking will be assessed as part of a future development application that proposes accessory retail.
Barrier Free parking (Table 5.5)	1 + 3% of total number parking spaces	2 provided	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
Bicycle Parking - Industrial (Table 5.6)	2/1,000 m ² = 6 required	6 provided	Yes
Bicycle Parking - Retail (Table 5.6)	The greater of 2 spaces or 1 space /1000 m ²	Assuming a maximum accessory retail floor area of 709.5m ² , required bicycle parking would be 2 spaces.	Bicycle Parking requirements would be assessed as part of a future development application.
Number of Loading Spaces Required (Regulation 5.1.2 Table 5.1)	A minimum of 2 loading spaces is required for a building with a net floor area of greater than 2,500 m ² and less than 5,000 m ²	12 spaces provided	Yes
Dimensions of Loading Spaces (Regulation 5.1.3.a)	The minimum dimensions of a loading space shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.	Loading spaces are 4.3 metres in width and 18.3 metres in length, with a vertical clearance of at least 4 metres.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.i)	a. Required loading spaces shall: be provided on the same lot occupied by the building or structure for which the said loading spaces are required;	Loading spaces provided on the same lot occupied by the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.ii)	abut the building for which the loading space is provided; and	Loading spaces abut the building.	Yes
Location of Loading Spaces (Regulation 5.1.4.a.iii)	shall not form a part of any street or lane.	Loading spaces are located behind the building, away from the street.	Yes
Yards Where Permitted	a. Loading spaces shall not be permitted:	Loading spaces located beyond 3 metres of any lot line.	Yes

Zoning Standard	Requirement	Proposed	Compliance (Yes/No)
(Regulation 5.1.5.a.i)	closer than three (3) metres to any lot line;		
Yards Where Permitted (Regulation 5.1.5.a.ii)	in any front yard;	Loading spaces are not located in the front yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iii)	in any minimum required yard;	Loading spaces are not located in any required yard	Yes
Yards Where Permitted (Regulation 5.1.5.a.iv)	between the exterior closest to the exterior lot line and the exterior lot line; and	Loading spaces are not located between the exterior closest to the exterior lot line and the exterior lot line	Yes
Yards Where Permitted (Regulation 5.1.5.a.v)	closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a building or structure or located in a Residential Zone.	The Site is not located near a residential zone.	Yes
Access to Loading Spaces (Regulation 5.1.6.a)	Access to loading spaces shall be by means of a driveway at least six (6) metres wide contained within the lot on which the loading spaces are located.	Access to loading spaces provided through a driveway of 9.1 metres and contained within the lot in which the loading spaces is located.	Yes

4.6 Puslinch Design Guidelines

The Puslinch Design Guidelines (2010) apply to commercial, industrial and institutional development proposals throughout the Township and are intended to develop an enhanced streetscape along Brock Rd, improve the quality of site and building design, and protect Puslinch's unique character.

The Guidelines are to be used for development and to make land-use decisions for planning applications (such as zoning by-law amendments). The guidelines applicable to the Site are found in Section B Promoting Quality Development.

We note that, as this rezoning application provides a conceptual level of detail, it does not include detailed information regarding architectural detailing and materials. This additional information will be provided as part of a subsequent development application.

Table 6: B Commercial, Industrial, and Institutional Uses Guidelines

Item	Guideline	Proposed	Compliance
Architectural Details (Guideline B1.1)	Provide additional architectural detailing such as variations in colour and material, windows and surface articulation	Not yet determined	Architectural detailing will be addressed during detailed design.
Blank Facades (Guideline B1.1)	Blank or single material facades are not permitted parallel to the public street or in other locations visible to the public. Use building materials and detail design to express the base, middle and top of a building facade.	Not yet determined	Façade design will be addressed during detailed design.
Building Design (Guideline B1.2)	Design buildings with highway or country road visibility to give prominence to the location and a sense of prestige. Orient building entrances and office components to face highway or county road frontage.	The building proposed on the Southern Lot building is oriented towards McLean Road West to define the street edge. The building is not anticipated to be visible from Highway 401.	Yes
Outdoor Storage Screening (Guideline B1.2)	Outdoor storage shall not be permitted on sites with highway visibility, shall be screened with a combination of berms, landscaping and fencing from county roads, and shall otherwise be screened from off-site view.	Outdoor storage will be screened from McLean Road West and Highway 401 with landscaping.	Yes
Building visibility (Guideline B2.1)	Incorporate details such as wall projections, material variation and articulated building elements (e.g. dormers,	Not yet determined.	These items will be addressed during detailed design.

Item	Guideline	Proposed	Compliance
	bays) to enhance the visibility of buildings at gateways and intersections of other major roads.		
Entry features (Guideline B2.2)	Connect the proposed development to the public street with entry features incorporating landscaping, street furniture, special paving, low walls, etc.	Not yet determined.	These items will be addressed during detailed design.
Sidewalks / Walkways (Guideline B2.3)	Provide walkways from buildings and parking areas which connect to the public sidewalk or planned public sidewalk.	Not yet determined. The design of the public realm will respond to the plans to improve McLean Road West.	These items will be addressed during detailed design and when the design for McLean Road West has been determined.
Accessible Walkways (Guideline B3.1)	Incorporate accessible walkways to building entrances and within parking areas.	Walkways to be provided to public sidewalks from parking and building entrances.	These items will be addressed during detailed design.
Bike Parking (Guideline B3.2)	Provide bicycle parking facilities for customers and staff.	6 Bike parking spaces are provided.	Yes
Landscaping (Guideline B4.1)	Incorporate landscaping (planting strips and landscaped traffic islands) in parking areas.	Not yet determined.	This will be addressed during detailed design.
Screening (Guideline B4.2)	Screen parking, loading, service areas and equipment (e.g. mechanical, electrical, etc.) from public view through architectural screening, landscape buffering, berms or a combination.	Screening through the landscape buffer provided along McLean Road West and Highway 401.	Yes
Lighting (Guideline B4.3)	Use cut-off lighting fixtures to minimize glare. Ensure that site	To be determined during detailed design.	Lighting will be designed with

Item	Guideline	Proposed	Compliance
	lighting does not infringe upon adjacent property, including roads.		consideration for this guideline.
Free Standing Signage in Puslinch (Guideline B5.1)	Monument-style signage which incorporates elements of the building design and materials is encouraged and preferred over pylon-type signage.	To be determined during detailed design	Signage will be determined through detailed design.

5. Supporting Technical Studies

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified by the Township of Puslinch. Additional supporting technical studies will be submitted as part of a future Site Plan Control application. For further details, refer to the full study that is included with this submission.

Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) was completed by NRSI, dated June 2026 in support of the proposed development. NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. The proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

6. Summary of Opinion

Based on our review of the applicable land use planning policy framework, area context, and the supporting application materials, it is our professional opinion that the proposed ZBLA represents good land use planning, and is appropriate for the Site for the following reasons:

- The proposed development has regard for the matters of provincial interest outlined in Section 2 of *The Planning Act*.
- The proposed development is consistent with the policies of the PPS as it promotes efficient industrial development adjacent to and compatible with employment areas to support economic diversification.
- The proposed development conforms with the policies of the County of Wellington Official Plan, as it is a permitted use within the Secondary Agricultural land use designation. Furthermore, the proposed use is located within Policy Area 7-1, the Regionally Significant Economic Development Study Area and is proximate to new rural employment areas.
- The proposed development will not result in negative impacts on the surrounding area; and
- The proposed development can be appropriately serviced by private servicing.

In conclusion, the proposed Zoning By-law Amendment represents good planning, is in the public interest and should be approved.

7. Signatures

Lisa Ward Mather, MCIP RPP
Practice Lead

Amber Guidice, MES
Project Planner

Annie Yang, MCIP RPP
Project Planner

This Planning Justification Report has been prepared by WSP Canada Inc. (“WSP”) for Puslinch Park LP (“Client”) in accordance with the agreement between WSP and the Client. This Planning Justification is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the Client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP’s judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

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This Standard Limitations statement is considered part of this Report.

8. Appendix A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED, BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule "A" of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule "A" of this By-law;
3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m². A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. Zoning Regulations for Accessory Retail: For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law.
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				Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ OF X, 2026.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS ____ OF X, 2026.

MAYOR

CLERK





McLean Road Industrial Site, Puslinch, Ontario

Environmental Impact Study

Prepared for:

Puslinch Park Limited Partnership
2680 Skymark Avenue, Suite 800
Mississauga, Ontario, L4W 5L6

Project No. 2706 | June 2026



NATURAL RESOURCE SOLUTIONS INC.

Aquatic, Terrestrial and Wetland Biologists

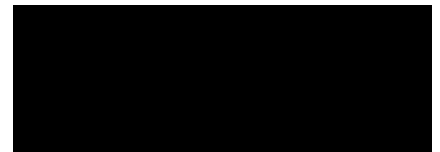
McLean Road Industrial Site, Puslinch, Ontario

Environmental Impact Study

Project Team

Jessica Linton	Senior Biologist, Project Manager
Meghan Douglas	Terrestrial & Wetland Biologist, Certified Arborist, Technical Advisor
Laura Cobham	GIS Analyst

Report submitted on June 3, 2026



Jessica Linton
Project Manager
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Map 1. Study Area and Natural Features
Map 2. Vegetation Communities and Monitoring Stations
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1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for a proposed industrial development located on McLean Road in Puslinch, Ontario. In 2013, in support of a Zone Change Application, an EIS and associated addenda were completed by R.J. Burnside and Associates. The subject property (Map 1) was subsequently zoned as industrial and there is now interest in pursuing development on the site. This EIS has been prepared in support of an Application for Site Plan control to permit the redevelopment of the north portion of the site.

The triangular-shaped subject property, shown on Map 1, is approximately 23 ha in area and is located southeast of McLean Road West on Lots 26 and 27, Concession VII, Township of Puslinch, County of Wellington. The subject property borders McLean Road West and an aggregate operation along the western property boundary, industrial sites to the east, and Highway 401 to the south. The land consists largely of annual row crop fields and culturally influenced vegetation communities associated with an old gravel extraction area. A small, isolated wetland pocket exists along the southern boundary of the subject property with a larger wetland surrounded by woodland present in the far southeastern corner of the property. Both wetland features are regulated by the Grand River Conservation Authority under Ontario Regulation 41/24 (Government of Ontario 2024). The larger wetland in conjunction with the woodland, are identified within the Core Greenlands System in the County of Wellington Official Plan (OP) (2025) and mapped within the Natural Environment (NE) zone per the Township of Puslinch Zoning Bylaw (2024). The subject property is located within Ecoregion 6E.

This EIS report has been prepared in conformity with the Environmental Impact Assessment guidelines within section 4.6.3 of the OP, as well as to address pre-consultation comments provided by the Township of Puslinch and County of Wellington, including peer review comments from Aboud & Associates in the Future Planning Application Requirements document dated February 19, 2026. A meeting was also held with members of the Project Team and Aboud & Associates in April 1, 2026 to scope a Terms of Reference, further discussed in Section 2.3.

To satisfy these requirements, this EIS provides an evaluation of the ecologically significant and sensitive features requiring protection and/or mitigation within the study area, as well as assesses the potential impacts of development in relation to these natural heritage features,

followed by detailed recommendations for necessary mitigation and enhancement measures and the associated monitoring program.

A preliminary Tree Management Plan has been provided by NRSI under a separate cover (NRSI 2026).

2.0 Project Scoping

2.1 Study Area

For the purposes of this report, the term “subject property” refers to the lands owned by the proponent including the area where the development is proposed to occur. The term “study area” refers to the subject property plus the surrounding 120m for which additional information was collected and reviewed, as could be gathered without direct access to these areas (Map 1). This was undertaken in order to address Section 4.1.8 of the Provincial Planning Statement (PPS) which states that development and site alteration are not permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the feature or its ecological functions (MMAH 2024). In addition to the detailed assessment undertaken within the study area, legacy data was also collected from all lands within 1-10km of the property boundary where data was available from agencies and wildlife atlases, as described below.

2.2 Background Information

2.2.1 Collection and Review of Background Information

Existing natural heritage information was collected and reviewed to identify key natural heritage features, habitats and species that are reported from, or have the potential to occur within the study area. The following background information sources were reviewed to provide an accurate understanding of the physical and biological attributes within the study area:

- County of Wellington Official Plan (2025)
- Natural Heritage Information Centre (NHIC) database
- Ministry of Natural Resources, Guelph District (MNR)
- Grand River Conservation Authority (GRCA)
- Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch;
- Government of Canada Species at Risk Act (SARA)
- Department of Fisheries and Ocean Aquatic Species at Risk Mapping
- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile and Amphibian Atlas (ORAA)
- Mammal Atlas of Ontario
- Ontario Butterfly Atlas Online

Species lists were compiled to provide information on species reported from within the study area based on data available from the wildlife atlases listed above. These atlases provide data based on 10x10 km survey squares. Information on species from the survey squares that overlap with the study area were compiled, as well as those documented as part of the studies listed above that were completed within the study area. These initial species lists were used to guide the scope and type of any additional field surveys required to characterize the natural features and wildlife habitats within the subject property.

2.2.2 Significant Species Screening

Based on the compiled species lists for the study area, a screening exercise was completed to assess the potential for reported species at risk (SAR) and species of conservation concern (SCC) to occur in the study area. This involved cross-referencing the preferred habitat for reported species against habitats known to occur in the study area. This exercise was completed to ensure that the potential presence of all SAR and SCC within the study area was adequately assessed in this study.

For the purposes of this EIS, SAR are:

- Those listed on the Protected Species in Ontario List (O. Reg. 60/26 <https://www.ontario.ca/laws/regulation/260060>). These species are protected by the *Species Conservation Act* (SCA), which includes protection of their habitat.
- Those listed as Threatened, Endangered, or Extirpated on Schedule 1 of the *Species at Risk List*.

Species of Conservation Concern (SCC) are generally¹ those identified as:

- Species identified as nationally endangered or threatened by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), which are not protected under Ontario's SCA,
- Species identified as provincially special concern based on lists of Special Concern (formerly referred to as Vulnerable), Threatened, Endangered, Extirpated, or Extinct Species of Ontario that are updated periodically by COSSARO,
- Species that are listed as rare or historical in Ontario based on records kept by the Natural Heritage Information Centre in Peterborough (S1 is extremely rare, S2 is very rare, S3 is rare to uncommon)

¹ Additional considerations may be given to species based on local rarity, population declines, and municipal considerations.

Species of Conservation Concern are discussed further within the context of Significant Wildlife Habitat (SWH) (Section 5.4.3).

A preliminary screening exercise was conducted on these species to identify which species have suitable habitat within the study area. This involved cross-referencing the preferred habitat for reported SAR and SCC (OMNR 2000) against habitats known to occur on the subject property or adjacent lands. This was completed to ensure that the potential presence of all SAR and SCC within the study area was adequately assessed in this EIS.

The final screening results are provided in Appendix I.

2.2.3 Significant Wildlife Habitat Screening

A screening exercise was completed to assess the presence of Significant Wildlife Habitat (SWH) within the study area. Significant Wildlife Habitat is protected under the Ontario Provincial Planning Statement (PPS) (MMAH 2024), and is described in the MNR Significant Wildlife Habitat Technical Guide (SWHTG) (MNR 2000) as being comprised of four major categories of habitat:

- Seasonal concentration areas;
- Rare vegetation communities and specialized wildlife habitat;
- Habitats of species of conservation concern; and
- Animal movement corridors.

Specific criteria defining wildlife habitat significance for Ecoregion 6E are described in the SWHTG Addendum (MNR 2015). Individual SWH types within these four broad categories were assessed as either not present, candidate, or confirmed for the study area based on a comparison of significance criteria against information obtained from relevant background documents.

The final SWH screening results are provided in Appendix II.

2.3 Terms of Reference and Agency Input

Based on the findings of the background review and previous studies, the SAR/SCC screening and the SWH screening, a Terms of Reference (ToR) for the EIS was prepared by NRSI and submitted on April 16, 2026, to the County of Wellington and their peer reviewer Aboud & Associates. The ToR was approved by Aboud & Associates on May 4, 2026.

Based on correspondence with Brandon Henderson from the GRCA during pre-consultation (February 18, 2026), if the proposed development is located outside of the GRCA's regulated area, no further studies are required by the GRCA. GRCA ecologists also noted they reviewed the regulated wetland mapping and confirmed that it is generally accurate. They also requested that the GRCA wetland mapping and regulated areas be shown on all relevant plans.

The approved ToR (excluding the appendices, as updated versions are included with this report) and agency correspondence are found in Appendix III.

2.4 Relevant Policies, Legislation and Planning Studies

Natural features identified during background review and the field investigations were evaluated against relevant policies, legislation, guidelines, and planning studies to help inform suitable land-use concepts, guide the layout of development, and identify areas to be protected. Table 1 provides an overview of policies and the analysis of natural features within the study area.

Table 1. Relevant Policies, Legislation, and Guidelines.

Policy/Legislation/Study	Description	Project Relevance
Provincial Planning Statement (PPS) (MMAH 2024)	• Issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the 2020 PPS. • Section 4.1 of the PPS – Natural Heritage establishes clear direction on the adoption of an ecosystem approach and the protection of resources that have been identified as ‘significant’. This section also identifies that natural features are to be protected for the long term. • The Natural Heritage Reference Manual (OMNR 2010) and the SWHTG (OMNR 2000) were prepared by the MNR to provide guidance on identifying natural features and in interpreting the Natural Heritage sections of the PPS. • Development and site alteration is not permitted within Significant Wetlands in Ecoregion 6E. • Section 4.1.5 of the PPS identifies that development and site alteration shall not be permitted within the area outlined in sub-sections a) – f) “unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.” • Section 4.16 of the PPS states development and site alteration is not permitted in fish habitat except in accordance with provincial and federal requirements	• The following natural features, afforded consideration within the PPS, were identified within the study area: ○ Candidate Significant Wildlife Habitat ○ Candidate habitat of Endangered and Threatened Species
Species Conservation Act (SCA), 2025	• The SCA and its regulations replaced the 2007 Endangered Species Act on March 30, 2026. • This has resulted in a number of changes to how at risk species are addressed in planning and development processes in Ontario. • The SCA takes a “registration-first” approach for activities impacting at-risk species, though permits are still required for some activities.	• Several Protected Species were identified as potentially occurring in the vicinity of the study area. The field program was scoped to confirm if habitat for these species is present. • If a protected species or their habitat will be adversely impacted by the proposed undertaking, a registration or permit under the SCA may be required. • Registered activities require the development of a Conservation Plan which outlines how

Policy/Legislation/Study	Description	Project Relevance
	- Protected Species now listed on the Protected Species in Ontario List (Ontario Regulation 60/26). - Protections for species on the Protected Species in Ontario List are described as “Section 16 activities” and include killing, harming, capturing or taking of a member of a species or damage to or destruction of the habitat of a species.	negative adverse impacts will be avoided. If adverse impacts cannot be avoided, the proponent is required to implement one or more Conservation Measures.
Species at Risk Act (SARA), 2002 (Government of Canada 2002).	- The SARA is federal legislation that protects species listed as Endangered, Threatened or Special Concern on Schedule 1 of the Act. - SARA prohibits killing, harming, harassing, capturing, or taking of individuals. - Prohibitions regarding individuals and residences for migratory birds and aquatic SAR apply wherever they occur in Canada (including private lands). - For terrestrial SAR, these prohibitions only apply on federal lands. - In the case of a migratory bird species listed under the Migratory Birds Convention Act, certain SARA prohibitions protecting individuals and residences (e.g., nests or dens) of Endangered, Threatened and Extirpated species apply automatically. Additionally, Critical Habitat for these species, where identified, is protected. - In the case of aquatic SAR, SARA prohibitions protect individuals, residence (e.g., fish spawning areas, mussel beds or burrows) and identified critical habitat.	- Several migratory bird SAR protected by the SARA were identified as potentially occurring within the study area. - If SAR protected by the SARA and/or their critical habitat are confirmed within the study area a mitigation plan or permit from the Environment and Climate Change Canada (ECCC) may be required.
Migratory Birds Convention Act (MBCA) (Government of Canada 1994)	- The MBCA protects migratory game birds, insectivorous birds, and several other migratory non-game birds from persecution in the form of harassment. - Prohibits the disturbance, destruction, or taking of a nest or eggs of migratory birds. - The schedule of on-site work must consider MBCA windows, with timing of breeding bird	Any vegetation removal and grading required for the proposed development must have regard for this legislation in the form of timing window restrictions or other suitable mitigation measures.

Policy/Legislation/Study	Description	Project Relevance
	season typically occurring approximately between April 1 and August 31; however, this is a guideline, since the MBCA applies to nesting bird species at any time. “Incidental take” is considered illegal, with the exception of a permit obtained by the Canadian Wildlife Service (CWS).	
Migratory Birds Regulations (Government of Canada 2022)	- The Migratory Birds Regulations (MBR 2022) came into force on July 30, 2022, under the MBCA. This added new provisions for certain migratory birds and clarifies when nests are protected. - Provides year-round protection to the nests of 18 species, that are known to re-use nests annually, now listed under Schedule 1.	Three of the listed species (Great Blue Heron, Green Heron, Pileated Woodpecker) are known from the vicinity of the study area through background review (BSC et al. 2006).
Fish and Wildlife Conservation Act (FWCA) (Government of Ontario 2019)	The FWCA provides protection for certain bird species, not protected under the MBCA (e.g., raptors and owl), as well as furbearing mammals and their dens or habitual dwellings, aside from the Red Fox (<i>Vulpes vulpes</i>) and Striped Skunk (<i>Mephitis mephitis</i>).	- The timing of construction activities, especially vegetation clearing and site grading, must have consideration for bird nesting (including nesting season for Raptors, Hawks and Owls) and den sites for furbearing mammals. - Typically, wildlife sweeps by a qualified biologist are recommended in advance of any vegetation clearing and site grubbing during the active season to ensure no active nests/dens are present.
County of Wellington Official Plan (Wellington County 2025)	- Section 5.3 identifies the planning approach within the County of Wellington. The County's Greenlands System (Schedule B) will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which maintain, restore or, where possible, enhance the health of the Greenlands System will be encouraged where reasonable. - Section 5.4.1 prohibits development within provincially significant wetlands. All other wetlands are protected in large measure and	- The following Core Greenlands features are present or have the potential to occur within the study area: - Other wetlands - Habitat of endangered or threatened species - Significant Wildlife Habitat - Woodlands

Policy/Legislation/Study	Description	Project Relevance
	development that would seriously impair their future ecological functions is not permitted. • Section 5.4.2 identifies that development and site alteration are not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. • An EIS is required when development is proposed within or adjacent to the Greenlands system.	
Township of Puslinch Zoning Bylaw	• A 30 m setback is required from the Natural Environment (NE) Zone which includes flood prone areas, hazardous lands, and natural heritage features. This may be reduced to a distance that is supported by the Conservation Authority having jurisdiction pursuant to its authority provided under the Conservation Authorities Act. • Environmental Protection (EP) overlay corresponds to the County's Greenlands. Further review or permission to development approvals may be required.	• A portion of the subject property are mapped as NE on Schedule A-4 of the Zoning By-law. A 30 m setback is required from the NE zone unless written approval is obtained from the CA stating otherwise. • A portion of the subject property are mapped as EP on Schedule A-4 of Zoning By-law. Development is not permitted within streams, valleylands, or significant woodlands unless it has been demonstrated to the Township that there will be no negative impact to the features or their ecological functions.
Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits (Government of Ontario 2024)	• Regulation issued under the <i>Conservation Authorities Act</i>, R.S.O. 1990. • The Minister's regulation replaced Ontario Regulation 150/06 (and all other individual conservation authority regulations) as of April 1, 2024. • The "pollution" and "conservation of land" tests for granting permission were removed from the Act and a new emphasis on public safety was added. • The Conservation Authority may grant permission for development activities if it is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock, and when the development activities are not likely to create	• There are two GRCA regulated wetlands present within the southeastern portion of the subject property. • The Regulation Limit is considered to be 30m for wetlands

Policy/Legislation/Study	Description	Project Relevance
	conditions that could jeopardize healthy or safety of people or damage or destroy property.	
GRCA Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation (GRCA 2025)	- The GRCA released a new policy document on May 24, 2024 in accordance with Ontario Regulation 41/24, which was updated in September 2025. - Development activity, interference or alteration within a regulated area may be permitted where it can be demonstrated that GRCA's policies can be met. - Regulated areas include river or stream valleys and an allowance, including; wetlands or other areas where development activity could interfere with the hydrologic function of a wetland; lands adjacent or close to the shoreline of Lake Erie and inland lakes and an allowance; watercourses; or hazardous lands. - Within the area of interference for a wetland (30m), the following must be demonstrated: - There are no negative or adverse impacts on the wetland feature or its hydrologic functions; - There are no negative or adverse impacts on flooding and erosion; - All development activity is located outside of the wetland and maintains as much setback as feasible; and - Development activity is located above the water table.	- All wetlands within the study area are regulated by the GRCA. - There are no alterations proposed to wetlands. - There are no alterations proposed to regulated areas.

3.0 Field Methods

Field studies were completed within the study area to characterize existing conditions and identify significant natural heritage features and species that have the potential to be adversely affected by the proposed development. NRSI staff had previously completed field studies for the study area in 2021 and 2022. The remaining field studies completed in 2026 were determined based agency discussions and the approved ToR. Table 2 provides a summary of the field surveys completed in 2021, 2022 and 2026 by NRSI staff.

Table 2. Field Work Summary

Date	Survey Type	Protocol
September 15, 2021	Fall Vegetation Inventory and ELC	Systematic search by ELC polygon, and Lee et al. 1998
May 7 and May 22, 2026	Spring Vegetation Inventory and ELC Confirmation	
June 3, 2022	Breeding Bird Surveys	10-minute Point Count (OBBA (2001))
June 24, 2022		
March 1, 2021	Bat Habitat Assessment (Leaf-off)	MECP 2022a and 2022b
April 29, 2022	Anurans (Calling Amphibian) Surveys	BSC 2009
May 31, 2022		
June 23, 2022		
May 31, 2022	Turtle Nesting Surveys	MNRF 2016
June 6, 2022		
June 23, 2022		
June 29, 2022		
July 7, 2022		
April 7, 2022	Snake Emergence	MNRF 2016
April 12, 2022		
May 2, 2022		
May 31, 2022	Snake Coverboard Surveys	MNRF 2016
June 3, 2022		
June 8, 2022		
June 15, 2022		
June 23, 2022		
June 29, 2022		
July 7, 2022		
April 17 and May 1, 2026	Woodland Dripline Survey	NRSI staff met with Aboud & Associates to confirm woodland dripline boundary

3.1 Terrestrial Field Surveys

The field methods employed during the 2021, 2022 and 2026 surveys are described in the relevant subsections below.

3.1.1 Vegetation Surveys

Vegetation communities within the subject property were mapped (Map 2) and classified following the Ecological Land Classification (ELC) system for Southern Ontario (Lee et al. 1998). Details on vegetation communities were recorded including species composition, dominance, and uncommon species or features. Classification was carried out over the course of two separate, seasonal assessments (fall 2021 and spring 2026) of natural areas on site, with refinement of ELC classification as necessary.

Individual trees within the development footprint were inventoried as part of a Tree Management Plan submitted under separate cover (NRSI 2026).

3.1.2 Woodland Boundary Delineation

On April 17, 2026, the dripline of the woodland community within the subject property was flagged for review with Aboud & Associates. On May 1, 2026, NRSI staff met with staff from Aboud & Associates to review the flagged boundary. The final boundary was surveyed with a GPS receiver capable of sub-metre accuracy.

3.1.3 Breeding Bird Surveys

Breeding bird surveys consisted of 10-minute point counts at 3 locations with varying habitat types throughout the subject property. Survey stations were selected to account for diversity across the subject property. Incidental observations between point count locations and in conjunction with other field investigations provided supplementary breeding bird data. Surveys occurred between dawn and 1000hrs. Point count locations are shown on Map 2, as indicated by Breeding Bird Monitoring Station (BMB). All visual and auditory observations of birds were recorded, as well as the highest level of breeding evidence exhibited for each species. Breeding evidence was recorded according to the Ontario Breeding Bird Atlas protocol (BSC 2009).

3.1.4 Mammal Surveys

A bat habitat assessment was undertaken on trees throughout the subject property that may be impacted by the proposed development during the leaf-off period.

All signs of mammals (i.e. scat, tracks, dens, etc.) were recorded during all field surveys.

3.1.5 Herpetofaunal Surveys

Anuran Call Surveys

Evening anuran (frog and toad) call surveys were conducted according to the Marsh Monitoring Program protocol (BSC 2009) at 2 stations (Map 2). Monitoring focused on calling frogs and toads during 3-minute surveys, which included call intensity and an estimated number of individuals. Additional information, including survey time, air and water temperature, wind speed, and cloud cover were recorded at each survey station where possible.

Turtle Nesting Surveys

NRSI completed a total of 5 evening turtle nesting surveys between May 31 and July 7, 2022 to identify the occurrence of nesting activity associated with previously observed basking turtles in the larger wetland feature. Suitable nesting habitat in proximity to the Shallow Marsh (MAS) in the southeastern portion of the subject property were visually searched from a distance. If no turtles were observed during the nesting surveys, the habitat was searched for evidence of turtle tracks, predated nests, hatched nests, and test digs for nesting.

Snake Emergence Surveys

A candidate snake hibernaculum was identified within the subject property in 2022. This feature was the result of previous aggregate extraction activities on the site which created a deep extraction area that was subsequently filled with cobble and boulder-sized rocks. NRSI staff completed 3 snake emergence surveys between April 7 and May 2, 2022, following the recommended protocol (MNRF 2016).

Snake Surveys

Cover board surveys were undertaken to identify snake species present within the study area. In order to conduct active searches and cover board surveys, a Wildlife Scientific Collectors Authorization was obtained from the NDMNRF Guelph District. The permit (#1101084) was obtained in May 2022 from the NDMNRF Guelph district office.

A total of 10 snake cover boards were installed within the study area on May 2, 2022 and are shown on Map 2. Each board measured 4ft x 4ft with the upper surface painted black to absorb heat. Boards were checked a total of 7 times between May 31 and July 7, 2022 for the presence of snakes. Snake cover boards were checked in the morning or late evening to avoid hot mid-day temperatures when snakes may avoid using the boards to thermoregulate. When checking boards, biologists lifted each board slowly to check for snakes underneath, taking care

to replace the board to its original position. All snake species, number of individuals, approximate length, and behaviors were recorded.

3.1.6 Additional Wildlife

All additional observations of mammals, birds, herpetofauna, odonata, and lepidoptera were documented on all field visits. This included actual direct observations of individuals, as well as signs of wildlife presence (e.g. tracks, scats, dens, nests).

4.0 Existing Conditions

4.1 Soil, Terrain and Drainage

The study area is located within the physiographic region described as the Horseshoe Moraines (Chapman and Putnam 1984). Bedrock is characterized as the Guelph Formation, and is comprised primarily of sandstone, shale, dolostone, and siltstone (OGS 2021). The surficial geography of the Horseshoe Moraines is characterized by irregular, stony knobs and ridges, which are composed mostly of till with some sand and gravel deposits and sand and gravel terraces with swampy valley floors (Chapman and Putnam 1984). The study area is underlain by sandy silt to silty sand till over Paleozoic terrain and gravel glaciofluvial deposits (OGS 2021). As noted, there is a history of aggregate extraction on the site and evidence of extensive past disturbances and rock piling from agricultural activities.

The study area lies within the GRCA jurisdiction, within the Mill Creek Subwatershed. The Mill Creek Subwatershed lies within the eastern portion of the Horseshoe Moraines, and is characterized by northeast and southwest trending bands of hummocky terrain. Three distinct moraines are present, two of which (the Paris and Galt Moraines) form a major drainage division for the Mill Creek Subwatershed. There are frequent closed drainage systems, which are characterized by frequent, small ponds and marshy areas, as exemplified by the presence of small wetlands located within the subject property. The watershed is characterized by glacially deposited sands and gravels contained within a valley associated with the Paris and Galt Moraines. The valley receives groundwater inputs from the rainfall infiltrating into the moraines, and forms wetlands throughout.

4.2 Vegetation

4.2.1 Vegetation Communities

A summary of ELC communities characterized within the study area is provided in Table 3 and the location of each community is shown on Map 2. The majority of the subject property is characterized by an agricultural field with a small area of Mineral Cultural Thicket (CUT1). A portion within the southeastern corner is comprised of a Shallow Marsh (MAS) within a Dry-Fresh White Pine-Sugar Maple Mixed Forest (FOM2-2).

Table 3. Vegetation Communities

ELC Code	Community Type	Community Description
Forest		
FOM2-2	Dry-Fresh White Pine Sugar Maple Mixed Forest Type	In the southeastern extent of the site, there is a small woodlot appearing to be composed of a naturalizing plantation. This feature was dominated by White Pine (<i>Pinus strobus</i>), Sugar Maple (<i>Acer saccharum</i>), and Scots Pine (<i>Pinus sylvestris</i>). Dense canopy cover consisted of portions of pure conifers with the remainder consisting of mixed canopy. Smaller abundances of Eastern Hemlock (<i>Tsuga canadensis</i>) and Eastern White Cedar (<i>Thuja occidentalis</i>). American Beech (<i>Fagus grandifolia</i>) and Trembling Aspen (<i>Populus tremuloides</i>) are also present in rare abundance. The shrub layer includes cover of Chokecherry (<i>Prunus virginiana</i>) and Common Buckthorn (<i>Rhamnus cathartica</i>). Ground cover was limited due to the dense canopy of coniferous trees and was dominated by a layer of May-apple (<i>Podophyllum peltatum</i>) with other scattered herbaceous plants.
Wetland		
MAS	Shallow Marsh	A shallow marsh exists in the far southeast extent of the subject property and is present within a natural depression collecting run-off and drainage from the subject property. A shallow open water habitat exists within a fringe of occasional Eastern White Cedar, and Trembling Aspen. Ground cover within the fringe consisted of Field Horsetail (<i>Equisetum arvense</i>) and Marsh Marigold (<i>Caltha palustris</i>). Lesser Duckweed (<i>Lemna minor</i>) is present on the surface of the water.
MAS2-1	Shallow Cattail Marsh (Mineral soil)	This small shallow marsh is present along the southern boundary of the subject property. It is dominated by Common Cattail (<i>Typha latifolia</i>) with Crack Willow (<i>Salix fragilis</i>) along its edges.
Cultural		
CUM1	Mineral Cultural Meadow	The majority of this community was previously identified as CUT1 in 2022. However, it has since been cleared and now represents a graminoid dominant early successional meadow community. Species include Smooth Brome (<i>Bromus inermis</i>), Reed-Canary Grass and Common Dandelion (<i>Taraxicum officinale</i>).
CUT1	Mineral Cultural Thicket Ecosite	The cultural thicket is located along the western edge of the FOM2-2 and is sparsely treed (<25%) with occasional Eastern White Cedar, Black Cherry (<i>Prunus serotina</i>), Crabapple (<i>Malus coronaria</i>) and Trembling Aspen (<i>Populus tremuloides</i>) dominating the canopy. Much of the cover consists of shrubs: Chokecherry, Gray Dogwood (<i>Cornus racemosa</i>), Tartarian Honey Suckle (<i>Lonicera tatarica</i>) and Common Buckthorn. Herbaceous species tolerant of drier conditions have established within the CUT. The vegetation composition is dominated by Goldenrod Species (<i>Solidago sp.</i>), Brome (<i>Bromus sp.</i>), Vetch (<i>Astragalus sp.</i>) and Avens (<i>Geum sp.</i>).

4.2.2 Vascular Flora

In total, 77 plant species (two of which were identified to genus only) were observed by NRSI biologists during the 2022 and 2026 vascular plant inventories. Of the 77 vascular flora species reported from within the study area, 51 (66%) are considered native and 26 (34%) are

considered non-native. The prevalence of non-native species, particularly Common Buckthorn and Tartarian Honeysuckle, is characteristic of sites that are heavily influenced by anthropogenic disturbances such as the previous aggregate extraction activities.

No SAR, SCC, and locally significant vascular flora plants were observed by NRSI biologists during field surveys. A complete list of the vascular plant species observed in the study area during vascular flora inventories and ELC completed by NRSI biologists is provided in Appendix IV.

4.3 Wildlife

4.3.1 Birds

According to the Ontario Breeding Bird Atlas (OBBA) (BSC et al. 2006), 129 bird species are reported from the 10km x 10km square (17NJ61) that overlaps with the study area.

NRSI biologists observed 34 bird species from within the study area during breeding bird surveys and other field surveys. Most species were observed exhibiting possible or probable evidence of breeding, as indicated by singing males, courtship displays, or the presence of the species within a permanent territory. Species that were confirmed as breeding within the study area included Ruffed Grouse (*Bonasa umbellus*), American Robin (*Turdus migratorius*), Brown Thrasher (*Toxostoma rufum*), European Starling (*Sturnus vulgaris*), Field Sparrow (*Spizella pusilla*), Brown-headed Cowbird (*Molothrus ater*), and Common Grackle (*Quiscalus quiscula*).

No SAR, SCC, and locally significant birds were observed by NRSI biologists during field surveys. The full list of all birds observed by NRSI biologists is provided in Appendix IV.

4.3.2 Herpetofauna

According to the Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature 2019), 24 species of herpetofauna are reported from the 10km x 10km square (17NJ61) that overlaps with the study area. The majority of these species are common throughout southern Ontario and considered to have stable populations. Preliminary background screening identified potentially suitable habitat was present within the study area in the vicinity of the Shallow Marsh (MAS) for Jefferson Salamander (*Ambystoma jeffersonianum*); however, further site investigations found that habitat was not suitable.

Appendix IV provides a full list of all herpetofauna species observed and records from within the study area. NRSI observed 7 species of herpetofauna within the subject property; however, no

SAR were observed. The results of the targeted surveys (anuran call surveys, turtle nesting surveys, snake board surveys, visual encounter surveys) carried out during the 2022 field season are described in the following sections.

Anuran Surveys

Anuran call surveys detected two frog species, both of which are ranked common and secure in Ontario. Table 4 below outlines the results of the anuran call surveys. An additional frog species, Wood Frog (*Lithobates sylvaticus*) was incidentally heard during the 2026 spring vegetation surveys.

Table 4. Anuran Call Survey Results

Anuran Call Station ¹	Species ²	Anuran Call Survey ³		
		1	2	3
ANR-001	Green Frog	-	Code 1(1)	
	Gray Treefrog	-	-	Code 1(1)
ANR-002	None	-		

¹See Map 2 for monitoring station locations.

²Gray Treefrog (*Hyla versicolor*), Green Frog (*Lithobates clamitans melanota*).

³Marsh Monitoring Program protocol (BSC 2009b) anuran call code with estimated number of individuals in brackets.

Code 1 = Individuals can be counted; calls not simultaneous. Estimated number of individuals in brackets.

Code 2 = Calls distinguishable; some simultaneous calling. Estimated number of individuals in brackets.

Code 3 = Full chorus; calls continuous and overlapping. Assumes 20 individuals.

Turtle Observations

NRSI staff incidentally observed multiple Midland Painted Turtle (*Chrysemys picta marginata*) basking within the northeastern MAS community in both 2022 and 2026 during other field surveys. Observations in early spring suggest this area is used as an overwintering area by turtles. This is discussed further in the report in the context of SWH in Section 5.3.

No turtle nesting evidence was observed during the surveys completed between May 31 and July 7, 2022.

Snake Coverboard Surveys

Three snake species were observed under artificial snake coverboards by NRSI in 2022. These included Eastern Gartersnake (*Thamnophis sirtalis sirtalis*), Dekay's Brownsnake (*Storeria dekayi*), and Eastern Milksnake (*Lampropeltis triangulum*). The coverboard with the greatest number of snakes observed within the subject property was found at SNK-004 (2 observations) (Map 2). NRSI did not observe multiple snakes under any of the boards.

Snake Emergence Surveys

NRSI staff observed 12 Eastern Gartersnakes, 1 Dekay's Brownsnake in the vicinity of the candidate snake hibernaculum during the snake emergence survey conducted on April 7, 2022. Another 19 Eastern Gartersnakes, including 11 individuals in a mating ball, were observed in the area on April 12, 2022, and one additional Eastern Gartersnake was observed on May 2, 2022. This is discussed further in the report in the context of SWH in Section 5.3.

4.3.3 Mammals

According to the Mammal Atlas of Ontario, 46 mammal species are reported within the 10x10km atlas square that overlaps with the study area (Dobbyn 1994). NRSI biologists observed 4 mammal species all of which are considered common in Ontario with secure populations. A complete list of mammal species is provided in Appendix IV. Suitable trees and habitat for bat roosting are limited to the woodland in the southeast corner of the subject property.

4.3.4 Butterflies

According to the Ontario Butterfly Atlas, 54 butterfly species are reported to occur within the 10x10km atlas square that overlaps with the study area (Macnaughton et al. 2022). NRSI biologists observed 6 butterfly species during surveys completed within the subject property, which included one SCC, the Monarch (*Danaus plexippus*).

Monarch is considered a species of 'Special Concern' (COSSARO 2026) and was up-listed to 'Endangered' federally in 2016, although it has not yet been added to Schedule 1 of the SARA (Government of Canada 2026).

A complete list of butterfly species observed by NRSI biologists is provided in Appendix IV.

5.0 Significance and Sensitivity of Natural Features

The identification of significant and sensitive natural features is required to understand what areas need to be protected and what areas present opportunities for development. Natural features that are sensitive to disturbance are identified based on the rarity or significance of the feature in the context of the natural heritage policies governing their protection.

Some of the natural features in the study area are considered part of the County of Wellington's Natural Heritage System (NHS), which is divided into two parts: Core Greenland Features and Greenland Features. Core Greenland features are identified as Provincially Significant Wetlands (PSWs), other wetlands, habitat of endangered or threatened species, and fish habitat. Greenlands are identified as Significant Wildlife Habitat (SWH), Significant woodlands, streams and valleylands that occur outside of Core Greenlands.

Within the Core Greenlands designation, development and site alteration is not permitted within PSW or in habitat of threatened or endangered species, except in accordance with provincial and federal requirements (Wellington County 2025). Within the Greenlands designation, development and site alteration is not permitted within SWH unless it has been demonstrated that there will be no negative impacts on habitat or its ecological functions. The proposed development requires the EIS to characterize the sensitivity of features potentially impacted by the development.

The following is a summary of the significance and sensitivity of the study area natural features and how the natural heritage policies and legislation described in Section 2.4 inform the identification of constraints for the proposed development. Recommended buffers for the natural features described throughout Section 5.0 are detailed within Section 6.0 of this report.

5.1 Wetlands

Two unevaluated wetlands were documented within the southeast portion of the subject property (Map 2). These wetlands are approximately 0.01ha (MAS2-1) and 0.45ha (MAS) in size, and are fed by surface water from the woodland and adjacent agricultural fields. Both of the wetland features are regulated by the GRCA under Ontario Regulation 41/24, and are identified within the Core Greenlands System in the County of Wellington Official Plan (2025) and mapped within the Natural Environment (NE) zone per the Township of Puslinch Zoning Bylaw (2024). These features were not evaluated in accordance with the Ontario Wetland Evaluation System. A PSW is any wetland that either achieves a total score of 600+ points, or

achieves a score of 200+ points in the Biological component or the Special Features component. In many cases, it is the Special Features component that affords a large point count to a wetland which leads to PSW designation. There are several main criteria to obtaining a high evaluation score and, in general, for wetlands that do not fulfill most or all of these criteria, it is nearly impossible to obtain the required points for PSW designation. These small features were reviewed in the field by an OWES evaluator and it was determined that if evaluated, they would not score near the 600 points required to make them provincially significant. Therefore, they have been retained as unevaluated, but are considered locally significant.

5.2 Significant Woodlands

The Wellington County Official Plan (2025) identifies significant woodlands are over 4 ha within a rural setting and 1 ha within an urban setting. The wooded area within the southeastern corner of the subject property is approximately 3.5 ha in size, and therefore does not meet the criteria for significance. Although there are some notable, large Sugar Maple trees within the woodland, in general the feature has a high proportion of non-native species and history of disturbance.

5.3 Significant Wildlife Habitat

Snake Hibernacula

In 2022, the presence of a snake hibernacula was confirmed by visual observations of Eastern Gartersnake and Dekay's Brownsnake around the site. Gartersnakes were observed basking, travelling around the site, and engaged in mating balls. The feature (previously located in the area labelled 'disturbed/graded area on Map 2) was the result of previous extraction activities on the site which created a deep extraction area which was subsequently filled with rocks.

Geophysics GPR International Inc. was retained to map the underground conditions at the hibernacula using Ground Penetrating Radar. Within the interpreted excavation area, a distinct zone could be delineated at an approximate depth of 2.5m below grade underlain by approximately 1.5 m of coarser material that was thought to provide sufficient void space for the accommodation of snakes. This anomaly formed a linear, channel-like feature that trended east-northeast over 20 m, with the thickest part of the zone underlying an area of approximately 3 m by 5 m.

As the hibernacula was located within the central part of the proposed development area, the County and MNR were consulted about the potential to remove and compensation for this

feature elsewhere on site. The plan to relocate the hibernacula and snakes using the feature is outlined in Appendix V.

Two artificial hibernaculum were created at the south end of the subject property in accordance with the MNR's Best Management Practices (MNRF 2018). NRSI conducted a snake salvage in the fall of 2022 using a combination of artificial cover object surveys, visual encounter surveys, and funnel trap surveys across the subject property. This resulted in 97 snakes, including Eastern Gartersnake, Decay's Brown Snake, Eastern Ribbon Snake and Eastern Milksnake, being relocated to the new hibernaculum. The old hibernaculum was subsequently removed outside the snake active period.

The artificial hibernaculum was monitored for a period of 3 years (2022-2024) but unfortunately, no confirmed snake use was documented. The reasons for this remain unknown, as temperature and water level monitoring indicate that conditions were suitable within the artificial habitats. It is possible that the proximity to highway 401 caused too much vibration to be attractive to snakes. Since the relocation did not appear to be successful, a one-time donation was made by Broccolini to Scales Nature Park, as was agreed with the MNR.

Turtle Overwintering

The shallow marsh in the south east corner of the site (Map 2) was confirmed to provide overwintering habitat for turtles. These types of habitats are important on the local landscape and often used habitually by individual turtles and their offspring.

6.0 Natural Environment Protection

Natural feature buffers (strips of native vegetation or undisturbed land) are critical for protecting habitats from human-related impacts. They filter pollutants from runoff, prevent soil erosion, reduce flood risks, and can enhance habitats for wildlife. Buffers to the identified natural heritage features are shown on Map 3. These recommended buffers reflect the form, function, and sensitivity of these features as identified in the previous sections and include 10m from the woodland dripline and 30m from the edges of wetlands. These buffer widths have been identified as both a mitigation measure to reduce potential indirect impacts as well as to provide enhancement opportunities, where applicable. All natural heritage buffers are currently naturalized but could be enhanced through native tree plantings, as required by the Tree Management Plan (NRSI 2026).

7.0 Impact Analysis

NRSI worked closely with the study team to ensure the proposed development was designed to avoid significant natural features and their buffers, to reduce the potential for and the level of impact to the ecological function of the study area to the greatest extent possible.

The following is a description of the types of impacts which will be discussed.

- Direct impacts to the natural features on the subject property associated with disruption or displacement caused by the actual proposed 'footprint' of the undertaking;
- Indirect impacts associated with changes in site conditions such as drainage and water quantity/quality;
- Induced impacts associated with impacts after the development is constructed such as subsequent demand on the resources created by increased habitation/use of the area and vicinity; and

Potential impacts arising from the proposed undertaking were determined by comparing the details of the proposed undertaking, including site layout, grading plans (refer to Figure C2-1 of MTE Consultants Civil Engineering Design Drawings), storm water management (SWM) plans (MTE 2026), and any other components of the development, with the characteristics of the existing natural features and their functions.

The proposed development is overlaid on Map 3. It consists of a large (~34,000m²) building footprint, two associated paved parking areas, and a septic system. This EIS has considered different types of predicted effects (i.e., direct, indirect, and induced) and various mitigation measures that are available and proven to address predicted impacts.

7.1 Direct Impacts

The approach to identifying and delineating the natural features and associated buffers was aimed at avoiding direct impacts from development on important natural features. No direct impacts to identified natural features (woodlands or wetlands identified as designated natural features) will occur based on the proposed Site Plan (Powers Brown Architecture, May 13, 2026). All proposed infrastructure is outside the features and their associated buffers. Direct impacts as a result of the proposed development will be limited to 89 (86 live and 3 dead) isolated tree removals. These are addressed in the Tree Management Plan (NRSI 2026).

Mitigations

- *Vegetation removal is recommended to occur outside of the breeding and nesting season for migratory birds as established by the Canadian Wildlife Service. The peak breeding period for birds in southern Ontario extends from approximately April 1 through August 31 (CWS 2018). Should vegetation removal be required during the nesting season for migratory birds, surveys for nesting birds in “simple habitats” may be undertaken to permit vegetation removal should breeding bird absence be confirmed.*
- *Vegetation removal is recommended to occur outside of the bat roosting period (March 15 to November 30). If vegetation removal is required during the bat roosting period, registration under the Species Conservation Act is recommended to ensure regulatory compliance.*
- *Heavy duty sediment and erosion control/tree protection fencing should be installed at the outer edge of the buffer in accordance with the Erosion and Sediment Control Plan (Figure ES1.1) prepared by MTE Consulting and the TMP (Map 2) prepared by NRSI.*
- *It is recommended that planting of new trees be incorporated into the Detailed Design phase in order to compensate for any tree loss in accordance with the Tree Protection Plan (NRSI 2026).*
- *Suitable regionally-native species should be selected for planting and these should be maintained appropriately.*

7.2 Indirect Impacts

The following are potential sources of indirect impacts associated with the proposed development area:

- Changes to surface flow, groundwater balance and water quality
- Sedimentation and erosion
- Indirect impacts to wildlife

Surface Flow, Groundwater Water Balance and Water Quality

In the existing condition, all surface runoff is infiltrated (MTE 2026). In general, surface water currently drains from the east to the west through a low “channel” located across the center of

the Subject Property that leads to a low area where all runoff is infiltrated. A very small portion of the development area drains to the wetland/woodland area (MTE 2026).

The post-development condition was separated into three catchment areas: the building roof area, the remaining site area, and the area draining to the wetland. To maintain the existing drainage patterns in the post-development scenario, an infiltration pond is proposed to infiltrate runoff up to, and including, the 100-year storm event. Runoff from the paved areas will be directed to one of two oil grit separators located upstream of the proposed infiltration pond (providing >80% removal of total suspended solids) while clean runoff from the rooftop and some landscaped areas will outlet directly into the proposed infiltration pond. Runoff from a portion of the Subject Property (Catchment 301, Figure 1 of MTE Consultants Civil Drawings) will drain to the wetland. Drainage area flowing to the wetland is generally maintained between the pre (0.18 ha) and post-development (0.2 ha) scenarios, therefore impacts to wetland water balance as a result of the development are not anticipated.

Sediment and Erosion

During construction, areas of bare soil will be exposed which have the potential to erode during rainfall events and impact adjacent natural features. In the event of a heavy rain, sediment laden runoff can enter adjacent natural areas by way of overland flow. In order to protect on-site and off-site natural features from potential impacts due to sediment, a sediment and erosion control plan was developed by MTE Consulting.

Mitigations

- *Implement an Erosion and Sediment Control Plan. Siltation control measures such as silt fencing, a mud mat at the construction entrance, and tree protection fencing are recommended.*
- *Disturbed areas should be kept to a minimum and re-vegetated in a reasonable timeframe in order to minimize dust.*
- *Inspection and maintenance of the installed Erosion and Sediment measures throughout the duration of construction, to ensure they are functioning as originally intended.*
- *An environmental monitoring program is recommended and provided in Section 8 to ensure that the sediment and erosion control measures are installed, maintained and functioning as intended.*

Indirect Impacts to Wildlife

The proposed development will maintain and buffer the important natural features within the subject property, thereby maintaining these important areas for wildlife. Potential indirect impacts to wildlife in the retained natural areas may arise from noise and dust associated with construction activities and unnatural lighting resulting from the development. Noise and dust associated with construction is anticipated to be temporary, therefore significant impacts to wildlife from noise and dust are not expected.

Mitigations

- *In order to suppress dust, areas of bare soil should be moistened with water during construction activities to ensure that the amount of dust within the Subject property is reduced. Topsoil stockpile locations should be in areas of lesser wind exposure and away from natural features and their buffers.*
- *Detailed lighting designs will be provided at the detailed design stage. Lighting designs should include directional lighting for developments that are within 30 m of natural features to eliminate lightwash.*
- *A detailed planting plan should be developed for the buffer area, comprised of native species complimentary to the existing vegetation communities.*

7.3 Induced Impacts

Induced impacts are described as those that are not directly related to the construction or operation of the facilities in question, but rather arise from the use of the natural areas as a result of the development. The simplest example is increased use of a natural area by employees or users of the property, unauthorized trail/pathway construction, refuse dumping, etc.

Mitigations

- *Use of the natural areas is difficult to control. Signage should be used to direct recreational users not to trespass into sensitive natural areas.*
- *Fencing should be erected to assist in preventing human induced impacts to natural areas.*

8.0 Monitoring Plan

Pre-, during-, and post-construction monitoring is recommended. The recommended monitoring program is described in more detail below.

8.1.1 Pre-Construction Monitoring

On-site inspections by an environmental inspector, Certified Arborist or qualified biologist of the following to ensure proper installation of:

- Sediment and erosion control measures,
- Tree protection measures, such as fences installed along dripline setbacks and trees to be retained.

8.1.2 During Construction Monitoring

Construction monitoring is the responsibility of the proponent and is tied to the specific undertaking. Generally, construction monitoring must occur to ensure compliance with the conditions of various permits. Often, an environmental inspector is required to carry out construction monitoring during grading, servicing and building construction.

In addition to an environmental inspector, the following are recommended during construction:

- Pruning of any limbs or roots disrupted during construction (of trees to be retained) by a Certified Arborist,
- Maintenance of vegetated setbacks from wetlands and woodlands,
- Fueling of machinery to be done at designated locations away from the Natural Heritage Features,
- Storage of machinery and material, fill, etc. to be done in designated areas away from the Natural Heritage Features,
- Equipment movement through natural areas and associated buffers are controlled,
- Nest searches, if construction during the breeding bird season (April 1 to August 31).
- Registration/compliance with the Species Conservation Act if construction is during the bat active season (March 15 to October 31).

8.1.3 Post-Construction Monitoring

In order to detect any potential negative impacts from development, post-construction monitoring is required. A monitoring program will ensure there are strategic procedures developed to react immediately to any negative effects resulting from the development.

Monitoring efforts should also focus on the following:

- Establishment of buffer plantings, and
- Stabilization of soils.

8.1.4 Restoration and Enhancement Areas

A 2-year warranty is recommended for all proposed planting material throughout the Subject property (shrubs, trees and herbaceous plants). The Tree Management Plan identifies the replacement of 86 live trees at a 2:1 ratio, requiring 172 trees be planted. All plants shall be inspected by an appropriate inspector at the end of the guarantee period. Plants which, at that time, are not in healthy vigorous growing condition, to the inspector's approval, shall be replaced at no extra charge. All tree staking is to be removed just prior to final inspection.

9.0 Summary

NRSI was retained to complete an EIS for a proposed industrial building on McLean Road in Puslinch Township. A biophysical inventory of the site was undertaken to characterize natural features on the site, delineate the boundaries of woodlands and wetlands, and identify areas most suitable for development. The significance and sensitivity of natural features was evaluated in accordance with relevant local and provincial guidelines and appropriate setbacks were identified.

Follow the development of the final Site Plan, grading plans, stormwater management, and sediment and erosion control plans, NRSI assessed the potential for adverse impacts to natural features identified. The proposed development retains all woodlands and wetlands, respects recommended buffers and ensures that wetland water balance is maintained. Mitigation measures to ensure natural features and wildlife are protected during construction have been provided within this EIS. Subject to these mitigation strategies being employed, no negative impacts to the local natural features are anticipated as a result of this development.

10.0 References

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Appendix I
Species at Risk and Species of Conservation Concern Screening

#2706 - McLean Road Environmental Impact Study
Species at Risk and Species of Conservation Concern Screening Table

Common Name	Scientific Name	SRANK ¹	PSO List ²	COSEWIC ³	SARA ³	SARA Schedule ³	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Vascular Plants										
Smooth Yellow False Foxglove	<i>Aureolaria flava</i>	S2?	THR	T	T	Schedule 1	Species at Risk in Ontario (MECP 2024)	Found in dry, open to semi-open upland oak forests typically with White Oak present, on well-drained soils.	No	No upland oak forests located within the subject property.
Birds										
Redhead	<i>Aythya americana</i>	S2B,S4N					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Live in shallow cattail/bulrush marshes, lakes and ponds and fens; preferred nesting usually close to shallow water (most within 2 m), but can be found as far as 266 m from water's edge.	No	GRCA regulated wetlands are likely too small to provide nesting habitat.
Ruddy Duck	<i>Oxyura jamaicensis</i>	S3B,S4N,S5M					Cornell Lab of Ornithology 2024	Breeds mostly in the prairie pothole region of North America and winters in wetlands throughout the U.S. and Mexico. In the fall through spring, they inhabit open water, both inland and in protected coastal areas such as harbors and small bays.	No	No open and coastal areas present within the subject property.
Blue-winged Teal	<i>Spatula discors</i>	S3B,S4M					Cornell Lab of Ornithology 2024	Inhabits shallow ponds and wetlands across much of North America. Prefers grasslands bordering small potholes and other freshwater wetlands.	No	GRCA regulated wetlands are likely too small to provide nesting habitat.
Chimney Swift	<i>Chaetura pelagica</i>	S3B		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Commonly found in urban areas near buildings; nests in chimneys, hollow trees, and crevices of rock cliffs. Feeds over open water.	No	No suitable chimneys present.
American Coot	<i>Fulica americana</i>	S3B,S4N		NAR	NS	No schedule	Cornell Lab of Ornithology 2024	Inhabits open water habitats such as lakes, ponds and wetlands.	No	No suitable open water wetlands within the subject property.
Common Gallinule	<i>Gallinula galeata</i>	S3B					Cornell Lab of Ornithology 2024	Freshwater and brackish marshes, ponds, and lakes that have a mix of submerged, floating, and emergent aquatic vegetation and are open water year-round. They also use artificial aquaculture ponds, rice fields, sewage lagoons, and urban stormwater retention ponds.	No	No suitable open water wetlands within the subject property.
Black Tern	<i>Chlidonias niger</i>	S3B,S4M		NAR	NS	No schedule	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Large cattail marshes; marshy edges of rivers, lakes or ponds; wet open fens; wet meadows. Returns to same area to nest each year. Must have areas of shallow water (0.5 to 1m deep) and area of open water near nests. Generally found in marshes >20 ha in size.	No	GRCA regulated wetlands are too small to provide nesting habitat.
Least Bittern	<i>Ixobrychus exilis</i>	S4B		SC	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Strongly prefers cattail marshes with a mix of open pools and channels. Also found in swamps and bogs and marshy borders of lakes, ponds, streams and ditches with dense emergent vegetation of cattail, bulrush and sedge. Nests in cattails. Intolerant of loss of habitat and human disturbance.	No	No suitable wetland habitat within the subject property and human disturbance from the adjacent 401 is present.
Black-crowned Night-Heron	<i>Nycticorax nycticorax</i>	S3B,S2N,S4M					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Deciduous woodland swamps, cattail marshes, islands, wooded river and lake banks, coastal wetlands	No	No suitable habitat within the subject property.
Barn Swallow	<i>Hirundo rustica</i>	S4B		SC	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Farmlands, rural areas and other open or semi-open areas near body of water. Nests almost exclusively on human-made structures such as open barns, buildings, bridges and culverts.	No	No suitable human-made structures present.
Purple Martin	<i>Progne subis</i>	S3B					Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open, trees areas such as farmland, parks, yards, marshes; usually near large bodies of water; colonial; nests in tree cavities, cliff ledges; most common in nest boxes; requires open space for foraging; prefers trees >15 cm dbh.	No	Subject property is not near a large body of water.
Bank Swallow	<i>Riparia riparia</i>	S4B		T	T	Schedule 1	Recovery Strategy for the Bank Swallow in Ontario (Falconer et al. 2016)	Nests in burrows in natural and human-made settings with vertical faces in silt and sand deposits. Usually on banks of river and lakes, but also found in sand and gravel pits.	No	No suitable vertical faces present.
Wood Thrush	<i>Hylocichla mustelina</i>	S4B		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Carolinian and Great Lakes-St. Lawrence forest zones. Undisturbed moist mature deciduous or mixed forest with deciduous sapling growth. Near pond or swamp. Must have some trees higher than 12 m.	No	No suitable undisturbed forest habitat present.
Bobolink	<i>Dolichonyx oryzivorus</i>	S4B		SC	T	Schedule 1	Recovery Strategy for the Bobolink and Eastern Meadowlark in Ontario (McCracken et al. 2013)	Large (>10 ha), open expansive grasslands, pastures, hayfields, meadows or fallow fields with dense ground cover. Occasionally nest in large (>50 ha) fields of winter wheat and rye in southwestern Ontario.	No	Some smaller open habitats (cultural meadow and agricultural lands) are present but are not large enough to be considered suitable.

Common Name	Scientific Name	SRANK ¹	PSO List ²	COSEWIC ³	SARA ³	SARA Schedule ³	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Eastern Meadowlark	<i>Sturnella magna</i>	S4B,S3N		T	T	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open pastures, hayfields, grasslands or grassy meadows with elevated singing perches (small trees, shrubs or fence posts). Also weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields or other open areas. Generally prefers larger tracts of habitat >10 ha, but will sometimes use smaller tracts.	No	Some smaller open habitats (cultural meadow and agricultural lands) are present but are not large enough to be considered suitable.
Reptiles and Amphibians										
Jefferson Salamander	<i>Ambystoma jeffersonianum</i>	S2	END	E	E	Schedule 1	Recovery Strategy for the Jefferson Salamander (Linton, J, J. McCarter & H. Fotherby)	Large deciduous or mixed forest containing, or in close proximity to, suitable breeding ponds which include fishless vernal pools or wetlands with suitable hydroperiod for larval development (was present until Aug/Sept). Habitats must contain shelter features including leaf litter, woody debris, rocks, logs, or stumps. Hibernation sites are underground in mammal burrows, root systems, or crevices or fissures in rocks.	No	Surveys completed in 2022 did not detect suitable habitat. The subject property habitat is highly fragmented and has been disturbed, which provides low quality habitat.
Mammals										
Silver-haired Bat	<i>Lasionycteris noctivagans</i>	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat <i>Lasiurus cinereus</i> Eastern Red Bat <i>Lasiurus borealis</i> Silver-haired Bat <i>Lasionycteris noctivagans</i> in Canada (COSEWIC 2023)	Roosts primarily in cavities, crevices, and exfoliating bark of typically large-diameter trees in forests and occasionally in or on buildings. Forages in forests of any age, along forest edges and in openings in forests. Primarily overwinters within the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Eastern Red Bat	<i>Lasiurus borealis</i>	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat <i>Lasiurus cinereus</i> Eastern Red Bat <i>Lasiurus borealis</i> Silver-haired Bat <i>Lasionycteris noctivagans</i> in Canada (COSEWIC 2023)	Roosts in foliage of trees; reproductive roosting occurs in upper foliage of typically large-diameter, super-canopy trees in deciduous and coniferous forests of any age. Males occasionally roost in shrubs or saplings. Primarily overwinters within the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Hoary Bat	<i>Lasiurus cinereus</i>	S3	END	E	NS	No schedule	COSEWIC Assessment and Status Report on the Hoary Bat <i>Lasiurus cinereus</i> Eastern Red Bat <i>Lasiurus borealis</i> Silver-haired Bat <i>Lasionycteris noctivagans</i> in Canada (COSEWIC 2023)	Roosts in foliage of trees; reproductive roosting occurs in upper foliage of typically large-diameter, super-canopy trees in deciduous and coniferous forests of any age. Forages in the open, such as open wetlands, grasslands and fields with patchy tree cover. Primarily overwinters in the U.S.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	S2S3	END				Recovery Strategy for the Eastern Small-footed Myotis (<i>Myotis leibii</i>) in Ontario (Humphrey, C. 2017)	Roosts, including maternity roosts, in crevices in open, sunny, rocky habitats and in buildings. Hibernates in caves or mines. Hunts in forests and wetlands.	No	Suitable habitat is not present in the subject property.
Little Brown Myotis	<i>Myotis lucifugus</i>	S3	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby, 2019)	Uses caves, quarries, tunnels, hollow trees or buildings for roosting. Winters in humid caves. Maternity sites in dark warm areas such as attics and barns. Feeds primarily in wetlands and forest edges.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Northern Myotis	<i>Myotis septentrionalis</i>	S3	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby, 2019)	Roosts in houses and man-made structures but prefers hollow trees or under loose bark. Hibernates in mines or caves. Hunts within forest, below the canopy.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
Tri-colored Bat	<i>Perimyotis subflavus</i>	S3?	END	E	E	Schedule 1	Recovery Strategy for the Little Brown Myotis, Northern Myotis and Tri-colored Bat in Ontario (Humphrey, C. & H. Fotherby, 2019)	Roosts and maternity colonies in older forests and occasionally in barns or other structures. Forage over water and along streams in the forest. Hibernates in caves.	Yes	Habitat surveys completed in 2022 detected candidate snag habitat in the mixed woodland community. This feature is to be retained.
American Badger (Southwestern Ontario population)	<i>Taxidea taxus jacksoni</i>	S1	END	E	E	Schedule 1	Significant Wildlife Habitat Technical Guide: Appendix G (OMNR 2000)	Open grasslands and oak savannahs; dens in new hole or enlarged existing hole; sometimes makes food caches	No	Suitable grassland and oak savannah habitat is not present.
Butterflies										
Black Dash	<i>Euphyes conspicua</i>	S3					Butterflies and Moths of North America Online (2021)	Boggy marshes, wet meadows, and marshy stream banks with host plants <i>Carex stricta</i> .	No	Suitable marshy habitat is not present.
Tawny Emperor	<i>Asterocampa clyton</i>	S3					Butterflies and Moths of North America Online (2021)	Densely wooded riparian areas, dry woods, open woods. Requires host tree species of the genus <i>Celtis</i> .	No	Suitable riparian habitat is not present.

Common Name	Scientific Name	SRANK ¹	PSO List ²	COSEWIC ³	SARA ³	SARA Schedule ³	Habitat Source	Habitat Preference	Suitable Habitats within Subject Property	Rationale
Monarch	<i>Danaus plexippus</i>	S4B,S2N		E	E	Schedule 1	Species at Risk in Ontario (MECP 2024)	Adults found in a diversity of habitats with a variety of wildflowers. Caterpillars are confined to meadows and open areas where milkweeds grow (larval food plants).	No	Species was incidentally detected during 2022 surveys; however, the subject property does not provide an abundance of host plant species- Milkweed.
Odonates										
Double-striped Bluet	<i>Enallagma basidens</i>	S3					Wisconsin Odonata Survey (2023)	Found near ponds with little emergent vegetation, as well as lakes in sheltered coves and slow stretches of rivers or streams.	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Spatterdock Darner	<i>Rhionaeschna mutata</i>	S3					Wisconsin Odonata Survey (2023)	An eastern species, found in southern Ontario. It is usually found at shallow, fishless ponds, typically with abundant water lilies (including spatterdock).	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Unicorn Clubtail	<i>Arigomphus villosipes</i>	S3					Minnesota Dragonfly (2016)	Muddy-bottomed lakes, ponds and slow moving streams with little vegetation	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.
Clamp-tipped Emerald	<i>Somatochlora tenebrosa</i>	S3					Wisconsin Odonata Survey (2023)	Found in southeast Canada, this species prefers shady forest waters, from trickles to streams, occasionally boggy and often partly dry.	Yes	Suitable habitat may be present within the larger GRCA regulated wetland.

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¹⁵Humphrey, C. and H. Fotherby. 2019. Recovery Strategy for the Little Brown Myotis (Myotis lucifugus), Northern Myotis (Myotis septentrionalis) and Tri-colored Bat (Perimyotis subflavus) in Ontario. Ontario Recovery Strategy Series. Prepared by the Ministry of the Environment, Conservation and Parks, Peterborough, Ontario. vii + 35 pp. + Appendix. Adoption of the Recovery Strategy for the Little Brown Myotis (Myotis lucifugus), the Northern Myotis (Myotis septentrionalis), and the Tri-colored Bat (Perimyotis subflavus) in Canada (Environment and Climate Change Canada 2018).

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¹⁹Government of Canada. 2022. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2022-05-11. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

²⁰Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNR). 2022. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2022-04-11. Available: <https://www.ontario.ca/page/get-natural->

Appendix II
Significant Wildlife Habitat Screening

Significant Wildlife Habitat Assessment Tables

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Stopover and Staging Areas (Terrestrial)					Not Present	Not Present
<u>Rationale:</u> Habitat important to migrating waterfowl.	American Black Duck Wood Duck Green-winged Teal Blue-winged Teal Mallard Northern Pintail Northern Shoveler American Wigeon Gadwall	CUM1 CUT1 - Plus evidence of annual spring flooding from melt water or run-off within these Ecosites.	Fields with sheet water during Spring (mid March to May). • Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. • Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available ^{cxlviii} . <u>Information Sources</u> • Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence. • Reports and other information available from Conservation Authorities (CAs) • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Field Naturalist Clubs • Ducks Unlimited Canada • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” ^{ccxi} • Any mixed species aggregations of 100 or more individuals required. • The area of the flooded field ecosite habitat plus a 100-300m radius buffer dependent on local site conditions and adjacent land use is the significant wildlife habitat ^{cxlviii} . • Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates). • SWHMiST ^{cxlix} Index #7 provides development effects and mitigation measures.	Though fields are present within the study area, they do not support adequate flooding and stopover/staging habitat.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Stopover and Staging Areas (Aquatic)					Not Present	Not Present
Rationale: Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district.	Canada Goose Cackling Goose Snow Goose American Black Duck Northern Pintail Northern Shoveler American Wigeon Gadwall Green-winged Teal Blue-winged Teal Hooded Merganser Common Merganser Lesser Scaup Greater Scaup Long-tailed Duck Surf Scoter White-winged Scoter Black Scoter Ring-necked Duck Common Goldeneye Bufflehead Redhead Ruddy Duck Red-breasted Merganser Brant Canvasback	MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7	• Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify. • These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water). <u>Information Sources</u> • Environment Canada • Naturalist clubs often are aware of staging/stopover areas. • OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging. • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Ducks Unlimited projects • Element occurrence specification by Nature Serve: http://www.natureserve.org • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of: • Aggregations of 100ⁱ or more of listed species for 7 daysⁱ, results in > 700 waterfowl use days. • Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH^{cxlix} • The combined area of the ELC ecosites and a 100m radius area is the SWH^{cxlviii} • Wetland area and shorelines associated with sites identified within the SWHTG^{cxlviii} Appendix K^{cxlix} are significant wildlife habitat. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded). • SWHMiST^{cxlix} Index #7 provides development effects and mitigation measures.	Suitable aquatic habitats are not present within the study area.	
Wildlife Habitat: Shorebird Migratory Stopover Area					Not Present	Not Present
Rationale: High quality shorebird stopover habitat is extremely rare and typically has a long history of use.	Greater Yellowlegs Lesser Yellowlegs Marbled Godwit Hudsonian Godwit Black-bellied Plover American Golden-Plover Semipalmated Plover Solitary Sandpiper Spotted Sandpiper Semipalmated Sandpiper Pectoral Sandpiper White-rumped Sandpiper Baird’s Sandpiper Least Sandpiper Purple Sandpiper Stilt Sandpiper Short-billed Dowitcher Red-necked Phalarope Whimbrel Ruddy Turnstone Sanderling Dunlin Whimbrel	BBO1 BBO2 BBS1 BBS2 BBT1 BBT2 SDO1 SDS2 SDT1 MAM1 MAM2 MAM3 MAM4 MAM5	Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. Sewage treatment ponds and storm water ponds do not qualify as a SWH. <u>Information Sources</u> • Western hemisphere shorebird reserve network. • Canadian Wildlife Service (CWS) Ontario Shorebird Survey. • Bird Studies Canada • Ontario Nature • Local birders and naturalist clubs • Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area	Studies confirming: • Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period. (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) • Whimbrel stop briefly (<24hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant. • The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area^{cxlviii} • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #8 provides development effects and mitigation measures.	Suitable aquatic habitats are not present within the study area.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Raptor Wintering Area					Not Present	Not Present
Rational: Sites used by multiple species, a high number of individuals and used annually are most significant	Rough-legged Hawk Red-tailed Hawk Northern Harrier American Kestrel Snowy Owl <u>Special Concern:</u> Short-eared Owl Bald Eagle	Hawks/Owls: Combination of ELC Community Series; need to have present one Community Series from each land class: Forest: FOD, FOM, FOC Upland: CUM, CUT, CUS, CUW	The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. Raptor wintering sites need to be > 20 ha^{cxlviii, cxlix} with a combination of forest and upland.^{xvi, xvii, xviii, xix, xx, xxi} Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands^{cxlix} Field area of the habitat is to be wind swept with limited snow depth or accumulation. Eagle sites have open water, large trees and snags available for roosting <u>Information Sources</u> • OMNRF Ecologist or Biologist • Field Natural Clubs • Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area • Data from Bird Studies Canada • Reports and other information available from Conservation Authorities CAs.	Studies confirm the use of these habitats by: • One or more Short-eared Owls or; One or more Bald Eagles or; At least 10 individuals and two listed hawk/owl species • To be significant a site must be used regularly (3 in 5 years)^{cxlix} for a minimum of 20 days by the above number of birds • The habitat area for an Eagle winter site is the shoreline forest ecosites directly adjacent to the prime hunting area • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #10 and #11 provides development effects and mitigation measures.	Not Present	Not Present
Wildlife Habitat: Bat Hibernacula					Not Present	Not Present
<u>Rationale</u> Bat hibernacula are rare habitats in Ontario landscapes.	Big Brown Bat Tri-coloured Bat	Bat Hibernacula may be found in these ecosites: CCR1 CCR2 CCA1 CCA2 (Note: buildings are not considered to be SWH)	• Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. • Active mine sites should not be considered as SWH • The locations of bat hibernacula are relatively poorly known. <u>Information Sources</u> • OMNRF for possible locations and contact for local experts • Natural Heritage Information Center (NHIC) Bat Hibernaculum • Ministry of Northern Development and Mines for location of mine shafts. • Clubs that explore caves (eg. Sierra Club) • University Biology Departments with bat experts.	• All sites with confirmed hibernating bats are SWH. • The habitat area includes a 200m radius around the entrance of the hibernaculum^{cxlviii, ccvii} for most. • Studies are to be conducted during the peak swarming period (Aug. – Sept.). Surveys should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects”^{ccv} • SWHMiST^{cxlix} Index #1 provides development effects and mitigation measures.	Not Present	Not Present

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Bat Maternity Colonies					Possible	Candidate
<u>Rationale:</u> Known locations of forested bat maternity colonies is extremely rare in all Ontario landscapes.	Big Brown Bat Silver-haired Bat	Maternity colonies considered SWH are found in forested Ecosites. All ELC Ecosites in ELC Community Series: FOD FOM SWD SWM	Maternity colonies can be found in tree cavities, vegetation and often in buildings ^{xxii, xxv, xxvi, xxvii, xxxi} (buildings are not considered to be SWH). • Maternity roosts are not found in caves and mines in Ontario ^{xxii} • Maternity colonies located in Mature deciduous or mixed forest stands ^{ccix, ccx} with >10/ha large diameter (>25cm dbh) wildlife trees ^{ccvii} • Female Bats prefer wildlife tree (snags) in early stages of decay, class 1-3 ^{ccxiv} or class 1 or 2 ^{ccxii} • Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred ^{ccx} <u>Information Sources</u> • OMNRF for possible locations and contact for local experts • University Biology Departments with bat experts.	• Maternity Colonies with confirmed use by: • >10 Big Brown Bats • >5 Adult Female Silver-haired Bats • The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies. • Evaluation methods for maternity colonies should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for wind Power Projects" ^{ccv} • SWHMiS T ^{cxlix} Index #12 provides development effects and mitigation measures.	Candidate habitat is present in mixed woodland community. Considered low quality due to adjacent 401 highway.	
Wildlife Habitat: Turtle Wintering Area					Candidate	Candidate
<u>Rationale:</u> Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant	Midland Painted Turtle <u>Special Concern:</u> Northern Map Turtle Snapping Turtle	Snapping and Midland Painted Turtles - ELC Community Classes: SW, MA, OA and SA; ELC Community Series: FEO and BOO Northern Map Turtle - Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.	For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. • Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen ^{cix, cx, cxi, cxviii} . • Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH. <u>Information Sources</u> • EIS studies carried out by Conservation Authorities. • Local field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. • OMNRF ecologist or biologist • Natural Heritage Information Center (NHIC)	• Presence of 5 over-wintering Midland Painted Turtles is significant. • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant. • The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH. • Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. – Oct.) or spring (Mar. – May) ^{cvii} • Congregation of turtles is more common where wintering areas are limited and therefore significant ^{cix, cx, cxi, cxii} . • SWHMiST ^{cxlix} Index #28 provides development effects and mitigation measures for turtle wintering habitat.	8 Midland Painted Turtles were observed basking on September 15, 2022 within the larger GRCA regulated community, suggesting overwintering at this location.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Snake Hibernaculum					Possible	Confirmed
<u>Rationale:</u> Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant	<u>Snakes:</u> Eastern Gartersnake Northern Watersnake Northern Red-bellied Snake Northern Brownsnake Smooth Green Snake Northern Ring-necked Snake <u>Special Concern:</u> Milksnake Eastern Ribbonsnake <u>Lizard:</u> <u>Special Concern</u> (Southern Shield population): Five-lined Skink	For all snakes, habitat may be found in any ecosite other than very wet ones. Talus, Rock Barren, Crevice and Cave, and Alvar sites may be directly related to these habitats. Observations of congregations of snakes on sunny warm days in the spring or fall is a good indicator. For Five-lined Skink, ELC Community Series of FOD and FOM and Ecosites: FOC1 FOC3	• For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural locations. The existence of features that go below the frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH. • Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line^{xliv, l, li, lii, cxii.} • Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover. • Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures cciii. Information Sources • In spring, local residents or landowners may have observed the emergence of snakes on their property (e.g. old dug wells). • Reports and other information from CAs. • Local Field naturalists and experts, as well as university herpetologists may also know where to find some of these sites. clubs • Natural Heritage Information Center (NHIC) • OMNRF ecologist or biologist may be aware of locations of wintering skinks	Studies confirming: • Presence of snake hibernacula used by a minimum of five individuals of a snake sp. <u>or</u>; individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. <u>or</u>; individuals of two or more snake spp. near potential hibernacula (eg. foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct). • <u>Note:</u> If there are Special Concern Species present, then site is SWH • <u>Note:</u> Sites for hibernation possess specific habitat parameters (e.g. temperature, humidity, etc.) and consequently are used annually, often by many of the same individuals of a local population [i.e. strong hibernation site fidelity]. Other critical life processes (e.g. mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30m buffer is the SWHⁱ • SWHMiST^{cxlix} Index #13 provides development effects and mitigation measures for snake hibernacula. • Presence of any active hibernaculum for skink is significant. • SWHMiST^{cxlix} Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat.	Confirmed snake hibernaculum was documented within the northwestern portion of the subject property in 2022. Following this discovery, new artificial hibernaculum were created on the property outside the proposed development area and monitored for 3 years in accordance with authorization from the Ministry of Natural Resources (MNR). The existing hibernacula was also removed in accordance with authorizations from the MNR so this area would no longer be used by snakes.	
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)					Not Present	Not Present
<u>Rationale:</u> Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow populations are declining in Ontario.	Cliff Swallow Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies)	Eroding banks, sandy hills, borrow pits, steep slopes, and sand piles Cliff faces, bridge abutments, silos, barns Habitat found in the following ecosites: CUM1 CUT1 CUS1 BLO1 BLS1 BLT1 CLO1 CLS1 CLT1	• Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area. • Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. • Does not include a licensed/permitted Mineral Aggregate Operation. Information Sources • Reports and other information available from CAs • Ontario Breeding Bird Atlas^{ccv} • Bird Studies Canada; <i>NatureCounts</i> http://www.birdscanada.org/birdmon/ • Field Naturalist clubs	Studies confirming: • Presence of 1 or more nesting sites with 8^{cxlvix} or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season. • A colony identified as SWH will include a 50m radius habitat area from the peripheral nests^{ccvii} • Field surveys to observe and count swallow nests are to be completed during the breeding season Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #4 provides development effects and mitigation measures	The study area and subject property do not contain suitable banks or cliffs for nesting bird breeding habitat.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)					Not Present	Not Present
<u>Rationale:</u> Large Colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Great Blue Heron Black-crowned Night-heron Great Egret Green Heron	SWM2 SWM3 SWM5 SWM6 SWD1 SWD2 SWD3 SWD4 SWD5 SWD6 SWD7 FET1	• Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. • Most nests in trees are 11 to 15m from ground, near the top of the tree. <u>Information Sources</u> • Ontario Breeding Bird Atlas^{ccv}, colonial nest records. • Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNR). • NHIC Mixed Wader Nesting Colony • Aerial photographs can help identify large heronries • Reports and other information available from CAs • MNRF District Offices • Local naturalist clubs	<u>Studies confirming:</u> • Presence of 5ⁱ or more active nests of Great Blue Heron or other listed species. • The habitat extends from the edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH^{cc, ccvii} • Confirmation of active heronries are to be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells • SWHMiST^{cxlix} Index #5 provides development effects and mitigation measures.	The study area or subject property do not contain suitable habtiat for nesting bird breeding habitat.	
Wildlife Habitat: Colonially - Nesting Bird Breeding Habitat (Ground)					Not Present	Not Present
<u>Rationale:</u> Colonies are important to local bird populations, typically sites are only known colony in area and are used annually.	Herring Gull Great Black-backed Gull Little Gull Ring-billed Gull Common Tern Caspian Tern Brewer's Blackbird	Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1:50,000 NTS map). Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird) MAM1 – 6 MAS1 – 3 CUM CUT CUS	• Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas. • Brewers Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands. <u>Information Sources</u> • Ontario Breeding Bird Atlas^{ccv}, rare/colonial species records. • Canadian Wildlife Service • Reports and other information available from CAs • Natural Heritage Information Center (NHIC) Colonial Waterbird Nesting Area • MNRF District Offices • Field naturalist clubs	<u>Studies confirming:</u> • Presence of >25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Ternⁱ. • Presence of 5 or more pairs for Brewer's Blackbird. • Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant. • The edge of the colony and a minimum 150m area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH^{cc, ccvii} • Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"^{ccxi} • SWHMiST^{cxlix} Index #6 provides development effects and mitigation measures.	The study are and subject property do not contain islands or peninsulas in open water or marshy areas.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Migratory Butterfly Stopover Areas					Not Present	Not Present
<u>Rationale:</u> Butterfly stopovers areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter.	Painted Lady Red Admiral <u>Special Concern:</u> Monarch	Combination of ELC Community Series: Need to have present one Community Series from each landclass: <u>Field:</u> CUM CUS CUT <u>Forest:</u> FOC FOM FOD CUP Anecdotally, a candidate sight for butterfly stopover will have a history of butterflies being observed.	A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present, and will be located within 5 km of Lake Ontario^{cxlix}. • The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south^{xxxii, xxxiii, xxxiv, xxxv, xxxvi}. • The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat cxlvi, cxlii. • Staging areas usually provide protection from the elements and are often spits of land or areas with the shortest distance to cross the Great Lakes^{xxxvii, xxxviii, xxxix, xl, xli}. <u>Information Sources</u> • OMNRF (NHIC) • Agriculture Canada in Ottawa may have list of butterfly experts. • Field Naturalist Clubs • Toronto Entomologists Association • Conservation Authorities	Studies confirm: • The presence of Monarch Use Days (MUD) during fall migration (Aug/Oct)^{xliii}. MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. Numbers of butterflies can range from 100-500/day^{xxxvii}, significant variation can occur between years and multiple years of sampling should occur^{xl, xlii}. • Observational studies are to be completed and need to be done frequently during the migration period to estimate MUD • MUD of >5000 or >3000 with the presence of Painted Ladies or Red Admiral's is to be considered significant. • SWHMiST^{cxlix} Index #16 provides development effects and mitigation measures.	The study area or subject property is not within 5km of Lake Ontario.	
Wildlife Habitat: Landbird Migratory Stopover Areas					Not Present	Not Present
<u>Rationale:</u> Sites with a high diversity of species as well as high number are most significant	All migratory songbirds. Canadian Wildlife Service Ontario website: http://www.on.ec.gc.ca/wildlife_e.html All migrant raptors species: Ontario Ministry of Natural Resources: Fish and Wildlife Conservation Act, 1997. Schedule 7: Specially Protected Birds (Raptors)	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD	Woodlots need to be >10 haⁱ in size and within 5km^{iv, v, vi, vii, viii, ix, x, xi, xii, xiii, xiv, xv} of Lake Ontario. • If multiple woodlands are located along the shoreline, those woodlands <2km from Lake Ontario are more significant^{cxlix} • Sites have a variety of habitats; forest, grassland and wetland complexes^{cxlix}. • The largest sites are more significant^{cxlix} • Woodlots and forest fragments are important habitats to migrating birds^{ccxviii}, these features located along the shore and located within 5km of Lake Ontario are Candidate SWH^{cxlviii}. <u>Information Sources</u> • Bird Studies Canada • Ontario Nature • Local birders and naturalist club • Ontario Important Bird Areas (IBA) Program	Studies confirm: • Use of the woodlot by >200 birds/day and with >35 spp. with at least 10 bird spp. recorded on at least 5 different survey dates. This abundance and diversity of migrant bird species is considered above average and significant. • Studies should be completed during spring (Apr/May) and fall (Aug/Oct) migration using standardized assessment techniques. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"^{ccxi} • SWHMiST^{cxlix} Index #9 provides development effects and mitigation measures.	The study area and subject property is not within 5km of Lake Ontario.	

Table 1. Characteristics of Seasonal Concentration Areas for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Deer Yarding Areas					Possible	Possible
<u>Rationale:</u> Winter habitat for deer is considered to be the main factor for northern deer populations. In winter, deer congregate in "yards" to survive severe winter conditions. Deer yards typically have a long history of annual use by deer, yards typically represent 10-15% of an areas summer range.	White-tailed Deer	Note: OMNRF to determine this habitat. ELC Community Series providing a thermal cover component for a deer yard would include: FOM, FOC, SWM and SWC. Or these ELC Ecosites: CUP2 CUP3 FOD3 CUT	- Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter. - The Core of a deer yard (Stratum I) is located within the Stratum II area and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%^{cxciiv}. - OMNRF determines deer yards following methods outlined in "Selected Wildlife and Habitat Features: Inventory Manual"^{cxcv} - Woodlots with high densities of deer due to artificial feeding are not significant.	No Studies Required: - Snow depth and temperature are the greatest influence on deer use of winter yards. Snow depths > 40cm for more than 60 days in a typically winter are minimum criteria for a deer yard to be considered as SWH^{lvi, lvii, lviii, lix, lx, l}. - Deer Yards are mapped by OMNRF District offices. Locations of Core or Stratum 1 and Stratum 2 Deer yards considered significant by OMNRF will be available at local MNRF offices or via Land Information Ontario (LIO). - Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II yard in an "average" winter. MNRF will complete these field investigations^{cxcv}. - If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. - SWHMiST^{cxlix} Index #2 provides development effects and mitigation measures.	Suitable deer yarding or winter concentration areas are not present within the study area or subject property.	
Wildlife Habitat: Deer Winter Congregation Areas					Not Present	Not Present
<u>Rationale:</u> Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions ^{exlviii}	White-tailed Deer	All Forested Ecosites with these ELC Community Series: FOC FOM FOD SWC SWM SWD Conifer plantations much smaller than 50ha may also be used.	- Woodlots will typically be >100 ha in size. Woodlots <100ha may be considered as significant based on MNRF studies or assessment. - Deer movement during winter in the southern areas of Eco-region 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands^{cxlviii}. - If deer are constrained by snow depth refer to the Deer Yarding Area habitat within Table 1.1 of this Schedule. - Large woodlots > 100ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha^{ccxxiv}. - Woodlots with high densities of deer due to artificial feeding are not significant. <u>Information Sources</u> - MNRF District Offices - LIO/NRVIS	Studies confirm: - Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF^{cxlviii}. - Use of the woodlot by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNRⁱ. - Studies should be completed during winter (Jan/Feb) when >20cm of snow is on the ground using aerial survey techniques^{ccxxiv}, ground or road surveys, or a pellet count deer density survey^{ccxxv}. - If a SWH is determined for Deer Wintering Area of if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. - SWHMiST^{cxlix} Index #2 provides development effects and mitigation measures.	No woodlots >100ha are present within the study area.	

Significant Wildlife Habitat Assessment Tables

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Cliff and Talus Slopes					Not Present	Not Present
<u>Rationale:</u> Cliffs and Talus Slopes are extremely rare habitats in Ontario.	Any ELC Ecosite within Community Series: TAO CLO TAS CLS TAT CLT	A Cliff is vertical to near vertical bedrock >3m in height. A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris.	Most cliff and talus slopes occur along the Niagara Escarpment. <u>Information Sources</u> • The Niagara Escarpment Commission has detailed information on location of these habitats. • OMNRF District • Natural Heritage Information Center (NHIC) has location information on their website • Local naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Cliffs or Talus Slopes ^{lxviii} • SWHMiST ^{cxlix} Index #21 provides development effects and mitigation measures.	The study area or subject proerty do not contain cliff and talus slopes.	
Sand Barrens					Not Present	Not Present
<u>Rationale:</u> Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have been lost due to cottage development and forestry.	ELC Ecosites: SBO1 SBS1 SBT1 Vegetation cover varies from patchy and barren to continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always <60%.	Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little or no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered but less than 60%.	Any sand barren area, >0.5ha in size. <u>Information Sources</u> • OMNRF Districts. • Natural Heritage Information Center (NHIC) has location information on their website • Field naturalist clubs • Conservation Authorities	• Confirm any ELC Vegetation Type for Sand Barrens ^{lxviii} • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics) ^l . • SWHMiST ^{cxlix} Index #20 provides development effects and mitigation measures.	The study area or subject property do not contain sand barren type habitat.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Alvar					Not Present	Not Present
<u>Rationale:</u> Alvars are extremely rare habitats in Ecoregion 6E. Most alvars in Ontario are in Ecoregion 6E and 7E. Alvars in 6E are small and highly localized just north of the Palaeozoic-Precambrian contact.	ALO1 ALS1 ALT1 FOC1 FOC2 CUM2 CUS2 CUT2-1 CUW2 Five Alvar Indicator Species: 1) Carex crawei 2) Panicum philadelphicum 3) Eleocharis compressa 4) Scutellaria parvula 5) Trichostema branchiatum These indicator species are very specific to Alvars within Ecoregion 6E	An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars is complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant. Undisturbed alvars can be phyto- and zoo geographically diverse, supporting many uncommon or are relict plant and animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover ^{lxxviii} .	An Alvar site > 0.5 ha in size ^{lxxv} . <u>Information Sources</u> • Alvars of Ontario (2000), Federation of Ontario Naturalists ^{lxxvi} . • Ontario Nature – Conserving Great Lakes Alvars ^{ccviii} . • Natural Heritage Information Center (NHIC) has location information on their website • Field Naturalist clubs • Conservation Authorities	Field studies identify four of the five Alvar indicator species ^{lxxv, cxlix} at a Candidate Alvar site is Significant. • Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotics sp.). • The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses ^{lxxv} . • SWHMiST ^{cxlix} Index #17 provides development effects and mitigation measures.	The study area or subject property do not contain alvar habitat.	
Old Growth Forest					Not Present	Not Present
<u>Rationale:</u> Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species.	Forest Community Series: FOD FOC FOM SWD SWC SWM	Old Growth forests are characterized by heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Woodland Stands areas 30ha or greater in size or with at least 10 ha interior habitat assuming 100m buffer at edge of forest Í. <u>Information Sources</u> • OMNRF Forest Resource Inventory mapping • OMNRF Forester, Ecologist or Biologist • Field Local naturalist clubs • Conservation Authorities • Sustainable Forestry License (SFL) companies will possibly know locations through field operations. • Municipal forestry departments	Field Studies will determine: • If dominant trees species of the ecosite are >140 years old, then stand is Significant Wildlife Habitat ^{cxlviii} • The stand will have experienced no recognizable forestry activities ^{cxlviii} • The area of Forest Ecosites combined to make up the stand is the SWH. • Determine ELC Vegetation Type for forest stand ^{lxxviii} • SWHDSS ^{cxlix} Index #23 provides development effects and mitigation measures.	The study area or subject property do not contain old growth forest habitat.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Savannah					Not Present	Not Present
<u>Rationale:</u> Savannahs are extremely rare habitats in Ontario.	TPS1 TPS2 TPW1 TPW2 CUS2	A Savannah is a tallgrass prairie habitat that has tree cover between 25 – 60%.	• No minimum size to site • Site must be restored or a natural site. • Remnant sites such as railway right of ways are not considered to be SWH. <u>Information Sources</u> • Natural Heritage Information Center (NHIC) has location information on their website • OMNRF Ecologists • Field naturalists clubs • Conservation Authorities	Field studies confirm one or more of the Savannah indicator species listed in ^{bxv} Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used ^{cxlviii} . • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics sp.). • SWHMiST^{cxlix} Index #18 provides development effects and mitigation measures.	The study area or subject property does not contain savannah habitat.	
Tallgrass Prairie					Not Present	Not Present
<u>Rationale:</u> Tallgrass Prairies are extremely rare habitats in Ontario.	TPO1 TPO2	A Tallgrass Prairie has ground cover dominated by prairie grasses. An open Tallgrass Prairie habitat has < 25% tree cover.	• No minimum size to site • Site must be restored or a natural site. • Remnant sites such as railway right of ways are not considered to be SWH. <u>Information Sources</u> • OMNR Districts • Natural Heritage Information Center (NHIC) has location information available on their website • Field naturalists clubs • Conservation Authorities	Field studies confirm one or more of the Prairie indicator species listed in ^{bxv} Appendix N should be present. Note: Prairie plant spp. list from Ecoregion 6E should be used ^{cxlviii} . • Area of the ELC Ecosite is the SWH • Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics). • SWHMiST^{cxlix} Index #19 provides development effects and mitigation measures.	The study area and subject property does not contain tallgrass prairie.	

Table 2. Characteristics of Rare Vegetation Communities for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	ELC Ecosite Codes	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Other Rare Vegetation Communities					Not Present	Not Present
Rationale: Plant communities that often contain rare species which depend on the habitat for survival.	Provincially Rare S1, S2 and S3 vegetation communities are listed in Appendix M of the SWHTG ^{cxlviii} . Any ELC Ecosite Code that has a possible ELC Vegetation Type that is Provincially Rare is Candidate SWH.	Rare Vegetation Communities may include beaches, fens, forest, marsh, barrens, dunes and swamps.	ELC Ecosite codes that have the potential to be a rare ELC Vegetation Type as outlined in appendix M ^{cxlviii} The OMNR/NHIC will have up to date listing for rare vegetation communities. <u>Information Sources</u> • Natural Heritage Information Center (NHIC) has location information available on their website • OMNRF Districts • Field naturalists clubs • Conservation Authorities	Field studies should confirm if an ELC Vegetation Type is a rare vegetation community based on listing within Appendix M of SWHTG ^{cxlviii} . • Area of the ELC Vegetation Type polygon is the SWH. • SWHMiST ^{cxlix} Index #37 provides development effects and mitigation measures.	There are no other rare vegetation communities present within the study area or subject property.	

Significant Wildlife Habitat Assessment Tables

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH				Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources		Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Waterfowl Nesting Area						Not Present	Not Present
<u>Rationale:</u> Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant.	American Black Duck Northern Pintail Northern Shoveler Gadwall Blue-winged Teal Green-winged Teal Wood Duck Hooded Merganser Mallard	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SWT1 SWT2 SWD1 SWD2 SWD3 SWD4 Note: includes adjacency to Provincially Significant Wetlands	A waterfowl nesting area extends 120m ^{cxlix} from a wetland (> 0.5 ha) or a wetland (>0.5ha) and any small wetlands (0.5ha) within 120m or a cluster of 3 or more small (<0.5 ha) wetlands within 120m of each individual wetland where waterfowl nesting is known to occur ^{cxlix} . • Upland areas should be at least 120m wide so that predators such as raccoons, skunks, and foxes have difficulty finding nests. • Wood Ducks and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites. <u>Information Sources</u> • Ducks Unlimited staff may know the locations of particularly productive nesting sites. • OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat. • Reports and other information available from CAs		Studies confirmed: • Presence of 3 or more nesting pairs for listed species excluding Mallards, or • Presence of 10 or more nesting pairs for listed species including Mallards. • Any active nesting site of an American Black Duck is considered significant. • Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” ^{ccxi} • A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120m ^{cxlviii} from the wetland and will provide enough habitat for waterfowl to successfully nest. • SWHMiST ^{cxlix} Index #25 provides development effects and mitigation measures.	Suitable wetland habitats are not present within the study area or subject property.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Bald Eagle and Osprey Nesting, Foraging and Perching Habitat					Not Present	Not Present
<u>Rationale:</u> Nest sites are fairly uncommon in Eco-region 6E are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat.	Osprey <u>Special Concern:</u> Bald Eagle	ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM and SWC directly adjacent to riparian areas – rivers, lakes, ponds and wetlands	• Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. • Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree’s canopy. • Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms). <u>Information Sources</u> • Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario. • MNRF values information (LIO/NRVIS) will list known nesting locations. Note: data from NRVIS is provided as a point and does not represent all the habitat. • Nature Counts, Ontario Nest Records Scheme data. • OMNRF Districts • Sustainable Forestry License (SFL) companies will identify additional nesting locations through field operations. • Check the Ontario Breeding Bird Atlas^{ccv} or Rare Breeding Birds in Ontario for species documented • Reports and other information available from CAs. • Field naturalists clubs	Studies confirm the use of these nests by: • One or more active Osprey or Bald Eagle nests in an area^{cxlviii}. • Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH. • For an Osprey, the active nest and a 300m radius around the nest or the contiguous woodland stand is the SWH^{ccvii}, maintaining undisturbed shorelines with large trees within this area is important^{cxlviii}. • For a Bald Eagle the active nest and a 400-800m radius around the nest is the SWH^{cv}, ^{ccvii}. Area of the habitat from 400-800m is dependent on site lines from the nest to the development and inclusion of perching and foraging habitat^{cv}. • To be significant a site must be used annually. When found inactive, the site must be known to be inactive for >3 years or suspected of not being used for >5 years before being considered not significant^{ccvii} • Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid March to mid August. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #26 provides development effects and mitigation measures	Suitable aquatic habitats are not present within the study area. No nests were observed during the 2022 field surveys.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Woodland Raptor Nesting Habitat					Not Present	Not Present
<u>Rationale:</u> Nests sites for these species are rarely identified; these area sensitive habitats and are often used annually by these species.	Northern Goshawk Cooper's Hawk Sharp-shinned Hawk Red-shouldered Hawk Barred Owl Broad-winged Hawk	May be found in all forested ELC Ecosites. May also be found in SWC, SWM, SWD and CUP3.	All natural or conifer plantation woodland/forest stands >30ha with >10ha of interior habitat ^{lxxxviii, lxxxix, xc, xci, xciii, xciv, xcv, xcvi, cxxxiii} . Interior habitat determined with a 200m buffer ^{cxlviii} . • Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Cooper's hawk nest along forest edges sometimes on peninsulas or small off-shore islands. • In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest. <u>Information Sources</u> • OMNRF • Check the Ontario Breeding Bird Atlas ^{ccv} or Rare Breeding Birds in Ontario for species documented. • Check data from Bird Studies Canada • Reports and other information available from CAs	Studies confirm: • Presence of 1 or more active nests from species list is considered significant ^{cxlviii} . • Red-shouldered Hawk and Northern Goshawk – a 400m radius around the nest or 28ha area of habitat is the SWH ^{ccvii} . • Barred Owl – a 200m radius around the nest is the SWH ^{ccvii} . • Broad-winged Hawk and Coopers Hawk – a 100m radius around the nest is the SWH ^{ccvii} . • Sharp-shinned Hawk – a 50m radius around the nest is the SWH ^{ccvii} . • Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area. • SWHMiST ^{cxlix} Index #27 provides development effects and mitigation measures.	No interior habitat or woodland of adequate size is present within the study area or subject property.	
Wildlife Habitat: Turtle Nesting Area					Not Present	Not Present
<u>Rationale:</u> These habitats are rare and when identified will often be the only breeding site for local populations of turtles	Midland Painted Turtle <u>Special Concern:</u> Northern Map Turtle Snapping Turtle	Exposed mineral soil (sand or gravel) areas adjacent (<100m) ^{cxlviii} or within the following ELC Ecosites: MAS1 MAS2 MAS3 SAS1 SAM1 SAF1 BOO1 FEO1	• Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. • For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. • Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used. <u>Information Sources</u> • Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels). • Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them. • Natural Heritage Information Center (NHIC) • Field Naturalist clubs and landowners	Studies confirm: • Presence of 5 or more nesting Midland Painted Turtles • One or more Northern Map Turtle or Snapping Turtle nesting is a SWH ^l • The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH ^{cxlviii} . • Travel routes from wetland to nesting area are to be considered within the SWH ^{cxlix} . • Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method. • SWHMiST ^{cxlix} Index #28 provides development effects and mitigation measures for turtle nesting habitat.	Due to the presence of potential turtle over-wintering within the larger GRCA regulated wetland, turtle nesting was thought to be candidate. However, targeted surveys complted in 2022 did not observe any evidence of nesting.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Seeps and Springs					Not Present	Not Present
<u>Rationale:</u> Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams.	Wild Turkey Ruffed Grouse Spruce Grouse White-tailed Deer Salamander spp.	Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system ^{cxvii, cxlix} . • Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species ^{cxix, cxx, cxxi, cxxii, cxiii, cxiv} <u>Information Sources</u> • Topographical Map • Thermography • Hydrological surveys conducted by CAs and MOE • Field naturalists clubs and landowners • Municipalities and Conservation Authorities may have drainage maps and headwater areas mapped.	Field Studies confirm: • Presence of a site with 2 or more seeps/springs should be considered SWH. • The area of a ELC forest ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat ^{cxlviii} • SWHMiST ^{cxlix} Index #30 provides development effects and mitigation measures	Study area is not within the headwaters of any systems, no seeps or springs were observed within the subject property.	
Wildlife Habitat: Amphibian Breeding Habitat (Woodland)					Not Present	Not Present
<u>Rationale:</u> These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Wood Frog	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians.	• Presence of a wetland, pond or woodland pool (including vernal pools) >500m ² (about 25m diameter) within or adjacent (within 120m) to a woodland (no minimum size) ^{cbxxxii, lxiii, lxv, lxvi, lxvii, lxviii, lxix, lxx} Some small wetlands may not be mapped and may be important breeding pools for amphibians. • Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat ^{cxlviii} <u>Information Sources</u> • Ontario Herpetofaunal Summary Atlas (or other similar atlases) for records • Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property. • OMNRF District • OMNRF wetland evaluations • Field naturalist clubs • Canadian Wildlife Service Amphibian Road Call Survey • Ontario Vernal Pool Association: http://www.ontariovernalpools.org	Studies confirm: • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or eggs masses) ^{lxxi} or 2 or more of the listed frog species with Call Level Codes of 3. • A combination of observational study and call count surveys ^{cviii} will be required during the spring March-June when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands. • The habitat is the woodland area plus a 230m radius of woodland area ^{lxiii, lxv, lxvi, lxvii, lxviii, lxix, lxx, lxxi} if a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is the be included in the habitat. • SWHMiST ^{cxlix} Index #14 provides development effects and mitigation measures.	No evidence of salamander breeding or adequate populations of calling frogs were documented from the subject property during the 2022 field surveys.	

Table 3. Characteristics of Specialized Wildlife Habitat for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH	Assessment Details	
	Wildlife Species	ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Amphibian Breeding Habitat (Wetland)					Not Present	Not Present
<u>Rationale:</u> These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations	Eastern Newt American Toad Spotted Salamander Four-toed Salamander Blue-spotted Salamander Gray Tree frog Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	ELC Community Classes SW, MA, FE, BO, OA and SA. Typically these wetland ecosites will be isolated (>120m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g. Bull Frog) may be adjacent to woodlands.	- Wetlands >500m² (about 25m diameter)^{ccvii} supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats^{clxxxiv}. - Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators. - Bullfrogs require permanent water bodies with abundant emergent vegetation. <u>Information Sources</u> - Ontario Herpetofaunal Summary Atlas (or other similar atlases) - Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count. - OMNRF Districts and wetland evaluations - Reports and other information available from CAs.	Studies confirm: - Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog/toad species and with at least 20 - individuals (adults or eggs masses)^{lxxi, lxxiii}, or 2 or more of the listed frog/toad species with Call Level Codes of 3. or; Wetland with confirmed breeding Bullfrogs are significant. - The ELC ecosite wetland area and the shoreline are the SWH. - A combination of observational study and call count surveys^{cviii} will be required during spring March to June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands. - If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. - SWHMiST^{cxlix} Index #15 provides development effects and mitigation measures.	The GRCA regulated wetland does not provide adequate breeding habitat, or is it of adequate size.	
Woodland Area-Sensitive Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds.	Yellow-Bellied Sapsucker Red-breasted Nuthatch Veery Blue-headed Vireo Northern Parula Black-throated Green Warbler Blackburnian Warbler Black-throated Blue Warbler Ovenbird Scarlet Tanager Winter Wren Special Concern: Cerulean Warbler Canada Warbler	All Ecosites associated with these ELC Community Series: FOC FOM FOD SWC SWM SWD	- Habitats where interior forest breeding birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha.^{cv, cxxxi, cxxxii, cxxxiii, cxxxiv, cxxv, cxxvi, cxxxvii, cxxxviii, cxxxix, cxi, cxli, cxlii, cxliii, cxliv, cxlv, cxlvi, cli, clii, cliii, cliv, clv, clvii, clviii, clix} - Interior forest habitats are at least 200m from forest edge habitat. <u>Information Sources</u> - Local bird clubs - Canadian Wildlife Service (CWS) for the location of forest bird monitoring. - Bird studies Canada conducted a 3-year study of 287 woodlands to determine the effects of forest fragmentation on forest birds and to greatest value to interior species - Reports and other information available from CAs.	- Presence of nesting or breeding pairs of 3 or more of the listed wildlife species. - Note: any site with breeding Cerulean Warblers or Canada Warblers is to be considered SWH. - Conduct field investigations in spring and early summer when birds are singing and defending their territories. - Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} - SWHMiST^{cxlix} Index #34 provides development effects and mitigation measures.	Interior habitat, mature forests, and woodlands of adequate size are not present within the study area or subject property.	

Significant Wildlife Habitat Assessment Tables

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Marsh Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes.	American Bittern Virginia Rail Sora Common Gallinule American Coot Pied-billed Grebe Marsh Wren Sedge Wren Common Loon Sandhill Crane Green Heron Trumpeter Swan <u>Special Concern:</u> Black Tern Yellow Rail	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 SAS1 SAM1 SAF1 FEO1 BOO1 For Green Heron: All SW, MA and CUM1 sites.	• Nesting occurs in wetlands • All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present^{ccxiv}. • For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water. <u>Information Sources</u> • Contact OMNRF, wetland evaluations are a good source of information. • Field naturalist clubs • Natural Heritage Information Center (NHIC) Records • Reports and other information available from CAs. • Ontario Breeding Bird Atlas^{ccv}	Studies confirm: • Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes; or breeding by any combination of 5 or more of the listed speciesⁱ. • Note: any wetland with breeding of 1 or more Black Terns, Trumpeter Swan, Green Heron or Yellow Rail is SWHⁱ. • Area of the ELC ecosite is the SWH • Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi}. • SWHMiST^{cxlix} Index #35 provides development effects and mitigation measures	Suitable nesting habitat is not present within the study area or subject property.	
Wildlife Habitat: Open Country Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.	Upland Sandpiper Grasshopper Sparrow Vesper Sparrow Northern Harrier Savannah Sparrow <u>Special Concern:</u> Short-eared Owl	CUM1 CUM2	Large grassland areas (includes natural and cultural fields and meadows) >30 ha^{clx, clxi, clxii, clxiii, clxiv, clxv, clxvi, clxvii, clxviii, clxix}. Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years)ⁱ. Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older. The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species. <u>Information Sources</u> • Agricultural land classification maps, Ministry of Agriculture. • Ask local birders • Ontario Breeding Bird Atlas^{ccv} • Reports and other information available from CAs.	Field Studies confirm: • Presence of nesting or breeding of 2 or more of the listed species. • A field with 1 or more breeding Short-eared Owl is to be considered SWH. • The area of SWH is the contiguous ELC ecosite field areas. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi}. • SWHMiST^{cxlix} Index #32 provides development effects and mitigation measures.	Suitable grassland habitats are not present within the study area or subject property, and are not of adequate size.	

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Shrub/Early Successional Bird Breeding Habitat					Not Present	Not Present
<u>Rationale:</u> This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records cxcix.	<u>Indicator spp.:</u> Brown Thrasher Clay-coloured Sparrow <u>Common spp.:</u> Field Sparrow Black-billed Cuckoo Eastern Towhee Willow Flycatcher <u>Special Concern:</u> Yellow-breasted Chat Golden-winged Warbler	CUT1 CUT2 CUS1 CUS2 CUW1 CUW2 Patches of shrub ecosites can be complexed into a larger habitat for some bird species.	Large field areas succeeding to shrub and thicket habitats>10ha^{clxiv} in size. • Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e. no row-cropping, haying or live-stock pasturing in the last 5 years)ⁱ. Shrub thicket habitats (>10 ha) are most likely to support and sustain a diversity of these species^{clxxiii}. Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands. <u>Information Sources</u> • Agricultural land classification maps Ministry of Agriculture Local bird clubs • Ontario Breeding Bird Atlas^{ccv} • Reports and other information available from CAs	Field Studies confirm: • Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common speciesⁱ. • A field with breeding Yellow-breasted Chat or Golden-winged Warbler is to be considered as Significant Wildlife Habitat. • The area of the SWH is the contiguous ELC ecosite field/thicket area. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”^{ccxi} • SWHMiST^{cxlix} Index #33 provides development effects and mitigation measures.	Suitable nesting habitat is not present within the study area or subject property.	
Wildlife Habitat: Terrestrial Crayfish					Not Present	Not Present
<u>Rationale:</u> Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare. ^{ccii}	Chimney or Digger Crayfish: (<i>Fallicambarus fodiens</i>) Devil Crawfish or Meadow Crayfish: (<i>Cambarus Diogenes</i>)	MAM1 MAM2 MAM3 MAM4 MAM5 MAM6 MAS1 MAS2 MAS3 SWD SWT SWM	Wet meadow and edges of shallow marshes (no minimum size) identified should be surveyed for terrestrial crayfish. • Constructs burrows in marshes, mudflats, meadows, the ground can’t be too moist. Can often be found far from water. • Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually the soil is not too moist so that the tunnel is well formed. <u>Information Sources</u> • Information sources from “Conservation Status of Freshwater Crayfishes” by Dr. Premek Hamr for the WWF and CNF March 1998	Studies Confirm: • Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable marsh meadow or terrestrial sites^{cci} • Area of ELC Ecosite or an ecoelement area of meadow marsh or swamp within the larger ecosite area is the SWH • Surveys should be done April to August during in temporary or permanent water Note the presence of burrows or chemistry are often the only indicator of presence, observance or collection of individuals is very difficult^{cci} • SWHMiST^{cxlix} Index #36 provides development effects and mitigation measures.	Though wetlands are present within the study area and subject property, no crayfish chimneys were observed during the 2022 field surveys.	

Table 4. Characteristics of Habitat for Species of Conservation Concern for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	ELC Ecosites	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Special Concern and Rare Wildlife Species					Possible	Not Present
Rationale: These species are quite rare or have experienced significant population declines in Ontario.	All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. Lists of these species are tracked by the Natural Heritage Information Centre.	All plant and animal element occurrences (EO) within a 1 or 10km grid. Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy.	When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites ^{lxxviii} . <u>Information Sources</u> • Natural Heritage Information Centre (NHIC) will have the Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data. • NHIC Website: "Get Information": http://nhic.mnr.gov.on.ca • Ontario Breeding Bird Atlas ^{ccv} • Expert advice should be sought as many of the rare spp. have little information available about their requirements.	Studies Confirm: • Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable. • The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. The habitat needs to be easily mapped and cover an important life stage component for a species e.g. specific nesting habitat or foraging habitat. • SWHMiST ^{cxlix} Index #37 provides development effects and mitigation measures.	Provincially Rare (S1-S3, SH) plant and animal species may occur within the study area (refer to the SAR and SCC screening table). No provincially rare plant and animal species were observed during the 2022 field surveys.	

Significant Wildlife Habitat Assessment Tables

Table 5. Characteristics of Animal Movement Corridors for Ecoregion 6E.

Rationale	Candidate SWH			Confirmed SWH		
	Wildlife Species	Habitat Description	Detailed Information and Sources	Defining Criteria	Study Area	Subject Property
Wildlife Habitat: Amphibian Movement Corridors					Not Present	Not Present
Rationale: Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.	Eastern Newt Blue-spotted Salamander Spotted Salamander Gray Treefrog Spring Peeper Western Chorus Frog Northern Leopard Frog Pickerel Frog Green Frog Mink Frog Bullfrog	Corridors may be found in all ecosites associated with water. • Corridors will be determined based on identifying the significant breeding habitat for these species in Table 1.1.	Movement corridors between breeding habitat and summer habitat ^{clxxiv, clxxv, clxxvi, clxxvii, clxxviii, clxxix, clxxx, clxxxi} . Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Table 1.2.2 (Amphibian Breeding Habitat – Wetland) of this Schedule ⁱ . <u>Information Sources</u> • MNRF District Office • Natural Heritage Information Center NHIC • Reports and other information available from CAs • Field Naturalist Clubs	• Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites. • Corridors should consist of native vegetation, with several layers of vegetation. Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant ^{cxlix} . • Corridors should have at least 15m of vegetation on both sides of waterway ^{cxlix} or be up to 200m wide ^{cxlix} of woodland habitat and with gaps <20m ^{cxlix} . • Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat ^{cxlix} . • SWHMiST ^{cxlix} Index #40 provides development effects and mitigation measures.	Amphibian breeding habitat (wetland) was not confirmed during the 2022 field surveys.	
Wildlife Habitat: Deer Movement Corridors					Not Present	Not Present
Rationale: Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling.	White-tailed Deer	Corridors may be found in all forested ecosites. A Project Proposal in Stratum II Deer Wintering Area has potential to contain corridors.	Movement corridor must be determined when Deer Wintering Habitat is confirmed as SWH from Table 1.1 of this schedule ⁱ . • A deer wintering habitat identified by the OMNRF as SWH in Table 1.1 of this Schedule will have corridors that the deer use during fall migration and spring dispersion ^{clxxxii, clxxxiii, cxlix, cxliv} . • Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). <u>Information Sources</u> • MNRF District Office • Natural Heritage Information Center (NHIC) • Reports and other information available from CAs • Field Naturalist Clubs	• Studies must be conducted at the time of year when deer are migrating or moving to and from winter concentration areas. • Corridors that lead to a deer wintering yard should be unbroken by roads and residential areas. • Corridors should be at least 200m wide ^{cxlix} with gaps <20m ^{cxlix} and if following riparian area with at least 15m of vegetation on both sides of waterway ^{cxlix} . Shorter corridors are more significant than longer corridors ^{cxlix} . • SWHMiST ^{cxlix} Index #39 provides development effects and mitigation measures.	Deer wintering habitat is not present within the study area.	

Appendix III
Terms of Reference



April 16, 2026

Project No. 2706

Monika Farncombe, Township of Puslinch
Cheryl Anne Ross, Aboud and Associates

Dear Ms. Farncombe, and Ms. Ross,

**RE: McLean Road West Industrial Site, Puslinch, Ontario
Environmental Impact Study, Terms of Reference**

Natural Resource Solutions Inc. (NRSI) has been retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for the proposed industrial development located on McLean Road in the township of Puslinch, Ontario (see Map 1).

The southeast portion of the subject property contains designated natural heritage features including Core Greenlands as per the County of Wellington's Official Plan (2025) and two wetlands that are regulated by the Grand River Conservation Authority (GRCA). Due to the presence of these features, an EIS is required to characterize the natural features within the subject property and assess potential impacts.

The attached Terms of Reference (TOR) outlines our approach to complete the EIS for the proposed development, which has been prepared in accordance with the pre-consultation comments provided by agency staff and their peer reviewers (February 2026). In particular, Aboud & Associates provided additional comments, which were refined during a virtual meeting on April 1, 2026, on the suggested surveys to be completed as part of an EIS for this application, which included the following:

- *Ecological Land Classification*
- *Spring season botanical survey*
- *Wetland Delineation and confirmation with the GRCA*
- *Woodland significance assessment*
- *Woodland delineation and confirmation with the Township's representative ecological consultant (Aboud & Associates).*

All of these recommended survey types, except for a wetland delineation and confirmation, have been included as part of the scope of this EIS, as described below. I trust the information within the TOR provides an adequate description of our proposed studies necessary to complete the EIS.

Sincerely,
Natural Resource Solutions Inc.

Meghan Douglas B.Sc. Certified Arborist
Terrestrial and Wetland Biologist

**McLean Road West Industrial Site, Puslinch, Ontario
Environmental Impact Study, Terms of Reference
April 15, 2026**

Introduction

An industrial development is proposed at the subject property located off McLean Road West within the Township of Puslinch (Map 1). The majority of the subject property has a history of disturbance including aggregate extraction. Currently, the western two thirds of the property are characterized by an agricultural field. The southeastern corner of the property has a variety of vegetated communities, including cultural meadow, mixed forest, and marsh. There are two GRCA regulated wetland areas located partially within the southeastern corner of the subject property (Map 1). Designated natural features within and adjacent to the subject property include Core Greenlands as per the County of Wellington's Official Plan (2025). Due to the presence of these features, an EIS is required to demonstrate that no negative impacts to significant natural heritage features will occur as a result of the proposed undertaking. The limit of development will be determined by the necessary wetland and woodland buffers established through this EIS.

On April 16, 2026, the Broccolini team had a brief discussion with GRCA staff, Brandon Henderson, regarding the regulated wetlands located within the subject property. It was confirmed that, provided the proposed development does not encroach into GRCA-regulated areas, there is no requirement to stake or field-verify wetland boundaries. Instead, NRSI may rely on the GRCA's available mapping (as shown on Map 1) to delineate the wetland features and associated buffers.

It was also confirmed that the GRCA does not require the Terms of Reference for this study to be circulated to their office. Refer to Appendix I for a copy of the email correspondence summarizing this discussion, including confirmation that a Wetland Impact Study is no longer required as part of the development application.

Background

In 2022, NRSI was retained to complete a Scoped EIS and various ecological surveys to support a previous industrial development proposal that is no longer active. As part of this study, NRSI completed:

- *Confirmation of Ecological Land Classification mapping*
- *Fall vegetation surveys*
- *Breeding bird surveys*
- *Snake emergence and coverboard surveys*
- *Amphibian call surveys*
- *Bat habitat assessment and acoustic monitoring (related to proposed area of tree removals)*
- *Turtle nesting surveys*

During snake emergence surveys an active snake hibernacula was documented within the northern portion of the site where development was proposed. Previous aggregate extraction resulted in buried rubble that provided adequate conditions for local snake overwintering.

Following this discovery, two new artificial hibernaculum were created in 2022 in the southeastern area of the property outside the proposed development area and the existing hibernacula was removed in accordance with approvals from the Ministry of Natural Resources (MNR). The artificial hibernacula features were subsequently monitored for 3 years (2023-2025) in accordance with authorization from the MNR and will remain protected from development.

Project Approach

The following identifies the scope of work required to complete the EIS for the proposed development.

1. Updated background information collection and review;
2. Additional field surveys, as well as use of previous NRSI data (2022) to characterize existing natural heritage features and functions within the subject property; and
3. Reporting which includes
 - a. Characterization of natural heritage features within the subject property;
 - b. Identification of appropriate setbacks in relation to existing natural heritage features; and
 - c. Impact analysis, including the identification of potential impacts from the proposed development and recommendation of mitigative measures.

For the purposes of this TOR, the term “subject property” refers to the lands owned by the proponent including the area where the development is proposed to occur. The term “study area” refers to the subject property plus the surrounding area for which additional information was collected and reviewed, as could be gathered without direct access to these areas. The limits of the study area are defined based on available background information and the province’s natural heritage policies pertaining to lands adjacent to natural heritage features. All lands within 1-10km of the property boundary where legacy data has been collected by agencies and wildlife atlases were included in the study area. All natural heritage features within 120m of the subject property boundary are also included in the study area in order to address Section 4.1.8 of the Provincial Planning Statement (PPS) which states that development and site alteration are not permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the feature or its ecological functions (MMAH 2024).

Phase 1: Background Information Collection and Review

Background information has been collected for the study area that includes the subject property as well as the adjacent lands within 120m of the subject property boundary. This area is considered sufficient to characterize the neighboring natural features that may be influenced by the proposed severance and development.

The following background information sources will be reviewed in the preparation of the EIS:

- Natural Heritage Information Centre (NHIC) database
- Ministry of Natural Resources and Forestry, Guelph District (MNRG)
- County of Wellington Official Plan
- Grand River Conservation Authority (GRCA)
- Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch;
- Government of Canada Species at Risk Act (SARA)

- Ontario Breeding Bird Atlas (OBBA)
- Ontario Reptile and Amphibian Atlas (ORAA)
- Mammal Atlas of Ontario
- Ontario Butterfly Atlas Online
- Ontario Odonate Atlas
- Research-grade observations from community-based wildlife databases including eBird (2025) and iNaturalist (2025).

Screening for Protected Species and Significant Wildlife Habitat

A preliminary screening for potential Protected Species and Species of Conservation Concern (SCC) that may be present on-site has been completed using background information collected. Protected Species and SCC with occurrence records in the vicinity were screened based on comparing their habitat preferences against habitat conditions reported from the subject property and adjacent lands. See Appendix I for the initial Protected Species and SCC screening of species that have the potential to occur within the subject property¹.

Potential Significant Wildlife Habitat (SWH) types were also screened based on air photo interpretation, previous NRSI 2022 survey data and using discrete significance criteria established by the MNR (MNRF 2015). See Appendix II for the complete SWH screening table for habitats that have the potential to occur within the subject property.

Phase 2: Field Studies and Characterization Map

The following additional field surveys are proposed to be included in the EIS:

Vegetation Community Mapping

NRSI biologists will update the vegetation community mapping on and adjacent to the subject property using the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al.* 1998).

Vegetation Inventory

In conjunction with the ELC mapping described above, NRSI biologists will complete a spring vegetation inventory within the subject property. An emphasis of this inventory will be on the identification, description and mapping of any federally, provincially, or regionally significant species in the Core Natural Area.

Woodland Boundary Delineation

NRSI biologists completed a preliminary delineation of the woodland dripline boundary in 2022 within the subject property. This boundary will be confirmed during the 2026 spring tree inventory using a GPS unit that is accurate to 30cm. A site visit will be arranged with the township's peer reviewer to review and confirm the updated dripline boundary. This boundary will be used in the woodland significance assessment.

Wildlife Habitat Assessment

¹ Please note: The Species Conservation Act (SCA) came into force on March 30, 2026, repealing the Endangered Species Act and its regulations. This has resulted in significant changes to species protections in Ontario and full guidance from the Ministry of Environment Conservation and Parks (MECP) with regards to its implementation are still pending. Information on Protected Species and SCC may be refined through the EIS.

Each site visit will include an assessment of the presence of wildlife habitat within the study area. This will include an assessment of potential habitat for Protected Species and SWH presence based on the results of the screening exercise described above. Any potentially significant habitat will be documented, photographed, and GPS-georeferenced.

Incidental Wildlife Observations

Observations of all wildlife will be recorded during the site visit, including birds, herpetofauna, mammals, butterflies and odonates (dragonflies and damselflies). In addition to direct observations, any evidence such as dens, tracks, and scat will be documented.

Tree Inventory

A detailed tree inventory and assessment will be completed by a Certified Arborist of all trees $\geq 10\text{cm}$ Diameter at Breast Height (DBH) that are anticipated to be removed or impacted through the development activities. Each tree will be tagged with a pre-numbered aluminum forestry tag or assigned a unique identifier if identified as a boundary tree or off-property tree.

The following information will be collected for individually assessed trees:

- Tree tag number/unique identifier;
- Species;
- DBH (cm);
- Number of stems;
- Crown radius (m);
- General health (excellent, good, fair, poor, very poor);
- Potential for structural failure (improbable, possible, probable, imminent);
- General comments (i.e., disease, aesthetic quality, development constraints, sensitivity to development);
- Management recommendations where appropriate (i.e., prune, relocate, remove, retain, etc.) and;
- Reasons for removal, or relocation, if proposed.

Following the completion of field surveys, a characterization map will be prepared to identify the natural heritage features and development constraints on the subject property based on the background review and field surveys.

Phase 3: Impact Assessment and Reporting

Environmental Impact Study Reporting

The EIS report will be prepared in accordance with the County of Wellington Official Plan and will characterize natural features present within the subject property and evaluate their significance. An impact assessment will be completed based on details of the proposed development plan. The analysis will consider potential direct (e.g., habitat removal), indirect (e.g., construction related impacts, hydrological), and induced (e.g., post-construction human use) impacts on the existing natural features and species habitats. The impact analysis will also include an assessment of any temporary impacts such as those resulting from site grading, construction, and/or dewatering, as they pertain to groundwater and surface flow to the wetlands and Core Greenlands. Necessary mitigation measures will be recommended as required.

Recommendations for avoiding impacts to natural heritage features will be provided, including buffers. In addition to identifying opportunities for enhancement and restoration, the EIS may

include recommended conditions of development approval and can be tied to the development process. An EIS report will be prepared that includes maps and appendices including taxonomic species lists and a photolog if applicable.

Tree Management Plan

The Tree Management Plan report will be prepared according to County of Wellington Official Plan requirements and will provide a summary of tree inventory results and recommendations for tree management, mitigation, and compensation if required. A map will be prepared based on the site plan and grading plan and will identify proposed action for individual trees to be retained, removed or relocated, including their dripline, location and type of tree protection fencing.



February 18, 2026
Via email

Monika Farncombe
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Dear Monika Farncombe,

Re: Pre-Consultation Mclean Road and Highway 401
Macleon Road & Highway 401 (230100000611760)
Broccolini Real Estate Group Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted pre-consultation application which proposes to sever the 20.87 ha lot into a 12.08 ha (Lot A) lot and an 8.79 ha (Lot B) lot. An industrial building with outdoor parking, a private sewage treatment system, and three (3) entrances along Mclean Road are proposed on Lot A. An industrial building with outdoor parking, outdoor storage and three (3) entrances along Mclean Road are proposed on Lot B.

Recommendation

GRCA staff recommend that the site plan is updated to include the wetland features and the extent of the GRCA's regulated area. Please see our comments below that detail our submission requirements, should the proposed development be located within GRCA's regulated area

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Cover Letter prepared by WSP Global Inc. (February 6, 2026)
- Conceptual Site Plan prepared by Ware Malcomb (January 19, 2026)
- Township of Puslinch D13/BRO Notice of Decision (April 12, 2022)

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject land contains wetlands. Due to the presence of these features and their associated regulated allowances, portions of the subject land are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits). A copy of GRCA's resource mapping is attached.

GRCA staff have completed a desktop review of the subject property and the proposed development activities. From the aerial imagery the wetlands appear to be mapped correctly and can be used as a reference on the site plan and in the construction details. This information may be downloaded from our website: <https://data.grandriver.ca/downloads-geospatial.html>.

In support of a future site plan application, we would request the following:

1. Site Plan showing proposed development area and appropriately setback from the wetlands.

If any development activity including construction, site alteration, and grading, is proposed within GRCA's regulated area, we would request that the following also be submitted:

2. Engineering Design Drawings, including a grading and drainage Plan, showing existing and proposed grades informed by a survey.
3. Functional Servicing and Stormwater Management Report, including confirmation if any storm-water management facilities will be required.
 - a. site and feature based (wetland) water balance (pre and post development) including annual and monthly feature water balance assessments.
 - b. Existing drainage patterns must be maintained.
 - c. For all site outlets, control post-development peak flows to pre-development levels for all storms up to and including the 100-year storm (i.e., 2, 5, 10, 25, 50 and 100-year storms) and ensure there are no additional impacts during the regulatory storm.
 - d. Regulatory storm must be safely conveyed through the development to the outlet.
 - e. Provide extended detention for the 25 mm event with a minimum drawdown time of 24 to 48 hours.
4. Wetland Impact Study (WIS to address any potential hydrologic impacts to the wetlands).
 - a. A draft terms of reference should be circulated to the GRCA (and other regulatory agencies) for review and approval.

The wetlands and GRCA's 30-metre regulation limit should be included on all plans. All development activities including construction, site alteration, and grading should be located outside of the wetlands.

Consistent with the GRCA's approved 2023–2025 fee schedule, this application will be considered either a 'minor' Site Plan application (GRCA review fee of \$465) or a 'major' site plan application (GRCA review fee of \$3,515). Upon receipt of a formal application, and confirmation of the proposed scope of the development, the applicant will be invoiced in the appropriate amount for the GRCA's review of the application.

In addition, if any portion of the development encroaches into the regulated area, a GRCA permit will also be required. In support of a GRCA permit application, in addition to the requirements identified above, we would request

- Erosion and Sediment Control plans for construction works, stamped and signed by a qualified Professional Engineer.
- Outlet details, confirming that there is adequate erosion protection at the site outlet(s) to protect against erosion to the wetland(s).

A separate GRCA permit application fee will be calculated at the time of application.

Should you have any questions, please contact Brandon Henderson at 519-621-2763 ext. 2327 or bhenderson@grandriver.ca.

Sincerely,

A black rectangular box redacting the signature of Chris Foster-Pengelly.

Chris Foster-Pengelly, M.Sc.
Supervisor of Planning and Regulations
Grand River Conservation Authority

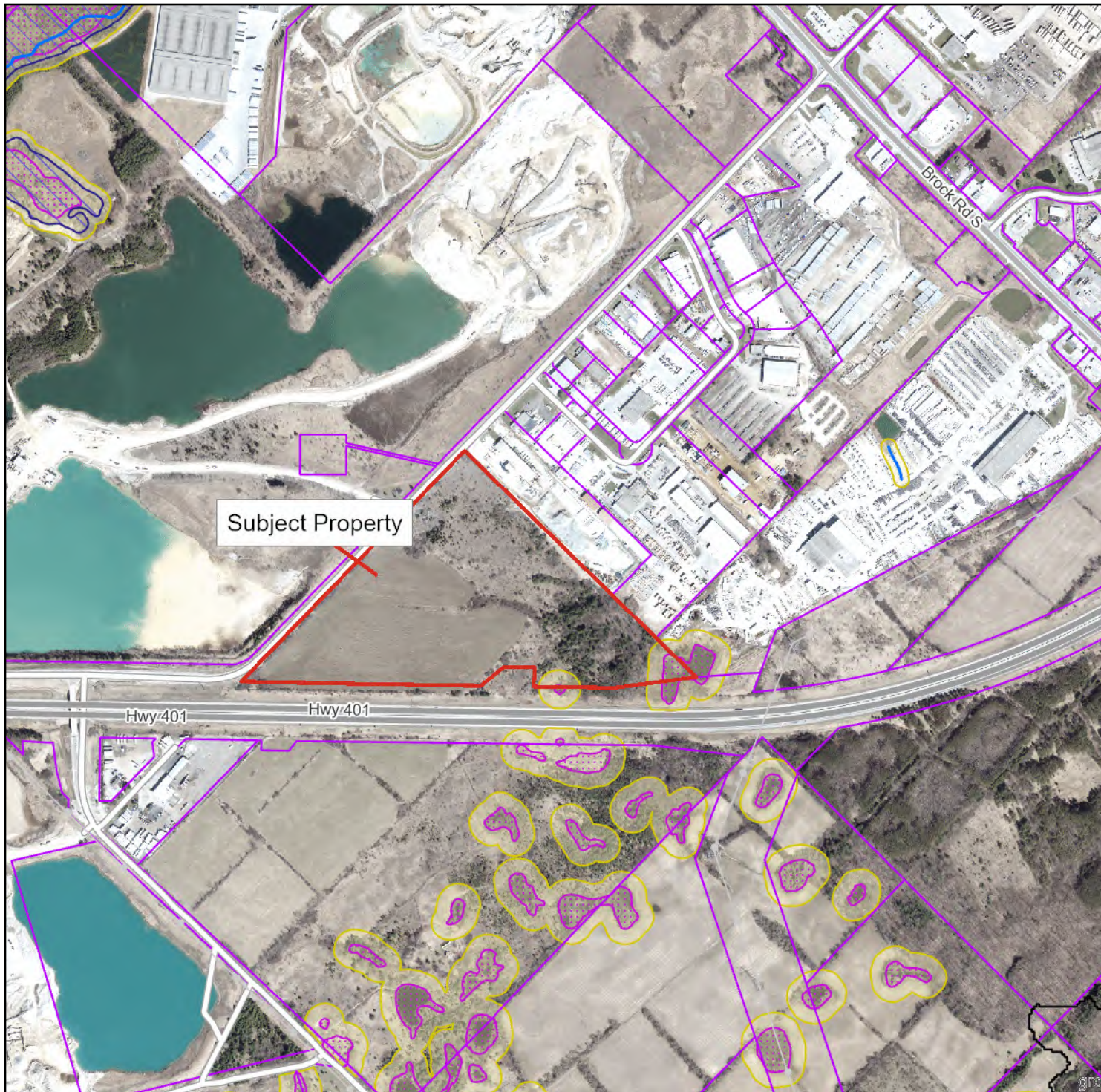
Enclosed: GRCA Mapping
Copy: WSP Global Inc. (agent), Broccolini Real Estate Group Inc. (owner)



Mclean Road West and Highway 401

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)



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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.





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URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

May 4, 2026

Our Project #: AA21-049A-031A

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: McLean Road West Industrial Site
Township of Puslinch
Peer Review, EIS Terms of Reference Submission**

About & Associates Inc. (AA) has been retained by the Township of Puslinch to complete a Peer Review of the Terms of Reference (TOR) document (dated: April 16, 2026) for an Environmental Impact Study (EIS) associated with the proposed industrial development located on McLean Road, in the Township of Puslinch.

Designated features within and adjacent to the subject property include Core Greenlands per the County of Wellington Official Plan (2025), woodlands, and unevaluated wetland features. The Wellington County Draft Natural Heritage System Mapping identifies the presence of existing natural heritage components, enhancement woodlands and enhancement linkages within the subject property.

Per correspondence included within the TOR, GRCA identified that a wetland staking was not required for the subject property, and that NRSI may proceed with using the existing limits available on the GRCA's Web-map application.

Due to the presence of existing natural heritage features an EIS is required by the County of Wellington and Township of Puslinch.

We have reviewed the following documents are part of our assessment:

- McLean Road West Industrial Site, Puslinch, Ontario Environmental Impact Study, Terms of Reference (NRSI, April 2026)
- McLean Road W & Highway 401, Township of Puslinch Ecological Constraint Review (AA, February 2026).
- Aerial photography of the subject property and study area, Google satellite imagery, SWOOP 2015, First Base Solutions Wellington County 2025.
- Wellington County Draft Natural Heritage System Mapping, accessed May 4, 2026,
- GRCA Web-map application, accessed May 4, 2026.
- Natural Heritage Information Center, Make-a-Map, accessed May 4, 2026.
- Ontario Reptile & Amphibian Atlas, accessed May 4, 2026.
- County of Wellington Official Plan (December 2025)
- Township of Puslinch Comprehensive Zoning By-law No. 023-18 (April 2025 consolidation)

The Ecological Constraint Review provided by AA (dated: February 17, 2026) has determined that the TOR identifies an appropriate level of studies to be completed to determine compliance of the proposed development with applicable policies; however, it should be noted that since the completion of the Ecological Constraint Review, the *Endangered Species Act* (2007) has been repealed and the *Species Conservation Act* (2025) is now in effect. As such, the EIS must demonstrate compliance with the *Species Conservation Act* (2025), along with all other applicable federal, provincial and municipal legislation.

Based on the information provided, the TOR is consistent with a scoped EIS for a development of this nature; however, Phase 3: Impact Assessment and Reporting should also include an assessment of policy compliance which will be informed by the impact assessment and considered in the recommendation of appropriate mitigation measures. The submission of an updated TOR is not required provided all comments are addressed in the scoped EIS.

Please contact the undersigned should you require additional information.

Yours truly,

ABOUD & ASSOCIATES INC.



Shannon Davison B. Env., Eco. Rest. Cert., CERP
Terrestrial & Wetland Ecologist
MNRF Certified ELC & OWES

&



Cheryl-Anne Ross, B.Sc., F.W.T.
Ecology Lead & Wildlife Ecologist
MNRF Certified ELC & OWES



RE: Puslinch - McLean Rd West (proj2706)

From Brandon Henderson <bhenderson@grandriver.ca>

Date Thu 2026-04-16 11:34 AM

To Meghan Douglas <mdouglas@nrsi.on.ca>

Cc Jessica Kwan <jessica.kwan@broccolini.com>; Jessica Linton <jlinton@nrsi.on.ca>; Marc-Olivier Picard <marc-olivier.picard@broccolini.com>; Russell Beach <russell.beach@broccolini.com>; Toni Wodzicki <toni.wodzicki@broccolini.com>

 1 attachment (2 MB)

pre-submission-Mclean-Rd-West-and-Hwy-401-GRCA-Comments-20260218.pdf;

Good morning all,

I have attached the GRCA's comments for this pre-consultation to this e-mail. The comments essentially say that if the work remains outside of the GRCA's regulated area no further studies are required from the GRCA. Our ecologists have reviewed the wetland mapping and are satisfied that is generally accurate and we would request that the wetland mapping and regulated area are included on all relevant plans.

GRCA staff have not requested a wetland staking for the property; but, if you are required to stake the wetland by another public agency, I could talk to our ecologists about verifying them (but again, its not a request the GRCA has made). If any development activity is re-located inside the GRCA's regulated area then a Permit will be required and we would request additional information (wetland assessment, topographic survey, SWM report); however, as long as the development remains outside of our regulated area those studies are not required.

Best regards,

Brandon

From: Meghan Douglas <mdouglas@nrsi.on.ca>

Sent: April 16, 2026 11:22 AM

To: Brandon Henderson <bhenderson@grandriver.ca>

Cc: Jessica Kwan <jessica.kwan@broccolini.com>; Jessica Linton <jlinton@nrsi.on.ca>; Marc-Olivier Picard <marc-olivier.picard@broccolini.com>; Russell Beach <russell.beach@broccolini.com>; Toni Wodzicki <toni.wodzicki@broccolini.com>

Subject: Puslinch - McLean Rd West (proj2706)

Good Morning Brandon,

NRSI has been retained by Puslinch Park Limited Partnership to complete an Environmental Impact Study (EIS) for a proposed industrial development located on McLean Road in the Township of Puslinch, Ontario (see attached Map 1).

The subject property contains two wetlands regulated by the Grand River Conservation Authority (GRCA) (refer to Map 1). As part of the planning application review, the Town's peer reviewer, Aboud and Associates, recommended that a wetland delineation and confirmation site visit be completed in consultation with GRCA staff.

It is our understanding, based on your recent discussion with the Broccolini team, that provided the proposed development does not encroach into GRCA-regulated areas, there is no requirement to stake or field-verify the wetland boundaries. Instead, NRSI may rely on the GRCA's available mapping (as shown on Map 1) to identify the wetland features and associated buffers. We further understand that the GRCA does not require the Terms of Reference for this study to be circulated to their office.

Given that the proposed development is located well outside of the regulated limits of the identified wetlands and does not trigger the need for a GRCA permit, the project team is seeking confirmation on whether a Wetland Impact Study is still required as part of the development application submission.

Please let me know what you think on this matter.

Thanks,



Meghan Douglas B.Sc. ERPG Certified Arborist
Terrestrial and Wetland Biologist

Natural Resource Solutions Inc.
Proudly Indigenous-owned

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Appendix IV
Species Lists Reported from the Study Area

Plant Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	NHIC Data*	NRSI Observed	FOM2-2	MAS	MAS2-1 inclusion	CUT1	CUM1
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	MNR 2024	NRSI Results From 2021/2022/2026					
Pteridophytes	Ferns & Allies													
Dennstaedtiaceae	Bracken Fern Family													
<i>Pteridium aquilinum</i>	Bracken Fern	S5							X	X			X	
Dryopteridaceae	Wood Fern Family													
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern	S5							X	X				
Gymnosperms	Conifers													
Cupressaceae	Cypress Family													
<i>Juniperus virginiana</i>	Eastern Red Cedar	S5							X				X	
<i>Thuja occidentalis</i>	Eastern White Cedar	S5							X				X	
Pinaceae	Pine Family													
<i>Picea abies</i>	Norway Spruce	SE3							X					
<i>Picea glauca</i>	White Spruce	S5							X	X			X	
<i>Pinus resinosa</i>	Red Pine	S5							X				X	
<i>Pinus strobus</i>	Eastern White Pine	S5							X	X			X	
<i>Pinus sylvestris</i>	Scots Pine	SE5							X	X			X	
Dicotyledons	Dicots													
Aceraceae	Maple Family													
<i>Acer platanoides</i>	Norway Maple	SE5							X				X	
<i>Acer saccharum</i>	Sugar Maple	S5							X	X				
Anacardiaceae	Sumac or Cashew Family													
<i>Rhus typhina</i>	Staghorn Sumac	S5							X				X	X
Apiaceae	Carrot or Parsley Family													
<i>Daucus carota</i>	Wild Carrot	SE5							X				X	X
Asteraceae	Composite or Aster Family													
<i>Achillea millefolium</i>	Common Yarrow	SE5?							X				X	
<i>Antennaria neglecta</i>	Field Pussytoes	S5							X				X	
<i>Arctium minus</i>	Common Burdock	SE5							X	X				
<i>Centaurea stoebe</i>	Spotted Knapweed	SE5							X				X	
<i>Cirsium vulgare</i>	Bull Thistle	SE5							X				X	
<i>Erigeron pulchellus</i>	Robin's-plantain Fleabane	S5							X				X	
<i>Pilosella caespitosa</i>	Meadow Hawkweed	SE5							X				X	
<i>Solidago canadensis</i>	Canada Goldenrod	S5							X				X	X
<i>Solidago nemoralis</i>	Gray-stemmed Goldenrod	S5							X				X	
<i>Symphotrichum ericoides</i>	White Heath Aster	S5							X				X	
<i>Symphotrichum novae-angliae</i>	New England Aster	S5							X				X	
<i>Symphotrichum urophyllum</i>	Arrow-leaved Aster	S4							X	X			X	
<i>Taraxacum officinale</i>	Common Dandelion	SE5							X				X	X
Betulaceae	Birch Family													
<i>Betula papyrifera</i>	Paper Birch	S5							X				X	
<i>Ostrya virginiana</i>	Eastern Hop-hornbeam	S5							X	X				
Boraginaceae	Borage Family													
<i>Echium plantagineum</i>	Purple Viper's Bugloss	SEH							X				X	X
Brassicaceae	Mustard Family													
<i>Cardamine concatenata</i>	Cut-leaved Toothwort	S5							X	X				
<i>Hesperis matronalis</i>	Dame's Rocket	SE5							X					X
Caprifoliaceae	Honeysuckle Family													
<i>Lonicera tatarica</i>	Tatarian Honeysuckle	SE5							X				X	X
<i>Viburnum opulus var. opulus</i>	Cranberry Viburnum	SE4?							X	X				
Cornaceae	Dogwood Family													
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	S5							X	X				
<i>Cornus racemosa</i>	Gray Dogwood	S5							X				X	
<i>Cornus sericea</i>	Red-osier Dogwood	S5							X				X	X
Elaeagnaceae	Oleaster Family													
<i>Elaeagnus umbellata</i>	Autumn Olive	SE3							X				X	
Fabaceae	Pea Family													
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil	SE5							X				X	
<i>Trifolium pratense</i>	Red Clover	SE5							X				X	
<i>Vicia cracca</i>	Tufted Vetch	SE5							X				X	

Fagaceae	Beech Family														
Fagus grandifolia	American Beech	S4							X	X					
Quercus alba	White Oak	S5							X	X					
Geraniaceae	Geranium Family														
Geranium robertianum	Herb-Robert	S5							X		X				
Oleaceae	Olive Family														
Fraxinus americana	White Ash	S4							X	X					
Fraxinus pennsylvanica	Green Ash	S4							X				X		
Syringa vulgaris	Common Lilac	SE5							X				X		
Papaveraceae	Poppy Family														
Sanguinaria canadensis	Bloodroot	S5							X	X			X		
Plantaginaceae	Plantain Family														
Plantago lanceolata	English Plantain	SE5							X				X		
Ranunculaceae	Buttercup Family														
Anemone virginiana	Tall Anemone	S5							x				x		
Ranunculus acris	Tall Buttercup	SE5							X				X		
Rhamnaceae	Buckthorn Family														
Rhamnus cathartica	Common Buckthorn	SE5							X	X			X		
Rosaceae	Rose Family														
Crataegus sp.	Hawthorn sp.								X						
Fragaria virginiana	Wild Strawberry	S5							X				X		
Geum sp.	Avens sp.								X		X	X			
Malus coronaria	Sweet Crabapple	S4							X				X		
Physocarpus opulifolius	Eastern Ninebark	S5							X				X		
Prunus serotina	Black Cherry	S5							X	X					
Prunus virginiana	Choke Cherry	S5							X				X		
Rubus idaeus	Common Red Raspberry	S5							X				X		
Sorbus aucuparia	European Mountain-ash	SE4							X	X					
Salicaceae	Willow Family														
Populus tremuloides	Trembling Aspen	S5							X	X			X		
Salix x fragilis	(Salix alba X Salix euxina)	SNA							X		X	X			
Tiliaceae	Linden Family														
Tilia americana	American Basswood	S5							X	X					
Ulmaceae	Elm Family														
Ulmus americana	American Elm	S5							X	X			X		
Vitaceae	Grape Family														
Parthenocissus quinquefolia	Virginia Creeper	S4?							X	X					
Parthenocissus vitacea	Thicket Creeper	S5							X				X		
Vitis riparia	Riverbank Grape	S5							X	X			X		
Monocotyledons	Monocots														
Cyperaceae	Sedge Family														
Carex pensylvanica	Pennsylvania Sedge	S5							X	X					
Iridaceae	Iris Family														
Sisyrinchium angustifolium	Narrow-leaved Blue-eyed-grass	S4							X				X		
Lemnaceae	Duckweed Family														
Lemna minor	Lesser Duckweed	S5							X		X				
Liliaceae	Lily Family														
Erythronium americanum	Yellow Trout-lily	S5							X	X			X		
Maianthemum canadense	Wild Lily-of-the-valley	S5							X	X					
Poaceae	Grass Family														
Bromus inermis	Smooth Brome	SE5							X				X		
Dactylis glomerata	Orchard Grass	SE5							X				X		
Phalaris arundinacea var. arundinacea	Reed Canary Grass	S5							X				X		
Poa pratensis	Kentucky Bluegrass	S5							X				X		
Typhaceae	Cattail Family														
Typha latifolia	Broad-leaved Cattail	S5							X		X	X			
Total									0	77	27	5	3	51	15

*NHIC Atlas Squares: 17NJ6911, 17NJ6811

References

Ministry of Natural Resources (MNR). 2026. Natural Heritage Information Centre (NHIC): Species List for Ontario. Published: 2014-07-17. All Species List Updated: 2026-02-20. Available: <https://www.ontario.ca/page/get-natural-heritage-information>
Committee on the Status of Species at Risk in Ontario. 2026. COSSARO Assessment Results. Last Assessment January 29, 2026

Government of Canada. 2026. Species at Risk Public Registry: Species Search. COSEWIC Last Assessment Date: 2026-02-09. Available: <https://species-registry.canada.ca/index-en.html#/species?sortBy=commonNameSort&sortDirection=asc&pageSize=10>

Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Bird Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	SARO	COSEWIC	SARA	SARA Schedule	PSO	OBBA*	NHIC Data**	NRSI Observed: Highest Level of Breeding Evidence	BMB-001	BMB-002	BMB-003	Other Observations
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	BSC et al. 2006	MNR 2024	NRSI Results from 2021, 2022, 2026				
Anatidae	Ducks, Geese & Swans													
<i>Aix sponsa</i>	Wood Duck	S5B,S3N						CO		0				
<i>Anas acuta</i>	Northern Pintail	S5B,S4N						CO						
<i>Anas platyrhynchos</i>	Mallard	S5						CO		OB	OB	OB		OB
<i>Anas rubripes</i>	American Black Duck	S4						PO						
<i>Aythya americana</i>	Redhead	S2B,S4N						PR						
<i>Branta canadensis</i>	Canada Goose	S5						CO		OB		OB		
<i>Cygnus olor</i>	Mute Swan	SNA						CO						
<i>Lophodytes cucullatus</i>	Hooded Merganser	S5						CO						
<i>Mareca americana</i>	American Wigeon	S4B,S4N,S5M						CO						
<i>Mareca strepera</i>	Gadwall	S4B,S4N,S5M						CO						
<i>Oxyura jamaicensis</i>	Ruddy Duck	S3B,S4N,S5M						CO						
<i>Spatula clypeata</i>	Northern Shoveler	S4B,S4N,S5M						PO						
<i>Spatula discors</i>	Blue-winged Teal	S3B,S4M						CO						
Phasianidae	Partridges, Grouse & Turkeys													
<i>Bonasa umbellus</i>	Ruffed Grouse	S5						CO		CO				CO
Podicipediformes	Grebes													
<i>Podilymbus podiceps</i>	Pied-billed Grebe	S4B,S2N						CO						
Columbidae	Pigeons & Doves													
<i>Columba livia</i>	Rock Pigeon	SNA						PR						
<i>Zenaidura macroura</i>	Mourning Dove	S5						CO		PR		PR		
Cuculiformes	Cuckoos & Anis													
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	S4B						PR						
<i>Coccyzus erythrophthalmus</i>	Black-billed Cuckoo	S4S5B						PR						
Apodidae	Swifts													
<i>Chaetura pelagica</i>	Chimney Swift	S3B	THR	T	T	Schedule 1		PO						
Trochilidae	Hummingbirds													
<i>Archilochus colubris</i>	Ruby-throated Hummingbird	S5B						CO						
Rallidae	Rails, Gallinules & Coots													
<i>Fulica americana</i>	American Coot	S3B,S4N		NAR	NS	No schedule		CO						
<i>Gallinula galeata</i>	Common Gallinule	S3B						CO						
<i>Porzana carolina</i>	Sora	S5B						PR						
<i>Rallus limicola</i>	Virginia Rail	S4S5B						CO						
Charadriidae	Plovers & Lapwings													
<i>Charadrius vociferus</i>	Killdeer	S4B						CO		PO	OB	PO		
Scolopacidae	Sandpipers & Allies													
<i>Actitis macularius</i>	Spotted Sandpiper	S5B						PR						
<i>Gallinago delicata</i>	Wilson's Snipe	S5B						PR						
<i>Scolopax minor</i>	American Woodcock	S4B						PR						
Laridae	Gulls, Terns & Skimmers													
<i>Chlidonias niger</i>	Black Tern	S3B,S4M	SC	NAR	NS	No schedule		PO						
<i>Larus delawarensis</i>	Ring-billed Gull	S5						OB		OB		OB		
Ardeidae	Heron & Bitterns													
<i>Ardea herodias</i>	Great Blue Heron	S4						PO						
<i>Butorides virescens</i>	Green Heron	S4B						PR						
<i>Ixobrychus exilis</i>	Least Bittern	S4B	THR	SC	T	Schedule 1		PO						
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	S3B,S2N,S4M						PO						
Cathartidae	Vultures													
<i>Cathartes aura</i>	Turkey Vulture	S5B,S3N						PO						
Pandionidae	Osprey													
<i>Pandion haliaetus</i>	Osprey	S5B						CO		OB		OB		
Accipitridae	Hawks, Kites, Eagles & Allies													
<i>Accipiter cooperii</i>	Cooper's Hawk	S4		NAR	NS	No schedule		CO						
<i>Accipiter striatus</i>	Sharp-shinned Hawk	S5		NAR	NS	No schedule		CO						
<i>Buteo jamaicensis</i>	Red-tailed Hawk	S5		NAR	NS	No schedule		PR						

<i>Buteo platypterus</i>	Broad-winged Hawk	S5B						PR					
<i>Circus hudsonius</i>	Northern Harrier	S5B,S4N		NAR	NS	No schedule		PR					
Strigidae	Typical Owls												
<i>Bubo virginianus</i>	Great Horned Owl	S4						PR					
<i>Megascops asio</i>	Eastern Screech-Owl	S4		NAR	NS	No schedule		PR					
Alcedinidae	Kingfishers												
<i>Megasceryle alcyon</i>	Belted Kingfisher	S5B,S4N						CO					
Picidae	Woodpeckers												
<i>Colaptes auratus</i>	Northern Flicker	S5						CO		OB			OB
<i>Dryobates pubescens</i>	Downy Woodpecker	S5						CO		OB			OB
<i>Dryobates villosus</i>	Hairy Woodpecker	S5						CO					
<i>Dryocopus pileatus</i>	Pileated Woodpecker	S5						PR		OB			OB
Tyrannidae	Tyrant Flycatchers												
<i>Cortopus virens</i>	Eastern Wood-Pewee	S4B	SC	SC	SC	Schedule 1		PR					
<i>Empidonax alnorum</i>	Alder Flycatcher	S5B						PR					
<i>Empidonax minimus</i>	Least Flycatcher	S5B						PR					
<i>Empidonax traillii</i>	Willow Flycatcher	S4B						PR					
<i>Myiarchus crinitus</i>	Great Crested Flycatcher	S5B						CO					
<i>Sayornis phoebe</i>	Eastern Phoebe	S5B						CO		PO		PO	
<i>Tyrannus tyrannus</i>	Eastern Kingbird	S4B						CO		PO		PO	
Vireonidae	Vireos												
<i>Vireo flavifrons</i>	Yellow-throated Vireo	S4B						PR					
<i>Vireo gilvus</i>	Warbling Vireo	S5B						PR		PO		PO	
<i>Vireo olivaceus</i>	Red-eyed Vireo	S5B						CO		PR		PO	PR
<i>Vireo solitarius</i>	Blue-headed Vireo	S5B						PR					
Corvidae	Crows & Jays												
<i>Corvus brachyrhynchos</i>	American Crow	S5						CO					
<i>Cyanocitta cristata</i>	Blue Jay	S5						CO		PO	PO		
Alaudidae	Larks												
<i>Eremophila alpestris</i>	Horned Lark	S4						PR					
Hirundinidae	Swallows												
<i>Hirundo rustica</i>	Barn Swallow	S4B	SC	SC	T	Schedule 1		CO		OB		OB	
<i>Petrochelidon pyrrhonota</i>	Cliff Swallow	S4S5B						CO					
<i>Progne subis</i>	Purple Martin	S3B						CO					
<i>Riparia riparia</i>	Bank Swallow	S4B	THR	T	T	Schedule 1		PO					
<i>Stelgidopteryx serripennis</i>	Northern Rough-winged Swallow	S4B						PR					
<i>Tachycineta bicolor</i>	Tree Swallow	S4S5B						CO		OB	OB		
Paridae	Chickadees & Titmice												
<i>Poecile atricapillus</i>	Black-capped Chickadee	S5						CO		PO			PO
Sittidae	Nuthatches												
<i>Sitta canadensis</i>	Red-breasted Nuthatch	S5						PR					
<i>Sitta carolinensis</i>	White-breasted Nuthatch	S5						CO					
Certhiidae	Creepers												
<i>Certhia americana</i>	Brown Creeper	S5						PR					
Troglodytidae	Wrens												
<i>Cistothorus palustris</i>	Marsh Wren	S4B,S3N						PR					
<i>Cistothorus stellaris</i>	Sedge Wren	S4B		NAR	NS	No schedule		PO					
<i>Troglodytes aedon</i>	House Wren	S5B						CO					
<i>Troglodytes hiemalis</i>	Winter Wren	S5B,S4N						PR					
Polioptilidae	Gnatcatchers												
<i>Polioptila caerulea</i>	Blue-gray Gnatcatcher	S4B						PR					
Regulidae	Kinglets												
<i>Regulus satrapa</i>	Golden-crowned Kinglet	S5						CO					
Turdidae	Thrushes												
<i>Catharus fuscescens</i>	Veery	S5B						PR					
<i>Hylocichla mustelina</i>	Wood Thrush	S4B	SC	T	T	Schedule 1		PR					
<i>Sialia sialis</i>	Eastern Bluebird	S5B,S4N		NAR	NS	No schedule		PR					
<i>Turdus migratorius</i>	American Robin	S5						CO		PR		PR	
Mimidae	Mockingbirds, Thrashers & Allies												
<i>Dumetella carolinensis</i>	Gray Catbird	S5B,S3N						CO		PR		PR	
<i>Toxostoma rufum</i>	Brown Thrasher	S4B						CO		CO		CO	
Sturnidae	Starlings												
<i>Sturnus vulgaris</i>	European Starling	SNA						CO		CO	PO	CO	PO
Bombycillidae	Waxwings												
<i>Bombycilla cedrorum</i>	Cedar Waxwing	S5						CO		PR		PR	
Passeridae	Old World Sparrows												

<i>Passer domesticus</i>	House Sparrow	SNA						CO						
Fringillidae	Finches & Allies													
<i>Haemorhous mexicanus</i>	House Finch	SNA						CO						
<i>Haemorhous purpureus</i>	Purple Finch	S5						CO						
<i>Spinus tristis</i>	American Goldfinch	S5						CO		PR	OB	PR		
Passerellidae	New World Sparrows & Allies													
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	S4B	SC	SC	SC	Schedule 1		PO	X					
<i>Melospiza georgiana</i>	Swamp Sparrow	S5B,S4N						CO						
<i>Melospiza melodia</i>	Song Sparrow	S5						CO		PO	PO	PO	PO	
<i>Passerculus sandwichensis</i>	Savannah Sparrow	S5B,S3N						CO		PO	PO			
<i>Pipilo erythrophthalmus</i>	Eastern Towhee	S4B,S3N						CO						
<i>Poocetes gramineus</i>	Vesper Sparrow	S4B						PR						
<i>Spizella passerina</i>	Chipping Sparrow	S5B,S3N						CO						
<i>Spizella pusilla</i>	Field Sparrow	S4B,S3N						PR		CO	PO	PO		CO
<i>Zonotrichia albicollis</i>	White-throated Sparrow	S5						PR						
Icteridae	Troupials & Allies													
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	S5						CO		PR	PR	PR	PO	
<i>Dolichonyx oryzivorus</i>	Bobolink	S4B	THR	SC	T	Schedule 1		CO	X					
<i>Icterus galbula</i>	Baltimore Oriole	S4B						CO		PO			PO	
<i>Molothrus ater</i>	Brown-headed Cowbird	S5						CO		CO		PO		CO
<i>Quiscalus quiscula</i>	Common Grackle	S5						CO		CO	PO	PO		CO
<i>Sturnella magna</i>	Eastern Meadowlark	S4B,S3N	THR	T	T	Schedule 1		CO	X					
Parulidae	Wood Warblers													
<i>Geothlypis philadelphia</i>	Mourning Warbler	S5B						CO						
<i>Geothlypis trichas</i>	Common Yellowthroat	S5B,S3N						CO						
<i>Leiostyris albidilla</i>	Nashville Warbler	S5B						CO						
<i>Mniotilta varia</i>	Black-and-white Warbler	S5B						PR						
<i>Parkesia noveboracensis</i>	Northern Waterthrush	S5B						PR						
<i>Seiurus aurocapilla</i>	Ovenbird	S5B						CO						
<i>Setophaga coronata</i>	Yellow-rumped Warbler	S5B,S4N						PO						
<i>Setophaga fusca</i>	Blackburnian Warbler	S5B						PO						
<i>Setophaga magnolia</i>	Magnolia Warbler	S5B						PR						
<i>Setophaga pensylvanica</i>	Chestnut-sided Warbler	S5B						PR						
<i>Setophaga petechia</i>	Yellow Warbler	S5B						CO		PR	PR	PR		
<i>Setophaga pinus</i>	Pine Warbler	S5B,S3N						PR		PO				PO
<i>Setophaga ruticilla</i>	American Redstart	S5B						CO		PR			PR	
<i>Setophaga virens</i>	Black-throated Green Warbler	S5B						PR						
<i>Vermivora cyanopectus</i>	Blue-winged Warbler	S4B						CO						
Cardinalidae	Cardinals, Grosbeaks & Allies													
<i>Cardinalis cardinalis</i>	Northern Cardinal	S5						CO		PO				PO
<i>Passerina cyanea</i>	Indigo Bunting	S5B						CO						
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	S5B						CO						
<i>Piranga olivacea</i>	Scarlet Tanager	S5B						PR						
Total								129	3	34	12	20	10	11

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Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Reptile and Amphibian Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	ORAA*	NHIC Data**	NRSI Observed	Anuran Call Survey	Snake Cover Board Survey
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Ontario Nature 2019	MNR 2024	NRSI Results from 2021, 2022, 2026	2022	2022
Turtles												
<i>Chelydra serpentina</i>	Snapping Turtle	S4	SC	SC	SC	Schedule 1		X	X			
<i>Chrysemys picta marginata</i>	Midland Painted Turtle	S4		SC	SC	Schedule 1		X	X	X		
<i>Graptemys geographica</i>	Northern Map Turtle	S3	SC	SC	SC	Schedule 1		X				
Snakes												
<i>Lampropeltis triangulum</i>	Eastern Milksnake	S4	NAR	SC	SC	Schedule 1		X	X	X		X
<i>Nerodia sipedon sipedon</i>	Northern Watersnake	S5	NAR	NAR	NS	No schedule		X				
<i>Storeria dekayi</i>	Dekay's Brownsnake	S5	NAR	NAR	NS	No schedule		X		X		X
<i>Storeria occipitomaculata</i>	Red-bellied Snake	S5						X				
<i>Thamnophis saurita septentrionalis</i>	Northern Ribbonsnake	S4	SC	SC	SC	Schedule 1		X				
<i>Thamnophis sirtalis sirtalis</i>	Eastern Gartersnake	S5						X		X		X
Salamanders												
<i>Ambystoma jeffersonianum</i>	Jefferson Salamander	S2	END	E	E	Schedule 1		X				
<i>Ambystoma laterale</i>	Blue-spotted Salamander	S4						X				
<i>Ambystoma maculatum</i>	Spotted Salamander	S4						X				
<i>Hemidactylium scutatum</i>	Four-toed Salamander	S4	NAR	NAR	NS	No schedule		X				
<i>Notophthalmus viridescens viridescens</i>	Red-spotted Newt	S5						X				
<i>Plethodon cinereus</i>	Eastern Red-backed Salamander	S5						X				
Frogs and Toads												
<i>Anaxyrus americanus</i>	American Toad	S5						X				
<i>Dryophytes versicolor</i>	Gray Treefrog	S5						X		X	X	
<i>Pseudacris crucifer</i>	Spring Peeper	S5						X				
<i>Lithobates catesbeianus</i>	American Bullfrog	S4						X				
<i>Lithobates clamitans</i>	Green Frog	S5						X		X	X	
<i>Lithobates palustris</i>	Pickereel Frog	S4	NAR	NAR	NS	No schedule		X				
<i>Lithobates pipiens</i>	Northern Leopard Frog	S5	NAR	NAR	NS	No schedule		X				
<i>Lithobates septentrionalis</i>	Mink Frog	S5						X				
<i>Lithobates sylvaticus</i>	Wood Frog	S5						X		X		
Total								24	3	7	2	3

*ORAA Atlas Square: 17NJ61

**NHIC Atlas Squares: 17NJ6811, 17NJ6911

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Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Mammal Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	Ontario Mammal Atlas	NHIC Data**	NRSI Observed
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Dobbyn 1994	MNR 2024	NRSI Results from 2021, 2022, 2026
Didelphimorphia	Opossums									
<i>Didelphis virginiana</i>	Virginia Opossum	S4						X		
Eulipotyphla	Shrews, Moles, Hedgehogs, and Allies									
<i>Blarina brevicauda</i>	Northern Short-tailed Shrew	S5						X		
<i>Condylura cristata</i>	Star-nosed Mole	S5						X		
<i>Parascalops breweri</i>	Hairy-tailed Mole	S4						X		
<i>Sorex cinereus</i>	Masked Shrew	S5						X		
<i>Sorex fumeus</i>	Smoky Shrew	S5						X		
<i>Sorex palustris</i>	Water Shrew	S5						X		
Chiroptera	Bats									
<i>Eptesicus fuscus</i>	Big Brown Bat	S4						X		
<i>Lasiorycteris noctivagans</i>	Silver-haired Bat	S3	END	E	NS	No schedule	END	X		
<i>Lasiurus borealis</i>	Eastern Red Bat	S3	END	E	NS	No schedule	END	X		
<i>Lasiurus cinereus</i>	Hoary Bat	S3	END	E	NS	No schedule	END	X		
<i>Myotis leibii</i>	Eastern Small-footed Myotis	S2S3	END				END	X		
<i>Myotis lucifugus</i>	Little Brown Myotis	S3	END	E	E	Schedule 1	END	X		
<i>Myotis septentrionalis</i>	Northern Myotis	S3	END	E	E	Schedule 1	END	X		
<i>Perimyotis subflavus</i>	Tri-colored Bat	S3?	END	E	E	Schedule 1	END	X		
Lagomorpha	Rabbits and Hares									
<i>Lepus americanus</i>	Snowshoe Hare	S5						X		
<i>Lepus europaeus</i>	European Hare	SNA						X		
<i>Sylvilagus floridanus</i>	Eastern Cottontail	S5						X		X
Rodentia	Rodents									
<i>Castor canadensis</i>	Beaver	S5						X		
<i>Erethizon dorsatum</i>	Porcupine	S5						X		
<i>Glaucomys sabrinus</i>	Northern Flying Squirrel	S5						X		
<i>Marmota monax</i>	Woodchuck	S5						X		
<i>Microtus pennsylvanicus</i>	Meadow Vole	S5						X		
<i>Microtus pinetorum</i>	Woodland Vole	S3?	SC	SC	SC	Schedule 1		X		
<i>Mus musculus</i>	House Mouse	SNA						X		
<i>Napaeozapus insignis</i>	Woodland Jumping Mouse	S5						X		
<i>Ondatra zibethicus</i>	Muskrat	S4						X		
<i>Peromyscus leucopus</i>	White-footed Mouse	S5						X		
<i>Peromyscus maniculatus</i>	Deer Mouse	S5						X		
<i>Rattus norvegicus</i>	Norway Rat	SNA						X		
<i>Sciurus carolinensis</i>	Eastern Gray Squirrel	S5						X		
<i>Synaptomys cooperi</i>	Southern Bog Lemming	S4						X		
<i>Tamias striatus</i>	Eastern Chipmunk	S5						X		X
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	S5						X		
<i>Zapus hudsonius</i>	Meadow Jumping Mouse	S5						X		
Canidae	Canines									
<i>Canis latrans</i>	Coyote	S5						X		X
<i>Vulpes vulpes</i>	Red Fox	S5						X		
Felidae	Felines									
<i>Lynx rufus</i>	Bobcat	S4						X		
Mephitidae	Skunks and Stink Badgers									
<i>Mephitis mephitis</i>	Striped Skunk	S5						X		
Mustelidae	Weasels and Allies									
<i>Mustela nivalis</i>	Least Weasel	SU						X		
<i>Neogale frenata</i>	Long-tailed Weasel	S4						X		
<i>Neogale vison</i>	American Mink	S4						X		
<i>Taxidea taxus jacksoni</i>	American Badger (Southwestern Ontario)	S1	END	E	E	Schedule 1	END	X		
Procyonidae	Raccoons and Allies									
<i>Procyon lotor</i>	Northern Raccoon	S5						X		
Ursidae	Bears									
<i>Ursus americanus</i>	American Black Bear	S5	NAR	NAR	NS	No schedule		X		
Artiodactyla	Deer and Bison									
<i>Odocoileus virginianus</i>	White-tailed Deer	S5						X		X
Total								46	0	4

*Mammal Atlas Square Number: NU61

**NHIC Atlas Squares: 17NJ6811, 17NJ6911

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Species Conservation Act (SCA). 2025. Ontario Regulation 60/26: Protected Species in Ontario List. March 27, 2026

Butterfly Species Reported from the Study Area - McLean Rd. Industrial Site (Project #2706)

Scientific Name	Common Name	SRANK	COSSARO	COSEWIC	SARA	SARA Schedule	PSO	Ontario Butterfly Atlas*	NHIC Data**	NRSI Observed
		MNR 2026	COSSARO 2026	Government of Canada 2026	Government of Canada 2026	Government of Canada 2026	SCA 2025	Macnaughton et al. 2023	MNR 2024	NRSI Results from 2021, 2022, 2026
Hesperiidae	Skippers									
<i>Anatrytone logan</i>	Delaware Skipper	S4						X		
<i>Ancyloxypha numitor</i>	Least Skipper	S5						X		X
<i>Carterocephalus mandan</i>	Arctic Skipper	S5						X		
<i>Ephargyreus clarus</i>	Silver-spotted Skipper	S4						X		
<i>Erynnis baptisiae</i>	Wild Indigo Duskywing	S4						X		
<i>Erynnis juvenalis</i>	Juvenal's Duskywing	S5						X		
<i>Euphyes conspicua</i>	Black Dash	S3						X		
<i>Euphyes vestris</i>	Dun Skipper	S5						X		
<i>Pholisora catullus</i>	Common Sootywing	S4						X		
<i>Poanes viator</i>	Broad-winged Skipper	S4						X		
<i>Polites mystic</i>	Long Dash Skipper	S5						X		
<i>Polites origenes</i>	Crossline Skipper	S4						X		
<i>Polites themistocles</i>	Tawny-edged Skipper	S5						X		
<i>Thymelicus lineola</i>	European Skipper	SNA						X		
Papilionidae	Swallowtails									
<i>Heracles cressphontes</i>	Giant Swallowtail	S4						X		
<i>Papilio polyxenes</i>	Black Swallowtail	S5						X		
Pieridae	Whites and Sulphurs									
<i>Colias eurytheme</i>	Orange Sulphur	S5						X		
<i>Colias philodice</i>	Clouded Sulphur	S5						X		X
<i>Pieris oleracea</i>	Mustard White	S4						X		
<i>Pieris rapae</i>	Cabbage White	SNA						X		X
Lycaenidae	Harvesters, Coppers, Hairstreaks, Blues									
<i>Callophrys augustinus</i>	Brown Elfin	S5						X		
<i>Callophrys niphon</i>	Eastern Pine Elfin	S5						X		
<i>Celastrina lucia</i>	Northern Spring Azure	S5						X		
<i>Celastrina neglecta</i>	Summer Azure	S5						X		
<i>Celastrina sp.</i>	Azure species	SNA						X		
<i>Cupido comyntas</i>	Eastern Tailed Blue	S5						X		
<i>Peniseca tarquinius</i>	Harvester	S4						X		
<i>Glaucopsyche lygdamus</i>	Silvery Blue	S5						X		X
<i>Satyrnum acadica</i>	Acadian Hairstreak	S4						X		
<i>Satyrnum calanus</i>	Banded Hairstreak	S4						X		
Nymphalidae	Brush-footed Butterflies									
<i>Aglaia milberti</i>	Milbert's Tortoiseshell	S5						X		
<i>Asterocampa clyton</i>	Tawny Emperor	S3						X		
<i>Boloria bellona</i>	Meadow Fritillary	S5						X		
<i>Cercyonis pegala</i>	Common Wood-Nymph	S5						X		
<i>Coenonympha californica</i>	Common Ringlet	S5						X		
<i>Danaus plexippus</i>	Monarch	S4B, S2N	SC	E	E	Schedule 1		X		X
<i>Euphydryas phaeton</i>	Baltimore Checkerspot	S4						X		
<i>Lethe anthedon</i>	Northern Pearly-Eye	S5						X		
<i>Lethe appalachia</i>	Appalachian Brown	S4						X		
<i>Lethe eurydice</i>	Eyed Brown	S5						X		
<i>Limenitis archippus</i>	Viceroy	S5						X		
<i>Limenitis arthemis arthemis</i>	White Admiral	S5						X		
<i>Limenitis arthemis astyanax</i>	Red-spotted Purple	S5						X		
<i>Megisto cymela</i>	Little Wood-Satyr	S5						X		
<i>Nymphalis antiopa</i>	Mourning Cloak	S5						X		X
<i>Nymphalis l-album</i>	Compton Tortoiseshell	S5						X		
<i>Phyciodes cocyta</i>	Northern Crescent	S5						X		
<i>Phyciodes tharos</i>	Pearl Crescent	S4						X		
<i>Polygonia comma</i>	Eastern Comma	S5						X		
<i>Polygonia interrogationis</i>	Question Mark	S5						X		
<i>Polygonia progne</i>	Gray Comma	S5						X		
<i>Vanessa atalanta</i>	Red Admiral	S5B						X		
<i>Vanessa cardui</i>	Painted Lady	S5B						X		
<i>Vanessa virginiensis</i>	American Lady	S5						X		
Total								54	0	6

*TEA Atlas Square: Square # 17NJ61

**NHIC Atlas Square: Square # 17NJ6811, 17NJ6911

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Appendix V
Snake Hibernacula Relocation Plan

April 29, 2022

Project #2706A

To: A.J. Taylor, Broccolini Real Estate Group

From: Jessica Linton, Natural Resource Solutions Inc.

**Re: McLean Road West, Puslinch, Ontario – Industrial Development
Snake Hibernacula Relocation Plan**

Introduction

In Ontario, snakes spend the winter in underground hibernacula. These areas are usually south-facing and allow access to areas below the frost line (to avoid freezing) (OMNR 2018). Snakes generally require access to the water table to avoid drying out (desiccation) during hibernation (Costanzo 1986, 1989, Todd et al. 2009, Shoemaker et al 2009, Smith 2009, Yagi and Planck 2012), therefore the depth to the water table is often an important characteristic driving the selection of hibernation sites. Due to the very specific habitat conditions that are necessary for overwintering, hibernacula are often limited on the landscape and snakes will return year after year to the same sites, often using them communally (Porchuk 1996, Blouin-Demers et al. 2000, King 2003, Lawson 2005, Harvey and Weatherhead 2006a, WEIS unpublished data). The identification of snake hibernacula generally requires confirmation of use by the species, typically through targeted habitat surveys (OMNR 2018).

In fall 2021, Natural Resource Solutions Inc. (NRSI), was retained to complete a Natural Heritage Overview for a proposed industrial development site on McLead Road in Puslinch, Ontario. As part of an earlier Zone Change Application, an Environmental Impact Study (EIS) and associated addenda were completed by R.J. Burnside and Associates in 2013. The EIS identified several rock piles as candidate snake hibernacula. NRSI confirmed site conditions in 2021 and agreed that several areas looked suitable for snake overwintering and recommended targeted spring emergence surveys be completed.

In spring 2022, staff of NRSI conducted spring reptile surveys and confirmed one hibernacula on the property. Surveys were conducted in accordance with recommended protocols (MNRF 2016) and involved 4 visits to conduct area searches between April 7 and May 31. The presence of the hibernacula was confirmed by visual observations of Eastern Gartersnake (*Thamnophis sirtalis sirtalis*) and Dekay's Brownsnake (*Storeria dekayi*) around the site. Gartersnakes were observed basking, travelling around the site, and engaged in mating balls.

Eastern Gartersnake and Dekay's Brownsnake are common species in Ontario and no species at risk were observed during spring emergence surveys. The presence of numerous (>5) snakes and multiple species, however, qualifies the site as Significant Wildlife Habitat (SWH) (OMNR 2015). The form and function of SWH is afforded consideration for protection within the Provincial Policy Statement, which provides direction for the County of Wellington's Official Plan and the Township of Puslinch's Zoning By-law.

Existing Site Conditions

The subject site is bound by McLead Road and a quarry to the northwest, an existing industrial operation to the northeast and the 401 Highway to the south (Figure 1). The southwestern half

of the property is currently under agricultural row crop production (corn in 2021) and the balance of the lands are primarily comprised of culturally influenced vegetation communities associated with an old gravel extraction area. A woodland and wetland are located in the southeast corner of the property which are identified as Greenlands in the County of Wellington's Official Plan. The wetlands are regulated by the Grand River Conservation Authority (GRCA). A geotechnical investigation revealed the southeastern portion of the property is underlain by well-drained gravel soil material while the north and western portions of the property are underlain by well-drained stony sandy loam.



Figure 1. Subject Property and Hibernacula Location

The hibernacula is the result of previous extraction activities on the site which created a deep extraction area which was subsequently filled with rocks (Figure 2). It is a south/southwest facing area with significant topographic variation, with the top of the slope being at an elevation of 323m and the bottom of the slope being at an elevation of 317m. The general habitat around the hibernacula is culturally influenced shrub thicket dominated by Eastern White Cedar (*Thuja occidentalis*), Eastern Red Cedar (*Thuja plicata*), Common Buckthorn (*Rhamnus cathartica*), Trembling Aspen (*Populus tremuloides*), Choke Cherry (*Prunus virginiana*), Eastern White Pine (*Pinus strobus*), and Gray Dogwood (*Cornus racemosa*). The ground cover is a mix of forbs and grasses dominated by Heath Aster (*Symphyotrichum ericoides*), Gray Goldenrod (*Solidago nemoralis*), Brown Knapweed (*Centaurea jacea*), Wild Carrot (*Daucus carota*), New England Aster (*Symphyotrichum novae-angliae*), and Canada Goldenrod (*Solidago canadensis*).

In general, groundwater was 7-17 mbgs (meters below ground surface) across the site between October 2021 and March 2022 (MTE 2022). A groundwater monitoring well adjacent to the hibernacula indicated that the depth to groundwater during the snake overwintering period, between October 2021 and March 2022, was between 9.72 and 10.19 mbgs.



Figure 2. Surface-level Photo of Existing Hibernacula

Geophysics GPR International Inc. was retained to map the underground conditions at the hibernacula using Ground Penetrating Radar. A Geophysical Survey Systems, Inc. (GSSI) SIR-3000 ground-penetrating radar system with 270 MHz and 400 MHz antennae were used to conduct the survey on May 4, 2022. The antennae used for this investigation are rated for 6 m and 4 m of ground penetration, respectively, although the actual depth of penetration achieved is highly dependent on site conditions. Conditions for penetration at this site were generally favourable, due to relatively dry soil and low clay content.

Within the interpreted excavation area, a distinct zone can be delineated at an approximate depth of 2.5m below grade underlain by approximately 1.5 m of coarser material that may provide sufficient void space for the accommodation of snakes. This anomaly forms a linear, channel-like feature that trends east-northeast over 20 m, with the thickest part of the zone underlying an area of approximately 3 m by 5 m (Figure 3). This region of greatest thickness and depth of the distinct zone may represent the most promising target for potential hibernacula.

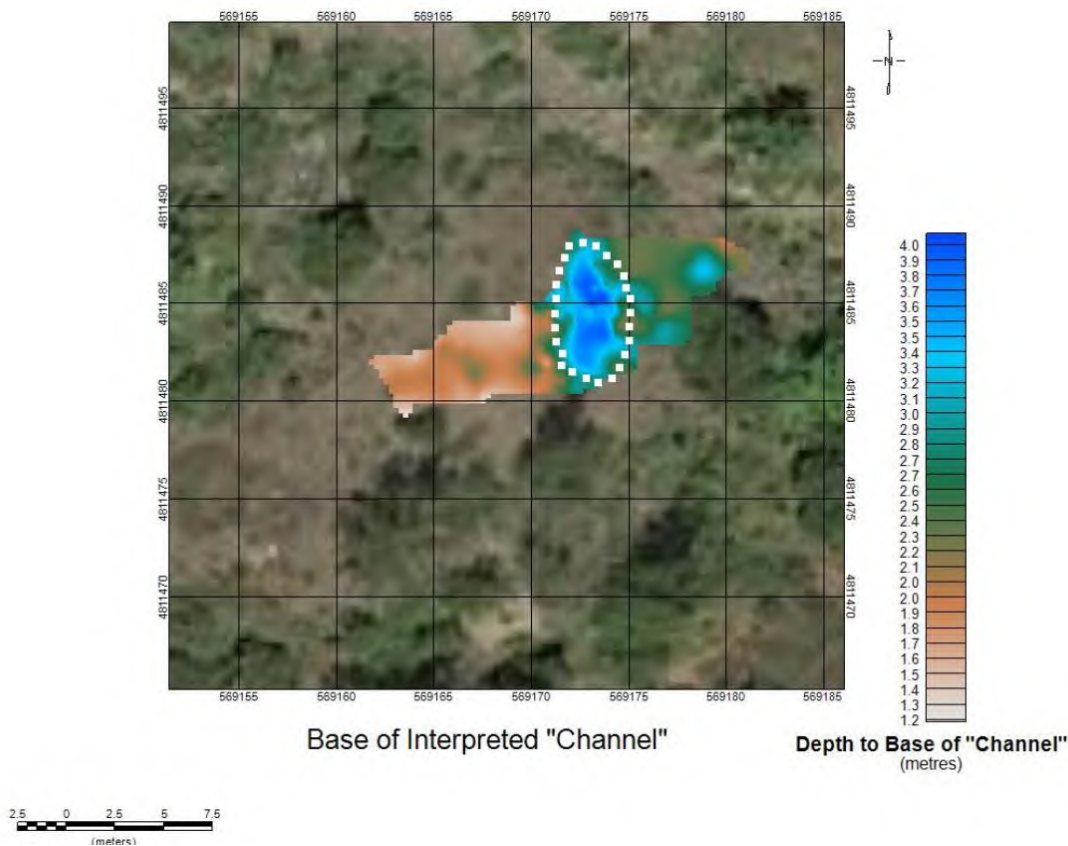


Figure 4. Results of Ground Penetrating Radar (interpreted hibernacula in dashed area)

Proposed Site Conditions

The proposed site is currently preparing to submit a Site Plan Application for a Proposed industrial development (consistent with the current zoning). The woodlands and wetlands in the southeast corner of the site will be retained, however site grading and the required footprint of the development will require the removal of the hibernacula.

Hibernacula and Snake Relocation Plan

To compensate for the loss of the existing hibernacula, the creation of a new hibernacula is proposed adjacent to the woodland and wetland habitat to be retained on the site (Figure 4). To reduce threats from vehicle activity on the site, wildlife fencing is proposed to prohibit movement of snakes outside the natural area. Habitat will be further enhanced for snakes to include brush piles and basking rocks to provide adequate cover and opportunities for thermoregulation. The snakes on site will be salvaged and relocated to this area.

Although there is limited published literature on the effectiveness of snake habitat management, sometimes these activities are necessary to offset adverse effects in cases where it is not possible to avoid the damage or destruction of the existing habitat (OMNR 2018). The creation, restoration and maintenance of habitat is identified as an important recovery action for most species at risk snakes in Ontario and these activities are being undertaken regularly throughout Ontario to contribute to the recovery of these species (OMNR 2018). Given that the existing hibernacula is the result of human activities and that the species on site are common snake

species with a somewhat higher tolerance to disturbance, a habitat creation and relocation plan is considered an appropriate mitigation measure.



Figure 4. Proposed Hibernacula Creation Site

Hibernaculum Creation

The site for the new hibernacula will be selected based on the following criteria (OMNR 2018):

- South-facing exposure with protection from the wind.
- Well-drained soils.
- Adequate groundwater depth to ensure the snakes have access to water while not flooding the hibernacula.

To determine the size of the existing hibernacula (to inform the size of the compensation area), the interpretations from the ground penetrating radar was used. The results indicate that the area the snakes are likely using is 5m long by 3m wide, therefore the created hibernacula will be a minimum of 15m².

Because multiple years of groundwater and frost line monitoring is not be available, siting the new hibernacula is primarily based on existing available habitat for snakes and existing data on groundwater conditions. Sources that will be considered to estimate groundwater levels by a qualified hydrogeological will include:

- Water monitoring well data for the balance of the site.
- Presence of nearby surface water features – lakes, streams, ponds which are usually the surface expression of the water table.
- Topographic maps – to assess elevation of the site in relation to the surface water features – rough estimate of unsaturated zone.
- Quaternary geology maps to assess shallow sediments – till or clay suggests shallow water table, likely deeper if sand and gravel.
- Water well records.
- Primary depths wells are completed at.
- Aquifer type – bedrock or overburden.
- Depth of static water levels which indicates regional water table.

To create the hibernaculum the following steps will be implemented (OMNR 2018):

- A large bowl-shaped pit will be excavated with a minimum depth of 1m below the estimated winter water.
- The sides of the pit will have tapering sides to avoid cold air reaching the inner chambers of the hibernacula.
- To ensure the hibernacula will not flood, overflow drainage features, consisting of drainage tile or cobble stone will be installed approximately 1m above the bottom of the pit (but below the frost line).
- The pit will be lined with a 0.25 m-deep layer of Granular 'A' gravel or a sand/gravel mix.
- Segments of unperforated 0.1 m diameter "Big O" plastic piping will be positioned such that one end is at the bottom of the pit and the other extends up the side of the pit to the top. To increase air circulation and facilitate snake movement, holes roughly 6cm in diameter will be drilled into the piping at 45cm intervals.
- The piping will be positioned so that there is at least one gentle "up" bend in the pipe with no holes before it descends fully to the bottom of the excavation. This bend in the pipe creates a simple "trap" for cold air flow.
- The majority of the material for the hibernacula will be salvaged from the existing feature and relocated. If additional material is needed irregularly shaped concrete blocks, concrete slabs, rock, and a small amount of woody material will also be sourced and will be placed into the pit at contrasting angles to create chambers.
- A layer of landscape fabric will be placed over the centre of the hibernaculum at the surface (ensuring not to block the entrances) and covered with a low mound of cobblestones, topsoil, brush or other organic material to provide insulation.
- Additional materials, such as river rock, fieldstone and brush piles will be placed near the hibernaculum to provide cover and basking sites for snakes.
- The entrances of the "Big O" pipe will be surrounded with fieldstone, rock, or small construction rubble.
- The remaining soil will be graded away from the openings to avoid flooding of the hibernaculum.

A qualified contractor should be retained to construct the hibernacula with on-site assistance from a qualified biologist. For further detail on constructing a hibernaculum including photos, refer to *Best Management Practices for Identifying, Managing and Creating Habitat for Ontario's Species at Risk Snakes* (OMNR 2018).

Wildlife exclusion fencing, suitable for snakes, will be erected around the natural area to be retained, including the newly created hibernacula site.

Snake Relocation

Two common, non-venomous species of snake are known to occur in the area of the proposed snake salvage: Eastern Gartersnake and Dekay's Brownsnake. NRSI has obtained the required permitting to capture and relocate snakes from the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). At the recommendation of the MNDMNRF, construction silt fencing was erected around the general area of the hibernacula to prevent snakes from dispersing too far from the site.

The relocation of snakes will be in accordance with the Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders (MNRF n.d.). All snakes will be relocated to the new hibernaculum site on the day of capture in accordance with an approved Wildlife Scientific Collector's Permit (enclosed). The wildlife exclusion fencing around the natural area to be retained should be in place prior to the relocation of any snakes.

Both Dekay's Brownsnake and Eastern Gartersnakes mate during the spring after emergence from their hibernation sites and give birth in late summer. Snakes should be relocated to the new site by September 15, at the latest.

To ensure maximum capture and relocation, multiple visits are required by a team of qualified biologists using a combination of active searches and cover boards. The general area around the hibernacula will be surrounded with construction silt fence to prevent snakes from dispersing far from the area. Cover boards are constructed using a 4ft x 4ft sheet of ½" plywood, with the upper surface painted black to absorb heat. Cover boards need to be used in combination with intensive area searches- this will involve flipping over logs and rocks which provide a similar function as the board. Capture and relocation surveys will continue for a minimum of 5 consecutive days until no snakes are found on 2 consecutive surveys.

Prior to September 15, the existing hibernaculum site should be carefully dismantled under the supervision of a biologist to capture and relocate any remaining snakes.

In addition to the initial relocation, the site should be surveyed again prior to construction starting, after sediment and erosion fencing (which also functions as exclusion fencing) has been erected.

Monitoring

There is very little information on the effectiveness of various habitat creation techniques for snakes (OMNR 2018). Effectiveness and habitat condition monitoring are recommended to measure the success of the habitat creation and population relocation efforts. This should include:

- Installation of a groundwater monitoring well at the created hibernaculum to monitor weekly groundwater levels between October and April.
- Installation of temperature data loggers (hourly) at various depths within the hibernacula between October and April.
- Spring emergence surveys to determine the number of snakes using the created habitat. This will involve setting up a perimeter fence and funnel traps at the entrance/exit points of the hibernaculum. An assessment of the survival of the snakes that use the hibernaculum over several years will be compared to known overwintering survival rates for the species.

It is recommended that monitoring program occur for a minimum of 3 years.

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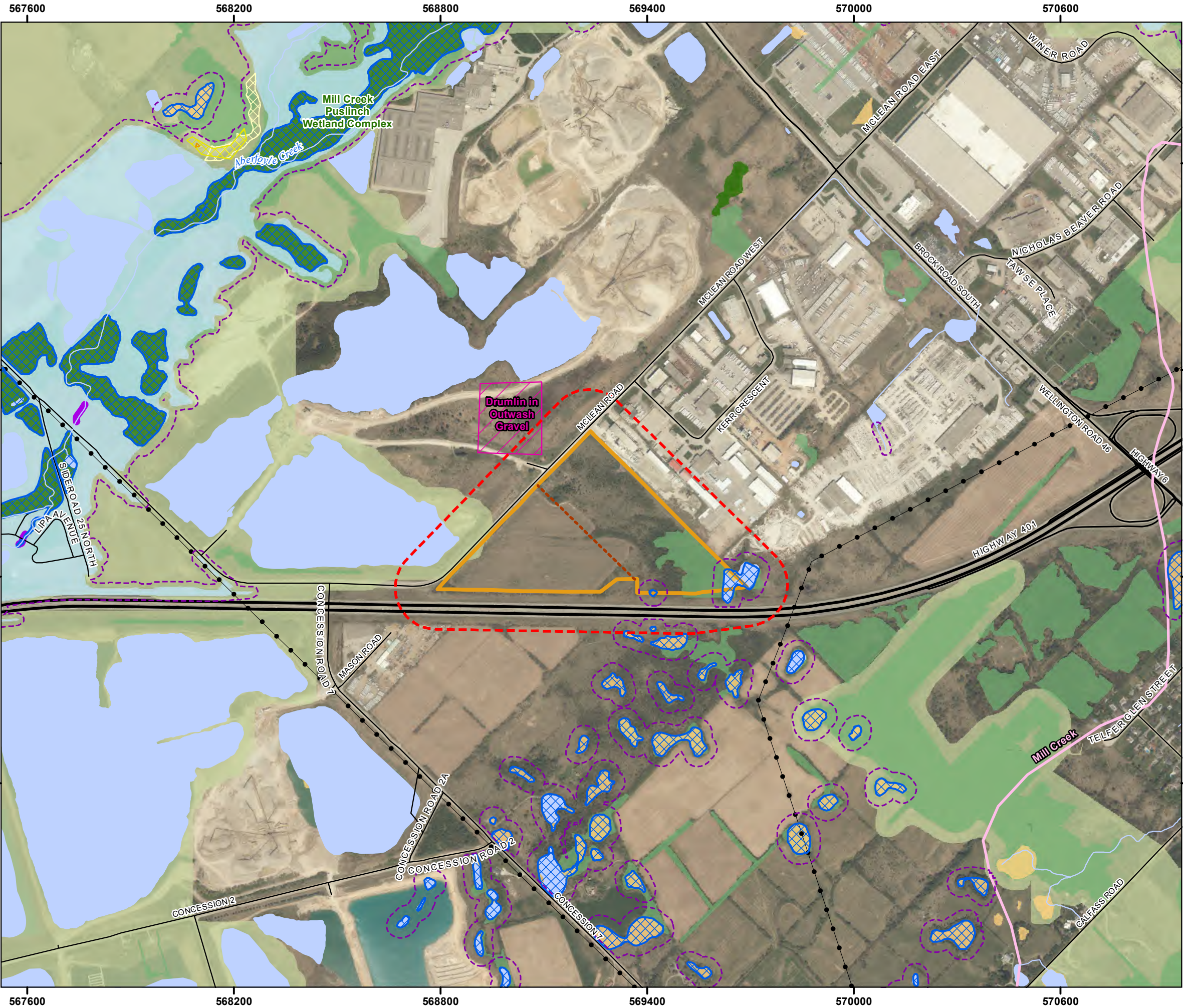
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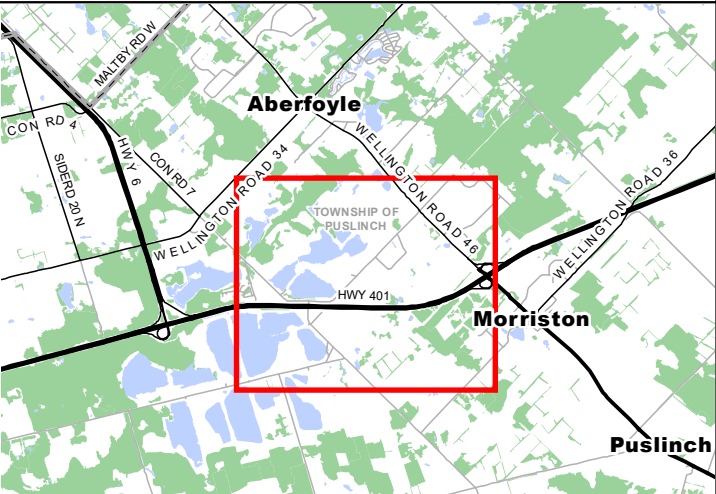
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Maps



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McLean Road West Industrial Development Study Area and Natural Features



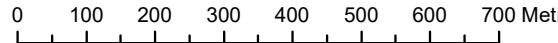
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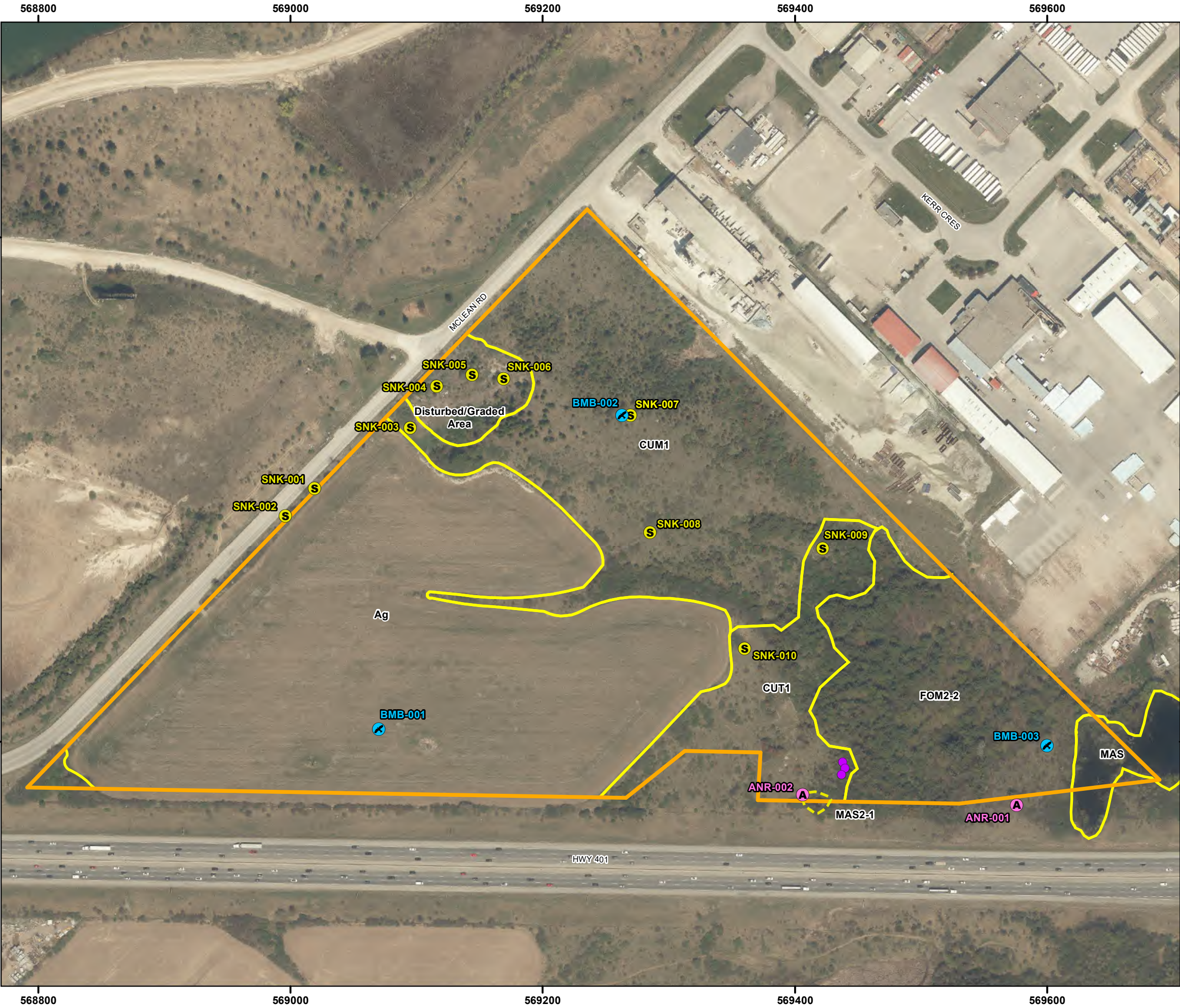
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|--|---|
| Study Area (120m) | Brown Trout Spawning Area |
| Subject Property | Subcatchment Basin |
| Line of Phase 1 Development | River Valley Slopes (GRCA) |
| Utility Line | Oversteep |
| Highway | Steep |
| Primary Road | River Slope Erosion Allowance (GRCA) |
| Secondary Road | Steep |
| Permanent Watercourse | |
| Waterbody | |
| Provincially Significant Wetland (PSW) | |
| Unevaluated Wetland | |
| Wetland (GRCA) | |
| Regulation Limit (GRCA) | |
| Regulatory Floodplain (GRCA) | |
| Wooded Area | |
| Natural Heritage System (NHS) | |
| ANSI, Earth Science | |



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Project: 2706 Date: May 26, 2026	NAD83 - UTM Zone 17 Size: 11x17" 1:11,000
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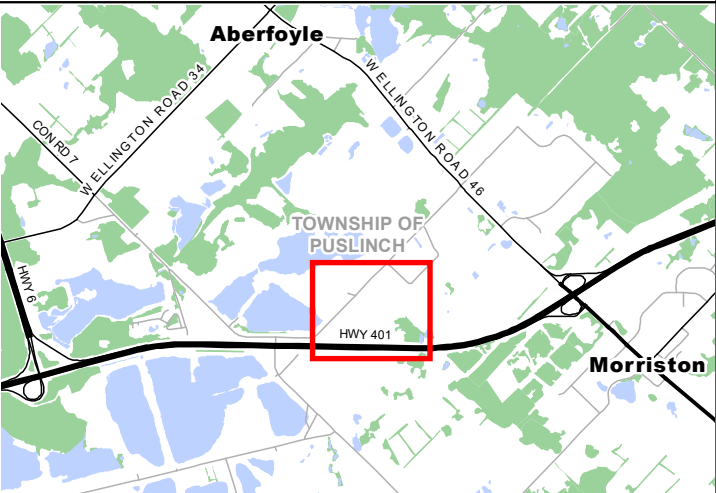




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McLean Road West Industrial Development

Vegetation Communities and Monitoring Stations



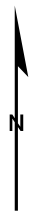
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- Subject Property
- Ecological Land Classification (ELC)
- (Ag) Agricultural
- (CUM) Cultural Meadow
- (CUT) Cultural Thicket
- (FOM2-2) Dry - Fresh White Pine - Sugar Maple Mixed Forest Type
- (MAS) Shallow Marsh
- (MAS2-1) Cattail Mineral Shallow Marsh Type
- ELC Inclusion
- Vernal Pool
- NRSI Monitoring Stations - 2022**
- Anuran Station (ANR)
- Breeding Bird Monitoring Station (BMB)
- Snake Board (SNK)



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Project: 2706 Date: May 26, 2026	NAD83 - UTM Zone 17 Size: 11x17" 1:3,000





Map 3

McLean Road West Industrial Development

Development Constraints

Legend

- Subject Property
- Utility Line
- Proposed Site Plan
- Natural Environment Zoning (Township of Puslinch 2024)
- Natural Environment Zoning Buffer (30m)
- Woodland Dripline - Reviewed with Aboud and Associates on May 1, 2026
- Woodland Buffer (10m)
- Unevaluated Wetland
- Wetland (GRCA)
- Wetland Buffer (30m)

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

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Project: 2706 Date: May 14, 2026	NAD83 - UTM Zone 17 Size: 11x17" 1:3,500
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D14-PPL – McLean Rd W & 401 – Deem Complete Comment Summary

Consultant	Comments
GEI Engineering	See attached letter
NPG Planning	See attached letter
Source Water	From a Source Water Perspective, there is no Notice requirement for this application, so it can be deemed complete.
GRCA	GRCA staff are satisfied that the application is complete. Further GRCA staff review will occur at the technical circulation stage.
Township Traffic Consultant	A Transportation Study sealed by a PEng has been received so the application is considered complete from a transportation perspective.
Harden Environmental	Can be deemed complete
Aboud & Associates – Ecology	Application can be deemed complete at this time, additional technical comments and requirements may arise following the technical EIS review. It should be noted at this time that the EIS figures do not include the current conceptual site plan provided in the submission and should be revised to include the full site plan.
County Planning	Application can be deemed complete. Formal comments will be provided at the first technical review.
Township Public Works	No comments
Township Bylaw	No comments
Township Fire	Based on current information, can be deemed complete.
Township Building	No comments

June 29, 2026
GEI Project No. 2600482-03

VIA CLOUDPERMIT: Township of Puslinch
Township Application No. D14-PPL

Monika Farncombe
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Re: ZBA 1st Submission
McLean Road W and Highway 401 (Broccolini/Puslinch Park LP)
Puslinch, ON

Dear Ms. Farncombe:

GEI Consultants Canada Ltd. (GEI) have reviewed first submission documents for a Zoning Bylaw Amendment application received on June 26, 2026, in support of a proposed development on the subject lands located at McLean Road West and Highway 401 in the Township of Puslinch.

It is our understanding that the proposed development is a 20.9-hectare site as a whole, with the southern 9.0-hectare portion the subject of this application. A development on the northern 11.9-hectare portion of the site is currently under review as part of site plan approval application D11-PPL.

The purpose of the zoning bylaw amendment application for the southern portion of the subject lands is to broaden permissions for outdoor storage. Outdoor storage was previously addressed through a minor variance application in 2022, but greater flexibility is sought. The proposed development includes a 2838 m² industrial warehouse building with supporting office space and accessory retail, 33 car parking spaces, 12 loading docks, and 418 trailer parking spaces.

The site is zoned IND (SP83)(h7) and NE. The IND zone permits warehouse and dry industrial uses. The Site is subject to Holding Provision 7(H7) and discussions with the Township are ongoing regarding planned improvements to McLean Road West and removal of the holding provision for both portions of the site.

1. Documents Received

All plans and studies required from an engineering perspective have been submitted.

The following documents were received as part of this submission and will be reviewed by GEI at a later date:

- Zoning Bylaw Amendment Application Cover Letter, prepared by WSP, dated June 24, 2026.
- Conceptual Site Plan, prepared by Broccolini, dated June 16, 2026.

The following documents were received as part of this submission and will be reviewed by Township staff and other consultants at a later date:

- Planning Justification Report, prepared by WSP, dated June 24, 2026.
- Draft Zoning Bylaw Amendment.
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated June 2026.
- Transportation Study, prepared by R.J. Burnside and Associates Ltd., dated June 2026.
- East Driveway Operations Analysis Memo, prepared by R.J. Burnside and Associates Limited, dated June 17, 2026.

2. Additional Documents Required

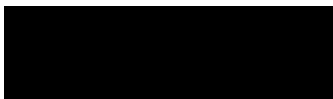
All plans and studies required from an engineering perspective have been submitted and additional documents are not required at this time to support the zoning bylaw amendment application. We are in support of this application being deemed complete at this time.

Technical review of the submitted documents will be completed at a later date.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Senior Project Engineer



July 3, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
McLean Road West & Highway 401
RE: Application for Zoning By-law Amendment D14-PPL – Determination if
Required Information and Materials Have Been Provided

NPG Planning Solutions Inc. (NPG) has been retained to provide comments on whether required information and materials have been provided regarding a Zoning By-law Amendment application on lands legally known as Concession 7 Front Part of Lots; 26 and 27 ("Subject Lands"). The applicant is proposing to develop an industrial building of approximately 2,838.19 m² in floor area, 12 loading spaces, 33 vehicle parking spaces, 6 bicycle parking spaces, and an outdoor storage area comprised of 439 trailer parking spaces in the southern portion of the Subject Lands.

The Subject Lands are approximately 20.87 hectares in size and have a frontage of 638 meters along McLean Road West. The Subject Lands are presently vacant. Surrounding uses consist of extractive uses to the west and north, industrial uses to the east and the southern portion of the Subject Lands abut Highway 401.

A portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The proposed building and outdoor storage area appear to be located outside of the features and outside of the GRCA's regulation limit.

It is noted that the Subject Lands received approval for a minor variance application (D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

In addition, it is noted that the applicant has filed the following Planning Act applications pertaining to the Subject Lands:



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

☎ (905) 321 6743
✉ info@npgsolutions.ca

- A Zoning By-law Amendment application to remove the holding provision (h7) currently applied to the Subject Lands.
- A Site Plan Control application D11-PPL to permit the development of an industrial building of approximately 35,000 m² in floor area, 16 loading spaces, 72 van parking spaces, 11 trailer parking spaces, 283 vehicle parking spaces, and 68 bicycle parking spaces in the northern portion of the Subject Lands.

This is the first submission for a Zoning By-law Amendment application. As part of the submission, NPG has reviewed the following documents:

- Conceptual Site Plan prepared by Broccolini, dated June 16, 2026;
- Cover Letter prepared by WSP, dated June 24, 2026;
- Draft Zoning By-law prepared by WSP, dated June 24, 2026;
- Planning Justification Report prepared by WSP, dated June 24, 2026;
- Environmental Impact Study prepared by NRSI, dated June 2026;
- Transportation Study prepared by R.J Burnside & Associates Limited, dated June 2026; and
- East Driveway Operation Analysis prepared by R.J Burnside & Associates Limited, dated June 17, 2026.

Comments

1. Determination of Completeness:

- a. We have no issues with the Township deeming the Zoning By-law Amendment application complete, once the Township receives the updated Planning Justification Report signed by a Registered Professional Planner.

2. Additional Requirements:

- a. A Planning Justification Report signed by a Registered Professional Planner.

3. Technical Comments:

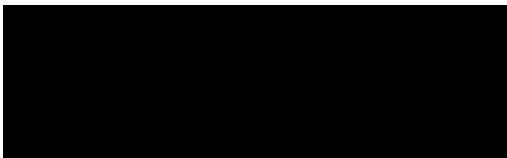
- a. With respect to the Site Plan, we offer the following comments:
 - i. The zoning matrix should be updated to include the setbacks demonstrated on the Site Plan;
 - ii. The dimensions of all lot lines should be shown on the Site Plan;
 - iii. The extent of the outdoor storage area, shipping containers (if proposed) and setbacks from all lot lines should be provided on the Site Plan;
 - iv. Please include the legal name of the Subject Lands on the Site Plan;

- v. Please revise the zoning matrix to include all applicable provisions of the Puslinch Zoning By-law, this includes the general provisions section;
 - vi. Please confirm if net floor area has been provided to confirm parking requirements; and
 - vii. We note that the parking requirement for “Industrial Use” has been applied to the proposed building while the intended use is noted as “warehouse”. Please ensure the parking requirement is calculated based on the intended use.
- b. With respect to the draft Zoning By-law, we offer the following comments:
- i. The draft by-law request to permit outdoor storage uses within the rear yard and exterior side yard. As previously confirmed, the lot line abutting Highway 401 is considered interior side lot line. The proposed outdoor storage area appears to be located within the interior side yard and rear yard. Please update the draft Zoning By-law as necessary.
 - ii. Consistent with our comments dated February 25, 2026, we highly recommend the applicant to consider rezoning the entire Subject Lands to a new Industrial Site-Specific Zone (IND(spXX)) to provide site-specific regulations for the entire property and to avoid ambiguity in how regulations are meant to be interpreted.
 - iii. The requested zoning amendment that outdoor storage area may exceed 25% of the total lot area should be revised to request for a maximum extent of this use.
- c. With respect to the Planning Justification Report (PJR), we offer the following high-level comments:
- i. Please update the report to include a signature from a Registered Professional Planner; and
 - ii. With respect to policy 6.5.5 of the County Official Plan, the PJR needs to evaluate the proposed development on the entire site to justify that the extent of commercial and industrial uses on the lands is small-scale.
- d. We noted that the submitted Transportation Study (June 2026) only evaluates the proposed development on the northern portion of the property. We defer to the Township’s traffic consultant to determine if the submitted study is appropriate for the Zoning By-law Amendment application.
- e. The submitted Environmental Impact Study does not appear to discuss the proposed rezoning nor the proposed development in the southern portion of the Subject Lands. We require the Environmental Impact Study to be updated to provide an assessment of the proposed rezoning and development activity against

the relevant policies of the Provincial Planning Statement and the County Official Plan. The Township's ecologist may provide further comments related to the Environmental Impact Study.

- f. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
- g. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

Sincerely,



Jeremy Tran, MCIP, RPP

Manager, Urban Design & Development Planning

NPG Planning Solutions Inc.

Jtran@npgsolutions.ca