Dougan Ecology
3 - 7 Edinburgh Road South, Guelph, ON, N1H 5N8

November 4, 2026

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

RE: 30 Winer Road EIS Review – Ecology Comments - P11-RAN - 2301000006006500000 - Major Site Alteration Permit Application Review – EIS 2nd Submission

Dear Monika,

Thank you for the opportunity to review the Environmental Impact Study (EIS) provided in support of the application for a major site alteration permit at 30 Winer Road in Puslinch, ON. Previous comments provided by Dougan in October 2026 identified the need for revisions to the submitted EIS (September 24, 2026) to address comments. Our previous review also identified the need for additional information regarding proposed tree removals and tree protection measures within the Significant Woodland.

As part of this review, we have reviewed the applicable provided materials including:

- Environmental Impact Study (Cambium Environmental, October 23, 2026)
- Comment Response Matrix (October 23, 2026)

The updated status of our key comments, technical comments, and recommendations is provided below.

Key Comments

Comment	Comment – Dougan, October 2026	Comment – Dougan, November 2026
Key 1	It is unclear if an approved Terms of Reference (TOR) was developed as part of the EIS. Please clarify and provide the TOR if it is available.	It is understood no TOR was prepared. No further comment.
Key 2	The County of Wellington Forest Conservation Bylaw (5115-09) should be assessed for applicability to the site and proposed impacts to the woodland area, as well as potential permit requirement.	Addressed, no additional comments.
Key 3	Please include recommendations mentioned elsewhere in the EIS including the invasive species management plan as part of the sections 8.0 "Summary of Recommendations".	Addressed, no additional comments.
Key 4	Given the extent of fill removal immediately adjacent to the PSW, the EIS should include and assessment of water balance to demonstrate that the proposed works will not adversely affect the hydrologic function/water balance of the wetland.	Addressed, no additional comments.
Key 5	The EIS indicates that tree removals within the site including removal within Significant Woodland Communities 3 and 10 are required as part of the proposed application, however insufficient information on removals are provided to determine that the impact is negligible. Additional information on trees present, and those proposed for removal or protection is required. This may be included as an arborist report and tree protection/preservation plan, or as part of the control plan, as per the following sections of By-law 2023-057. o Schedule B, s.1(h) requires: ▪ the location, size, species, and condition of all Trees, including their dripline, and the composite dripline of other Vegetation. o Schedule B, s.1(t) requires:	A TIPP has been provided as Appendix E in the revised report. No additional comments.

Comment	Comment – Dougan, October 2026	Comment – Dougan, November 2026
	▪ the plan to address Tree removals or Tree protection measures as part of the final rehabilitation plan.	

Technical Comments

#	Section	Page #	Comment – Dougan, October 2026	Comment – Dougan, November 2026
1	4.4.1	11	Table 5 indicates polygon 3 as a coniferous swamp but also refers to it as FOC (Coniferous Forest). Please clarify if this is an upland or lowland community.	Addressed, no additional comments.
2	5.7	20-21	This section states no suitable snag trees for bats were found but foliage roosting bat species may be present. Please clarify if leaf-off snag surveys were completed in order to come to this conclusion, or if potential for cavity roosting bat habitat is still present within the trees on site.	It is understood that surveys were completed during leaf-on (August 2026) conditions for the TIPP and limited suitable habitat was found. However, it is noted that all tree removals are planned to occur between December 1-March 14th to avoid any incidental impacts. No additional comments.
3	5.7	21	Please revise the recommended bat tree removal season in this section to comply with updated roosting dates to accommodate newly listed SAR bats (March 15-November 30, as noted in Table 6)	Addressed, no additional comments.
4	5.7	21	Regarding the removal of suitable bat roost trees – please confirm whether registration under the SCA is required and, if so, that the applicable requirements will be completed prior to tree removal.	The revised EIS confirms that tree removals will be restricted to December 1 through March 14 and concludes that registration or authorization under the Species Conservation Act, 2025 is not anticipated to be required. No further comment,

#	Section	Page #	Comment – Dougan, October 2026	Comment – Dougan, November 2026
				provided that the recommended timing restrictions and mitigation measures are implemented.
6	Appendix A	------	The conceptual site plan and control plan provided in the EIS appears to differ slightly from the plan provided earlier in the application process. Please confirm that the EIS has assessed the current Site Alteration Plan and that the limits of disturbance, tree removals, ESC and restoration all correspond.	Addressed, no additional comments.
7	Appendix D	------	A number of SWH categories are noted as not being present within the study area, but have not been explicitly surveyed for as part of this study. This includes bat maternity colonies, reptile hibernacula, amphibian breeding habitat, terrestrial crayfish, and habitat for SC and rare species. In addition, deer wintering/yarding areas are noted as not present but Stratum II is shown within and adjacent to the site in Figure 1. Please provide the basis for screening these categories out, or conservatively consider them as candidate SWH in the impact assessment.	The revised SWH screening has addressed most of our previous concerns. However, additional clarification is required regarding the exclusion of candidate terrestrial crayfish habitat and snake hibernacula. The EIS identifies swamp communities that may provide suitable habitat for terrestrial crayfish, while potential snake hibernacula may occur in a variety of habitat types where suitable overwintering features are present. Please provide the site-specific rationale for screening out these habitat categories or, where potential habitat cannot reasonably be excluded, consider them as candidate SWH in the impact assessment.

Based on our review of the revised EIS and supporting documentation, our previous comments have been satisfactorily addressed, with the exception of Technical Comment 7 regarding the screening of candidate Significant Wildlife Habitat.

We recommend that the outstanding comment be addressed through a brief letter addendum providing the requested clarification. A further revision to the EIS is not considered necessary, provided the addendum demonstrates that the conclusions of the EIS remain valid and that no substantive changes to the proposed works or recommended mitigation measures are required.

Subject to satisfactory resolution of this comment, we have no further natural heritage comments on the application.

We trust this assists the Township in developing the next steps regarding this application.

Sincerely,

[redacted]

Summer Graham, B.Sc., Eco. Mgmt. Tech., ISA
Manager of Ecology

Todd Fell, OALA, CSLA, CERP
Principal, Manager of Landscape Architecture

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Environmental Impact Study - 30 Winer Road, Township of Puslinch, County of Wellington, Ontario

October 23, 2026

Prepared for:
Randhawa Property Inc.

Cambium Reference: 02635851.000

CAMBIUM INC.

866.217.7900

cambium-inc.com

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1.0 Introduction

Cambium Inc. (Cambium) was retained by Randhawa Property Inc. (the Client) to conduct an Environmental Impact Study (EIS; the Study) at 30 Winer Road, Township of Puslinch, County of Wellington, Ontario (Figure 1). The subject property is currently used for industrial storage with associated accessory structures. We understand that the Client is pursuing a site alteration permit to remove fill from the northern and eastern extent of the property and removing existing trailers, shipping containers and associated storage features, as per drawings prepared by N&N Engineering, dated August 2026.

Given the location and scale of the proposed works, the entire property, areas of proposed remediation on the adjacent property, plus 30 m will be considered the Site for this report. Consistent with applicable policy, the Study also considers natural heritage and hydrologic features within 120 m of the Site (i.e., adjacent lands).

The following Environmental Impact Study confirms and characterizes natural heritage and hydrologic features identified through the preliminary review process, evaluates their ecological significance and function, and assesses potential impacts associated with the proposed development. A constraints-based analysis was completed to identify appropriate development limits, including minimum setbacks, and to evaluate conformity with applicable policy and regulatory requirements. Mitigation measures, compensation (where required), and best management practices are provided to support approvals.

Based on a preliminary desktop review, the Site contains and/or is located within 120 m of the following mapped natural heritage and/or hydrologic features:

- Provincially Significant Wetland (Mill Creek Puslinch Wetland Complex)
- Woodlands

The Site is located within Ecoregion 6E of Ontario (Crins, Gray, Uhlig, & Wester, 2009), and is outside of settlement area boundaries.

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The Site is located within the jurisdiction of the Grand River Conservation Authority (GRCA). Their regulated area overlaps the Site and is associated with wetland and hazardous lands located on and adjacent to the Site. As such, the Study considers the requirements of Ontario Regulation 41/24 under the *Conservation Authorities Act*.

This Study has been prepared to support an alteration permit application for the Site and includes a review of background information sources, a description of methods used to collect site-specific natural heritage data, a summary of field investigations, and an evaluation of the form, function, and significance of natural heritage features. The results were used to assess feature sensitivity, evaluate potential impacts, and identify development constraints in accordance with applicable policy and approval requirements.

Due to the timing of project retention and submission requirements, a formal Terms of Reference was not prepared. The scope of this Environmental Impact Study was developed based on applicable requirements of the Provincial Planning Statement, County of Wellington Official Plan, Township of Puslinch requirements, Grand River Conservation Authority regulations, and established natural heritage assessment methodologies.

1.1 Summary of Proposed Development

The Site currently consists of a paved surface with two trailers and shipping containers, with no permanent structures. The paved area is used for vehicle and transport truck parking. The eastern and northern edges of the property are heavily disturbed. The property is bound to the north by the Mill Creek Puslinch Wetland Complex Provincially Significant Wetland (PSW). The Site is bound to the west by a graminoid cultural meadow, and to the east by a commercial vehicle parking and equipment storage area. The southern property limits are fronted by Winer Road.

The proposed works include the removal of soil from the northern and eastern extent of the property and removal of existing trailers, shipping containers and associated storage features, as required.

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A Site Alteration and Erosion Control Plan (Development Plan) is provided in Appendix A. The proposed Development Plan was used to inform the existing conditions and impact analysis of the Study. Note that future plans should include the recommendations provided herein.

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2.0 Natural Heritage Policy Context

The evaluation of the form and function of natural heritage features present on, and adjacent to, the Site was undertaken to meet the requirements of the following legislation, plans, and policies:

- Provincial Planning Statement (PPS), 2024
- County of Wellington Official Plan, 2026
- Township of Puslinch Zoning By-law, 2024
- *Conservation Authorities Act,* 1990
- *Species Conservation Act* (SCA)*,* 2025
- *Species at Risk Act* (SARA), 2022
- *Fisheries Act,* 2019
- *Migratory Birds Convention Act* (MBCA), 1994

This Study includes an assessment of conformity of the proposed development with relevant natural heritage policies. A summary of policy conformity is included in Section 7.0.

2.1 Municipal Official Plans and Zoning By-Law

The land use designations and zoning of the Site are summarized in Table 1.

Table 1 Summary of Municipal Official Plan Designations and Zoning

Source	Designation / Zoning
Official Plan – County of Wellington	Schedule A7: Rural Employment Area Schedule B7: Core Greenlands, Greenlands, Rural Employment
Zoning By-law No. 023-18 – Township of Puslinch	Natural Environment (NE) and Industrial (IND)

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3.0 Technical Approach and Data Collection Methods

3.1 Background Information Review

Supporting background information pertaining to the Site and surrounding landscape was compiled and reviewed, as part of a comprehensive desktop exercise, to better understand local biophysical conditions. Data was obtained from provincial, municipal, and other online resources to provide context to the development proposal, and to guide development of the site-specific work program. Field studies were subsequently conducted to verify and/or add detail to the high-level contextual information derived from these publicly available resources.

The comprehensive desktop review for this Site included the following resources:

- Land Information Ontario (LIO) database via the online Natural Heritage Areas: Make-a-Map tool (Ministry of Natural Resources and Forestry, 2023)
- Natural Heritage Information Center (NHIC) database: species at risk (SAR) occurrence records
- Online Atlas Data:
  - Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2025)
  - Ontario Breeding Birds Atlas (OBBA) (2001-2005) (Bird Studies Canada, 2005)
- Aquatic Species at Risk distribution maps (Fisheries and Oceans Canada, 2026)
- Aquatic Resource Area Summary Data (Government of Ontario, 2026)
- Fish ON-Line (Ministry of Natural Resources and Forestry, 2026)
- Wellington County Interactive Map (Wellington County, 2026)
- Grand River Conservation Authority – Interactive Map (Grand River Conservation Authority, 2026)

Mapped natural heritage features present in the general area of the Site are shown on Figure 1. A summary of background review results is provided in Table 2.

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Table 2 Background Review Summary

Source	Location Reference	Relevant Records
LIO Geographic Database	Site and 120 m adjacent lands	Provincially Significant Wetland (Mill Creek Puslinch Wetland Complex) Woodlands
NHIC Database	17NJ7012 grid square overlapping the Site	Smooth Yellow False Foxglove (*Aureolaria flava*)– THR (SCA)
Ontario Breeding Bird Atlas (OBBA)	17TNJ71 grid square overlapping the Site	Incorporated into list of species within Appendix B
Ontario Reptile and Amphibian Atlas (ORAA)	17NJ71 grid square overlapping the Site	Incorporated into list of species within Appendix B
Aquatic SAR distribution maps	Site and 120 m adjacent lands	No records
GRCA Mapping	Site and 120 m adjacent lands	Regulation Limit, Flood Plain, Wetland

Note: THR = Threatened species; END = Endangered species; SC = Special Concern species. Status designations shown in this table reflect listings under Ontario Regulation 60/26 made under the Species Conservation Act, 2025 (SCA), Species at Risk Act (SARA), Committee on the Status of Species at Risk in Ontario (COSSARO), and the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), as applicable. The Species of Conservation Concern Screening provided in Appendix B includes a list of all species within the overlapping OBBA and ORAA squares with potential policy implications.

3.2 Consultation and Agency Correspondence

Data provided by the Client and their representatives indicated that a wetland boundary staking exercise was completed by Grand River Conservation Authority (GRCA) staff on October 3, 2025. The boundary was subsequently surveyed by Ontario Land Surveyors on October 19, 2025 and provided to Cambium for use in this assessment. The GRCA-staked and surveyed wetland limit has been adopted for the purposes of this EIS and the development review process.

Although direct consultation was not undertaken specifically for preparation of this EIS, the assessment relied upon a wetland boundary previously staked by GRCA staff on October 3, 2025 and subsequently surveyed by Ontario Land Surveyors on October 19, 2025.

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3.3 Field Investigations

Ecological investigations were completed on the Site by qualified ecologists to understand potential ecological constraints to development and opportunities for restoration/enhancement. Information gathered through the background review was used to guide the development of the fieldwork program and was supplemented with additional Site-specific information gathered through various standard methodologies. Survey methodologies for each of the field investigations completed on the Site are described in the following sections.

All surveys were conducted by appropriately trained Cambium staff. Data were documented manually, reviewed upon return to the office, and transposed to digital format for secure data management.

A summary of the field investigations completed on the Site is presented in Table 3. Representative Site photos are included within the Photo Log in Appendix C. Survey stations/areas are shown on Figure 2.

Table 3 Summary of Field Investigations

Date	Time On Site	Atmospheric Conditions	Observer	Activities
2026-09-02	9:15-14:00	Air Temp:22-28°C Wind:0/1/2 Noise:0/1 Sky:1/2/5/8	B. Hnatiw	• Wetland Delineation Ecological Land Classification • Species at Risk • General Wildlife

Notes: Sky: 0 – clear or few clouds, 1 – partly cloud/scattered, 2 – cloudy or overcast, 3 – blowing snow, 4 – fog, smoke, haze, 5 – drizzle or light rain, 6 – rain, 7 – snow, 8 – showers, 9 thunderstorms. Wind = Beaufort Wind Scale value (0 = 0-2 kph, 1 = 3-5 kph, 2 = 6-11 kph, 3= 12-19 kph, 4 = 20-30 kph, 5 = 31-39 kph, 6 = 40-50 kph). Noise is reported based on background noise levels: Index 0 – no appreciable effect, 1 – slightly affecting sampling, 2 – moderately affecting sampling, 3 – seriously affecting sampling, 4 – profoundly affecting sampling.

3.3.1 Plant Communities and Flora

3.3.1.1 Ecological Land Classification and Vegetation Surveys

The Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998) was used to classify vegetation communities on the Site. Definitions of vegetation types are derived

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from the ELC for Southern Ontario First Approximation Field Guide and the revised 2008 tables. ELC units were initially delineated and classified by orthoimagery interpretation. Field investigations served to confirm the type and extent of ELC communities on the Site through vegetation surveys and soil assessments with a hand auger, where vegetation types could not be classified based on vegetation alone. Where vegetation communities extended off the Site, classification was completed through observation from property boundaries and publicly accessible lands.

Vegetation data reported herein includes the provincial status of plant species and vegetation communities, where such information exists. Sensitivity of individual vegetation species was evaluated based on the coefficient of conservatism (CC) which is a measure of the tolerance of a species to disturbance and fidelity to a specific habitat type; species with CC of 9-10 exhibit a high degree of fidelity to a narrow range of habitat parameters. The sensitivity of vegetation communities was evaluated through an assessment of various community attributes including age, habitat quality, degree of disturbance, presence of non-native/invasive species, and presence of sensitive plant species (plants with CC of 9-10). A description of CC values is provided in Table 4.

Table 4 Coefficient of Conservatism (Adapted from Oldham et al. 1995)

Coefficient of Conservatism	Rank	Description
0 to 3	Tolerant	Found in a wide variety of plant communities, including disturbed sites.
4 to 6	Moderately Conservative	Typically associated with a specific plant community but tolerate moderate disturbance.
7 to 8	Conservative	Typically associated with a plant community in an advanced successional stage that has undergone minor disturbance.
9 to 10	Highly Conservative	Typically displaying a high degree of fidelity to a specific plant community or a narrow range of synecological parameters.

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3.3.1.2 Wetland Boundary Delineation

In Ontario, wetlands are mapped and evaluated under the Ontario Wetland Evaluation System (OWES). Evaluated wetlands are assessed based on their form and function under four categories: Biological, Social, Hydrological, and Special Features (Ministry of Natural Resources, 2022). Wetlands with sufficiently high scores are designated as Provincially Significant Wetlands (PSW), while lower-scoring wetlands are classified as Locally Significant Wetlands (LSWs) or non-significant. The Province also maps unevaluated; however, these are approximate and require field verification to confirm their presence and boundaries.

Wetlands on the Site were delineated following the Ontario Wetland Evaluation System Southern Manual, 4th Ed. (Ministry of Natural Resources, 2022). Fieldwork was completed by provincially certified Cambium staff. Preliminary delineation and classification were conducted using orthoimagery, with field investigations during the growing season (late May to October) confirming wetland presence/absence. Boundaries were defined using the 50% wetland vegetation rule and, where necessary, supported by soils assessment. Soils were sampled using a hand auger, and moisture regimes were determined following standard guidance (Heck, et al., 2017).

Wetland boundaries on the Site were marked with a hand-held GPS unit. Where wetlands extended beyond the Site, classification was based on observations from property boundaries and publicly accessible areas.

As noted in Section 3.2, a wetland boundary staking exercise was completed by GRCA staff and subsequently surveyed by Ontario Land Surveyors. The surveyed GRCA wetland boundary was used throughout this assessment as the accepted regulatory wetland limit and is shown on the associated figures.

3.3.2 Wildlife and Wildlife Habitat

3.3.2.1 Habitat-Based and Encounter Surveys

Given the scale of the proposed development, a habitat-based approach was used to assess potential impacts to wildlife, consistent with standard practice. General habitat information

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gathered through the field investigations was used to assess the connectivity of the Site with the surrounding landscape and evaluate the ecological significance of the local area. Cambium staff actively searched for features that may provide specialized habitat for wildlife. These searches included inspecting tree cavities, overturning logs, rocks and debris, and scanning for scat, browse, sheds, fur, etc. Any evidence of breeding, forage, shelter, or nesting was noted. Species habitat and nesting observations were documented and photographed.

Encounter surveys included track and sign surveys, area searches, and incidental observations, concurrent with other field surveys. Any wildlife (including mammals, reptiles, amphibians, birds, butterflies, native bumble bees and dragonflies) seen and identified were recorded. When encountered, tracks and other signs (e.g., stick or cavity nests, tracks, scats, hair, tree scrapes, etc.) were identified to a species, if possible, and recorded.

3.3.3 Approach to Assessment of Significance and Impact Assessment

An assessment was conducted to determine the significance of natural features as well as significant species observed or determined to have the potential to exist on the Site or on adjacent lands. The assessment was completed by analysing natural environment data collected through the background material described in Section 3.1 and field surveys, using the methods and criteria outlined in the following reference materials:

- Natural Heritage Reference Manual [NHRM; (MNRF, 2010)]
- Significant Wildlife Habitat Technical Guide [SWHTG; (MNRF, 2000)]
- Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E [SWHCS; (MNRF, 2015)]

An assessment was then conducted to determine how the proposed project may negatively impact significant natural features or SAR. Preventative, mitigative, and remedial measures were considered in assessing the net effects of the proposed project on the surrounding ecosystem. Where impacts to significant wildlife habitat were determined to be possible, mitigation was determined using the guidance provided in the Significant Wildlife Habitat Mitigation Support Tool [SWHMiST; (MNRF, 2014)].

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4.0 Existing Conditions

Data acquired through the background information review and field investigations is summarized in the following sections.

4.1 Landscape Position and Topography

The Site is located within the Mixedwood Plains Ecozone: Lake Simcoe Rideau Ecoregion 6E, which extends southward from a line connecting Lake Huron in the west to the Ottawa River in the east, including Ottawa, Kingston, Peterborough, Barrie, Tobermory, Kitchener, and Toronto. This Ecoregion is characterized by a mixed geology that includes both shallow soil areas such as alvar and bedrock plains, as well as deep soil areas such as the Oak Ridges Moraine. It falls within the Great-Lakes St. Lawrence Forest Region, including deciduous and mixed forests; however, over 50% of the landscape in this Ecoregion is currently in use as agricultural land (Lee, et al., 1998).

The Site is relatively flat with a steep slope along the northern property boundary. Along the west side of property there was a retaining wall with a step slope closer to the north. The east side of the property gently slopes down to adjacent lands.

4.2 Current and Historic Land Use

Imagery from Google Earth (2026) shows that the Site is used for transport storage, with adjacent lands used for a mixture of industrial/commercial practices, as well as natural undeveloped areas.

Portions of the southern and eastern adjacent lands were converted to industrial/commercial around 2004. Development on the Site began in 2010 converting the land from a natural area to industrial/commercial usage, and has continued to be used for industrial/commercial purposes since.

4.3 Surface Water, Hydrology, and Hydrogeology

Provincial mapping and other online sources did not indicate the presence of surface water features on Site or adjacent lands.

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The field investigation confirmed the absence of surface water features on Site and adjacent lands.

4.4 Plant Communities and Species

4.4.1 Ecological Land Classification

The plant communities on the Site are summarized in Table 5 and are mapped on Figure 2. Representative photos for each community are provided in Appendix C

Table 5 Plant Communities

No.	ELC Code	Community Description	S -Rank
Upland Plant Communities			
3	FOC1	Dry – Fresh Pine Coniferous Forest	SNA
7	CUM	Cultural Meadow	SNA
9	CUT	Mineral Cultural Thicket	SNA
10	FOD	Deciduous Forest	SNA
Wetland Plant Communities			
1	SWT2-2	Willow Mineral Thicket Swamp	S5
2	SWD4-3	White Birch-Poplar Mineral Deciduous Swamp	S5
4	SWD3-2	Silver Maple Deciduous Swamp	S5
8	MAS2-1	Cattail Mineral Swallow Marsh	S5
Anthropogenic			
5	N/A	Disturbed	SNA
6	N/A	Constructed	SNA

No provincially rare plant communities were observed on the Site and adjacent lands.

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Community 6 was present over most of the Site, consisting of paved surface with shipping containers, trailers and vehicle parking, and was devoid of vegetation. Community 5 borders to the north of Community 6, and has experienced past anthropogenic disturbance including the placement of gravel and other fill material. Community 5 had sparse vegetation sprouting in places which included Grass species (*Poa app*.), Smooth Brome (*Bromus inermis*), Orchard Grass (*Dactylis glomerata*), Wild Carrot (*Daucus carota*), Bull Thistle (*Cirsium vulgare*), Coltsfoot (*Tussilago farfara*), Red Clover (*Trifolium pratense*), English Plantain (*Plantago lanceolata*), Common Burdock (*Arctium minus*) and Canadian Goldenrod (*Solidago canadensis*). Lots of exposed soils were present in this community with erosion and scouring occurring on the slopes.

Community 1 was a willow thicket swamp dominated by Pussy Willow (*Salix discolor*) with Alder Buckthorn (*Frangula alnus*) and Red Osier Dogwood (*Cornus sericea*) associates, and some Common Winterberry (*Ilex verticillata*). Several young Basam Poplar (*Populus balsamifera*) and Silver Maple (*Acer saccharinum*) were present. Ground cover was thick and dominated with Sedge species (*Carex spp.),* Spotted Jewelweed (*Impatiens capensis*), and Purple Vein Willowherb (*Epilobium coloratum*), with other common wetland associates including Purple Stem Aster (*Symphyotrichum puniceum*), Panicle Aster (*Symphyotrichum lanceolatum*), Common Marsh Bedstraw (*Galium palustre*), Purple Loosestrife (*Lythrum salicaria*) and Joe-pyeweed (*Eutrochium maculatum*). The ground was saturated with some standing water in places.

Community 2 was a Balsam Poplar swamp with White Birch (*Betula papyrifera*) associates. Some individual Tamarack (*Larix laricina*) were also present. The understory was thick and dominated with Red Osier Dogwood with Pussy Willow and Alder Buckthorn associates. Some European Buckthorn (*Rhamnus cathartica*) was also observed mostly on the edges of the community. Groundcover was dominated with Dwarf Red Raspberry (*Rubus pubescens*) with Coltsfoot and Wild Strawberry (*Fragaria vesca*) associates. Some fill material has been transported into this community via erosion and was visible between the vegetation at bottom of slope.

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Community 1 and 2 transition into Community 4 which was Silver Maple swamp with Red Maple (*Acer rubrum*) associates. Understory was dominated with Common Winterberry with some Pussy Willow, Alder Buckthorn and Red Osier Dogwood present. Groundcover was sparse with lots of exposed leaf litter and pooling water present. When present ground cover was dominated with Sensitive Fern (*Onoclea sensibilis*), Eastern Marsh Fern (*Thelypteris palustris*) and Spotted Jewelweed. Some sedge species, Purple Stem Aster and Panicle Aster were also present.

Community 3 was an Eastern White Pine (*Pinus strobus*) and Eastern Hemlock (*Tsuga canadensis*) dominated forest with White Birch associates. There was small pocket of Trembling Aspen (*Populus tremuloides*) along the western edge of this community before becoming White Pine and Eastern Hemlock dominate. Understory was sparse. When present it consisted of Alternate Dogwood (*Cornus alternifolia*) and Chokecherry (*Prunus virginiana*). Groundcover consisted of mostly leaf litter and exposed soil with some patches of Wild Lily of the Valley (*Maianthemum canadense*).

Community 7 was a cultural meadow dominated by Canadian Goldenrod with Grass species, Smooth Brome, Orchard Grass, Wild Carrot. Other species included Common Burdock, Purple Crown Vetch (*Securigera varia*), Tufted Vetch (*Vicia cracca*), Oxeye Daisy (*Leucanthemum vulgare*), Virginia Creeper (*Parthenocissus quinquefolia*), Common Yarrow (*Achillea millefolium*) and Riverbank Grape (*Vitis riparia)*.

Community 8 was a small marsh community, dominated by Cattails. This community did not have any surface water connection. It was a low-lying pocket in between this property and the adjacent one. This community likely receives water from runoff from rain event as and snow melt.

Community 9 was Cultural Thicket consisting of Young Black Willow and Manitoba Maple (*Acer negundo*). Groundcover consisted of Canada Goldenrod, Coltsfoot, Riverbank Grape, Virginia Creeper, Jerusalem Artichoke (*Helianthus tuberosus*), and White Sweetclover (*Melilotus albus)*.

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Community 10 is a deciduous forest dominated with a mix of Balsam Poplar and White Birch with sparse Tamaracks present. Understory was dominated by European Buckthorn with Coltsfoot and exposed soil runoff from erosion present.

4.4.1.1 Floral Inventory

No at-risk or provincially rare (S1, S2, S3) vegetation species were identified on the Site. A search for Butternut (*Juglans cinerea*) and Black Ash (*Fraxinus nigra*) was completed as part of the vegetation survey. No Butternut or Black Ash trees were identified on the Site.

Some European Buckthorn and other invasive species were observed along the edge of the disturbed and natural areas.

4.4.2 Wetlands

Provincial and GRCA mapping identifies the Mill Creek Puslinch Provincially Significant Wetland (PSW) extending into the northern portion of the Site. The boundary used in this assessment was delineated in the field by GRCA staff on October 3, 2025 and subsequently surveyed by Ontario Land Surveyors on October 19, 2025. The surveyed wetland boundary is illustrated on Figure 2 and Figure 3.

Field investigations completed for this EIS confirmed the presence of wetland vegetation communities associated with the Mill Creek Puslinch PSW adjacent to, and extending onto, the northern portion of the Site. For the purposes of development review and impact assessment, the GRCA-staked wetland boundary has been adopted as the accepted wetland limit.

In addition to the GRCA-staked wetland boundary associated with the Mill Creek Puslinch PSW, field investigations identified additional wetland vegetation communities within a low-lying depression south/east of the primary wetland feature. This area was not included in the GRCA staking exercise. As such, the wetland boundary associated with these communities was delineated by Cambium staff for the purposes of impact assessment and development planning. The Cambium-delineated wetland boundary is shown on Figure 2 and Figure 3 and was used to inform the location of erosion and sediment control measures and restoration recommendations.

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Wetland communities associated with the Mill Creek Puslinch PSW Complex were not independently evaluated for significance. The additional wetland vegetation communities identified southeast of the Site were delineated for impact assessment purposes and were considered conservatively in the development assessment.

4.5 Fish and Fish Habitat

As previously mentioned in Section 4.3, no watercourses or other surface water features were identified on Site. As such, the Site and adjacent lands (i.e., within 120 m) do not provide suitable habitat to support fish.

4.6 Wildlife and Wildlife Habitat

Habitat availability on Site is very limited given its historical disturbances and on-going commercial operations. Most of the Site lacks complexity and habitat structures to support wildlife beyond a few transient bird and mammal species that are common on the landscape and have higher tolerances for human-wildlife interactions.

Communities along the periphery of the Site and adjacent lands, including wetland communities likely provide habitat for amphibian species. American Toad (*Anaxyrus americanus*) and Grey Tree Frog (*Dryophytes versicolor*) were heard calling within the wetland communities on the north part of the Site. While there was some pooling of water and saturated areas, sufficient water depths were not present to support fish or turtle species within these communities immediately proximal to the Site. Forested and thicket areas likely provide habitat for a wide range of species, specifically bird and bat species.

No confirmed bat maternity roost habitat, or high-quality roosting was identified during field investigations. The majority of trees proposed for removal consist of small- to moderate-diameter trembling aspen, tamarack, white birch, and other early successional species. A detailed tree inventory was completed by Kuntz Forestry Consulting Inc. (Appendix E) which did not document cavities, loose or exfoliating bark, large stem cracks, woodpecker excavations, or other potential roosting structures typically associated with maternity roosting bats. While one snag and several dead standing trees were identified within the removal area,

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it was confirmed by Cambium staff to be a broken snag approximately 3 m high, decay class 5, and lacking suitable roosting cavities. Consequently, the suitability of trees proposed for removal are considered to have low bat roosting habitat potential.

Cultural meadow communities on Site are dominated by Canda Goldenrod providing little thatch, making it unlikely to support grassland birds.

Incidental wildlife species observations on the Site included: American Toad and Grey Treefrog.

No species at risk were observed during field investigations. While suitable habitat for certain species, including foliage-roosting bat species, may be present within woodland communities on and adjacent to the Site, the Site itself provides limited habitat opportunities overall due to the extensive existing disturbance.

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5.0 Assessment of Significance and Impact Assessment

This section assesses the significance of natural features and functions (as outlined in Section 3.3.3) observed on the Site or on adjacent lands, as well as the potential impacts to those features that may result from the proposed project, in consideration of the recommended mitigation measures.

5.1 Significant Wetlands

As described in Section 4.4.2, the Mill Creek Puslinch PSW is present on Site as well as adjacent lands to the north, represented by Communities 1, 2, and 4. The wetland communities on Site were not evaluated for significance but are assumed as such given the correlation and overlays from the mapped PSW by the province and GRCA. A separate wetland feature identified southeast of the Site includes portions of Communities 1 and 7.

No development, vegetation clearing, grading, filling, drainage modification, or other physical alteration is proposed within the wetland feature. The proposed fill removal area is situated outside the GRCA-staked wetland boundary (Figure 3).

Potential effects are therefore limited to indirect impacts, including sediment transport, inadvertent encroachment during construction, vegetation trampling, and temporary disturbance associated with erosion and sediment control measures. These potential effects will be mitigated through implementation of the ESC Plan, including installation of a double row of silt fencing with straw bale reinforcement along the wetland interface. In addition to controlling sediment movement, the fencing will provide a clearly defined construction limit and prevent inadvertent encroachment into the wetland.

The proposed works are expected to improve existing conditions through the removal of previously placed fill and restoration of disturbed areas adjacent to the wetland boundary. No drainage works, channel modifications, groundwater dewatering, stormwater discharges, or water-taking activities are proposed, and existing surface water flow patterns will be maintained. Restoration plantings will further support infiltration and runoff attenuation within the Site.

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Given that all disturbance will occur outside the wetland boundary, no hydrologic alterations are proposed, and appropriate erosion and sediment control measures will be implemented, adverse effects to the ecological or hydrologic functions of the wetland are not anticipated. The proposed works are expected to improve existing conditions through the removal of historically placed fill adjacent to the wetland boundary.

5.2 Significant Woodlands

The significant woodland identified within the Study Area is comprised primarily of Community 3 (FOC1 Dry-Fresh Pine Coniferous Forest) and Community 10 (Fresh-Moist Native Deciduous Plantation), which are part of a large contiguous woodland feature, over 401 ha in size, that extends beyond the subject property.

A TIPP prepared by Kuntz Forestry Consulting Inc. (Appendix E) assessed trees located within and adjacent to the proposed disturbance area and identified trees requiring removal, as well as those to be retained and protected through implementation of tree protection fencing and associated preservation measures. Based on the limits established through the TIPP and the proposed development plan, approximately 0.0143 ha of Community 3 and 0.0188 ha of Community 10 will be affected, resulting in a total woodland impact area of approximately 0.0331 ha.

The proposed impacts are confined to the woodland edge adjacent to the existing disturbed industrial yard and do not extend into interior woodland habitat. While some tree removals are required to facilitate the proposed works, not all inventoried trees identified for removal occur within the mapped woodland communities. Accordingly, woodland impacts have been quantified based on the actual area of affected woodland vegetation communities rather than the total number of trees identified for removal.

The affected area represents a small edge component of a substantially larger woodland system that extends beyond the subject property. The woodland impact area represents less than 0.01% of the approximately 401 ha contiguous woodland feature. As such, the proposed works will not result in fragmentation of the woodland feature, isolation of habitat patches, disruption of ecological linkages, or impairment of wildlife movement opportunities. The

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majority of the woodland will remain intact and connected to adjacent natural heritage features following completion of the works.

In addition to the limited extent of woodland removal, the proposed undertaking includes the removal of previously placed fill and restoration of disturbed portions of the Site adjacent to the retained woodland. These restoration activities will improve the quality and functionality of the woodland edge and buffer area relative to existing conditions through the establishment of native vegetation and the re-naturalization of currently disturbed lands. The restored area is expected to provide greater ecological function than the existing condition by enhancing habitat availability, supporting infiltration and runoff attenuation, and creating a more gradual transition between the retained woodland and adjacent developed areas.

Retained woodland vegetation adjacent to the disturbance area will be protected through implementation of the recommendations contained in the TIPP, including installation and maintenance of tree protection fencing and restrictions on grading, equipment access, material storage, and soil disturbance within designated tree protection zones.

Given the limited extent of woodland removal (0.0331 ha), the edge-oriented nature of the disturbance, the retention of woodland connectivity and ecological function, the implementation of tree protection measures, and the ecological restoration proposed along the woodland interface, the undertaking is not anticipated to result in significant adverse impacts to the significant woodland or its ecological functions.

5.3 Significant Valleylands

Valleylands are not present on or adjacent to the Site.

5.4 Significant Wildlife Habitat

The NHRM includes high level guidance for identifying SWH, which is further refined in the Significant Wildlife Habitat Technical Guide (SWHTG) and the Significant Wildlife Habitat Criteria Schedules (SWHCS) (MNRF, 2000; MNRF, 2015). These documents are the basis for identifying areas and features that are considered SWH by the province, and were used in this study to determine SWH at the Site and on adjacent lands.

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The table provided in Appendix D outlines all the types of SWH that are to be considered in ecoregion 6E according to the SWHCS, and includes an assessment of whether or not the criteria for ‘candidate’ SWH is present at the Site for each type (i.e., presence/absence of listed ELC ecosite codes and/or habitat criteria). Where ‘candidate’ SWH is present at the Site, the table goes on to compare the habitats and results of field surveys at the Site to the defining criteria as listed in the SWHCS to determine presence/absence of ‘confirmed’ SWH. Where ‘confirmed’ SWH is identified through the analysis presented in Appendix D, those types of SWH are discussed below in the context of the proposed development. Where presence of ‘confirmed’ SWH can not be ruled out, a conservative approach has been implemented by identifying ‘candidate’ SWH.

No confirmed SWH was identified within the proposed development footprint. However, application of the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E outlined in Appendix D identified candidate Bat Maternity Colony Habitat, Amphibian Breeding Habitat (Woodland and Wetland), Deer Yarding Area (Stratum II), Marsh Bird Breeding Habitat, Woodland Area Sensitive Bird Breeding Habitat, Waterfowl Nesting Habitat, and habitat for Special Concern wildlife species within adjacent woodland and wetland communities associated with the adjacent Mill Creek Puslinch PSW and surrounding natural areas. These habitats occur outside the proposed disturbance area and will not be directly altered by the proposed activities.

The proposed work is limited to previously disturbed lands and a small area of woodland edge habitat (0.0331 ha). Through implementation of erosion and sediment control measures, tree protection measures, restoration plantings, and the mitigation measures outlined in Section 6.0, significant adverse impacts to the form or ecological function of identified SWH are not anticipated.

5.5 Significant Areas of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSI) are natural heritage features identified by the MNR. There are two types of ANSIs: Life Science and Earth Science. ANSIs represent important natural features that are not found in protected areas.

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ANSIs are not mapped on or adjacent to the Site.

5.6 Fish Habitat

No fish habitat was present on Site.

5.7 Habitat of Endangered and Threatened Species

A list of SAR, with potential to occur in the general vicinity of the Site has been compiled based on known species' ranges, habitat requirements, and review of background information sources (as listed in Section 3.1). In addition, the list has been augmented with direct field observations from the Study, as detailed in the previous sections. Cambium has employed a habitat-based screening, supplemented with targeted field surveys, when necessary, in order to identify suitable habitat for species located on or adjacent to the Site. A detailed habitat suitability analysis is provided in Appendix B and a discussion of the results is provided below.

Bobolink and Eastern Meadowlark (Threatened; SARA)

Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*) are listed federally and provincially as threatened. Suitable habitat for this species includes but is not limited to pastures, hayfields, old or abandoned fields, and native prairies and savannahs. Suitable habitat is not present on Site; cultural meadow communities did not provide sufficient thatch necessary for nest building, area is too small for minimum habitat requirements, and heavily disturbed by adjacent human activities. Suitable habitat in the general areas is limited to adjacent lands to the west. Bobolinks and Eastern Meadowlarks were not observed on Site and adjacent lands during field investigations.

No work is proposed in this this area and no impacts to these species are anticipated. Vegetation clearing and site preparation activities should be scheduled outside of the core breeding bird period (generally April 1 to August 31).

Bats (Endangered; SCA)

Eastern Red Bat (*Lasiurus borealis*), Eastern Small-footed Myotis (*Myotis leibii*), Hoary Bat (*Lasiurus cinereus*), Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis*

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septentrionalis), Silver-haired Bat (*Lasionycteris noctivagans*), and Tri-colored Bat (*Perimyotis subflavus*) are listed as Endangered under the *Species Conservation Act, 2025*.

Woodland habitat occurs within and adjacent to the Site and may provide habitat opportunities for SAR bats. While targeted bat surveys were not completed, the proposed undertaking will affect approximately 0.0331 ha of woodland edge habitat associated with Community 3 (FOC1 Dry-Fresh Pine Coniferous Forest) and Community 10 (Fresh-Moist Native Deciduous Plantation). The affected area consists primarily of a woodland edge adjacent to the existing disturbed industrial yard, and is dominated by young to mid-aged, early successional trembling aspen and other common tree species. Although trembling aspen can provide bat roosting habitat where suitable cavities, exfoliating bark, cracks, or other roosting features are present, neither the tree inventory nor Cambiums field investigation identified an abundance of such features within the area proposed for removal. One snag and several dead standing trees were documented; however, no cavity trees, significant bark sloughing, large stem cracks, or other features indicative of high-quality bat roosting habitat were identified. The snag identified within the TIPP was confirmed by Cambium staff to be a broken snag approximately 3 m high, decay class 5, and lacking suitable roosting cavities.

The majority of the surrounding woodland feature and associated habitat opportunities will remain intact following completion of the proposed works. Potential effects to SAR bats are expected to be limited due to the small extent of woodland alteration, retention of woodland connectivity, implementation of tree protection measures, and restoration of disturbed lands adjacent to the retained woodland. To further minimize the potential for adverse effects, all tree removal activities will occur during the inactive bat season (December 1 to March 14), when SAR bats are not expected to occupy trees for maternity roosting or day-roosting purposes.

Based on the limited extent of woodland alteration (0.0331 ha), the low abundance of documented bat roosting features within the disturbance area, retention of the majority of woodland habitat and ecological connectivity, and implementation of seasonal timing restrictions and other mitigation measures, significant adverse effects to SAR bats are not anticipated. Registration or authorization under the *Species Conservation Act, 2025* is therefore not anticipated to be required.

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6.0 Recommended Mitigation, Best Practices, and Monitoring

The mitigation measures and best management practices outlined below should be implemented on the Site, to minimize the potential for adverse impacts to natural heritage features and functions on and adjacent to the Site.

6.1 Tree Protection Measures

Tree protection measures shall be implemented in accordance with the recommendations contained within the TIPP prepared by Kuntz Forestry Consulting Inc. Recommendations include:

- Installation of tree protection fencing at locations specified within the TIPP prior to commencement of site works;
- Maintenance of all tree protection fencing for the duration of construction activities;
- Restriction of equipment access, grade changes, material storage, and soil disturbance within tree protection zones;
- Pruning of roots or branches that extend into the construction area by a qualified arborist in accordance with accepted arboricultural practices;
- Arborist inspections prior to, during, and following construction to evaluate compliance with tree protection measures and identify any necessary corrective actions; and
- Retention and protection of the 30 trees identified for preservation within the TIPP

6.2 Enhancements

The proposed undertaking includes the removal of approximately 0.24 ha of previously placed fill from lands adjacent to the retained wetland and woodland features. Following fill removal, disturbed areas should be restored and re-naturalized to improve the ecological function of the Site and provide a more effective buffer between the development area and adjacent natural heritage features. The recommended restoration area encompasses the fill removal area and

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extends to the limits established by the erosion and sediment control (ESC) measures shown on Figure 3, resulting in an overall restoration area of approximately 0.29 ha.

Restoration of these disturbed lands will provide an opportunity to improve existing site conditions through the establishment of a self-sustaining native vegetation community. Relative to the current condition, which is characterized by placed fill and disturbed vegetation, restoration is expected to enhance ecological function by increasing native vegetation cover, improving infiltration and runoff attenuation, stabilizing soils, improving habitat availability, and creating a more gradual and functional transition to the adjacent woodland and wetland communities.

Restoration plantings should focus on native tree, shrub, and herbaceous species characteristic of the surrounding woodland and wetland-edge communities. Recommended tree and shrub species include Balsam Poplar (*Populus balsamifera*), Trembling Aspen (*Populus tremuloides*), White Birch (*Betula papyrifera*), Black Willow (*Salix nigra*), Chokecherry (*Prunus virginiana*), Pussy Willow (*Salix discolor*), Grey Dogwood (*Cornus racemosa*), Silky Dogwood (*Cornus amomum*), Highbush Cranberry (*Viburnum trilobum*), and Nannyberry (*Viburnum lentago*), together with other native species appropriate to final site conditions.

Native trees and shrubs should be planted at densities sufficient to establish a diverse, self-sustaining vegetation community and achieve the restoration objectives described above. Final planting locations, species composition, and densities should be refined during detailed design and incorporated into a Restoration Planting Plan.

To supplement woody plantings and provide rapid site stabilization following grading activities, restoration areas should be seeded with an appropriate native meadow seed mix. Given the uncertainty associated with final soil conditions following fill removal, a robust and adaptable native meadow mix is recommended. Ontario Seed Company (OSC) Mix 8145 or OSC Mix 8150 would be suitable options, as both are designed for a broad range of site conditions and provide a diverse native herbaceous community capable of establishing on restored lands adjacent to natural heritage features.

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The restoration area should ultimately be implemented through a Restoration Planting Plan prepared by a qualified professional. The plan should identify restoration objectives, species selection and planting prescriptions, site preparation requirements, performance criteria, contingency measures, and a post-construction monitoring program to evaluate restoration success and ensure the establishment of a self-sustaining native vegetation community.

6.3 Best Management Practices

The mitigation measures and best management practices outlined in Table 6 should be implemented on the Site, to minimize the potential for adverse impacts to natural heritage features and functions on and adjacent to the Site.

Table 6 Best Management Practice Recommendations

Potential Impact	Recommended Best Practice
Erosion and Sedimentation	Prior to any construction activities taking place, it is essential that perimeter sediment fencing be installed around construction areas. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart. This key control measure will help prevent sediment from entering surface water features (i.e., wetlands and the watercourse) in the surrounding landscape. All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. Any observed overland drainage channels originating from Site, that may or may not have arisen as a result of erosion, should be directed to a check dam structure, prior to discharging to off-site areas. Construction activities that require earthworks (e.g., grading, excavation, etc.) should be scheduled to avoid dates of heavy rainfall events and times of high runoff volumes.
Wildlife: Birds (Disturbance and Harm)	Nesting birds and their nests, eggs, and young are protected under the *Migratory Birds Convention Act, 1994*. Vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 1 to August 31 in the local area (as per Environment and Climate Change Canada Guidelines). If vegetation clearing or construction is to occur between April 1 to August 31, the vegetation shall be investigated by a qualified biologist to confirm if any active nests are present, prior to site alteration. Vegetation clearing can proceed provided there are no active nests.

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Potential Impact	Recommended Best Practice
	If active nests are confirmed, the nests shall be left undisturbed until young have fledged or the nest is determined to be inactive. Note that some birds nest on the ground and in low-lying vegetation and shrubs; therefore, all habitat types should be inspected prior to ground disturbance if removals are to occur during the breeding season.
Wildlife: Bats (Disturbance and Harm)	Tree removal should be limited to the development envelope. Small scale tree removal will not result in impairing or eliminating the function of habitat to support bat life processes provided the tree removal avoids the active bat season (March 15 – November 30). If tree removal is proposed during the active bat season (March 15 to November 30), a qualified biologist should assess the trees proposed for removal and identify any additional surveys or mitigation measures that may be required
Species at Risk (SAR; Threatened and Endangered)	SAR observations, including most species of snakes and turtles, should be reported to the Natural Heritage Information Centre (NHIC). If any individuals are encountered, they should be photographed and allowed time to move out of harm's way. SAR should not be handled by unauthorized individuals.
Spread of Invasive Species	Invasive species are becoming problematic throughout Ontario and can adversely impact our natural landscapes, including wetlands, woodlands, and watercourses. Best management practices to reduce the spread of invasive species include: 1. Revegetate with species native to the local area. 2. Request fill and compost from reputable sources that are conscious of the potential for the spread of invasive species via these media. 3. Get to know the most common invasive species in the area. 4. Brush off or clean any shoes, boots and equipment that have encountered invasive species before returning to the property. Equipment and vehicles coming into the work area should be free of soil and seeds that could introduce non-native and invasive species following the Clean Equipment Protocol for Industry: Inspecting and Cleaning Equipment for the Purposes of Invasive Species Prevention (Halloran, 2013) 5. Immediately eradicate invasive species if they are observed on the property. 6. Do not compost invasive species; put them in plastic bags and dispose of them in the garbage. 7. Do not dispose of lawn or garden clippings in the forest or wetlands to avoid species introductions.

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Potential Impact	Recommended Best Practice
	An excellent resource for identifying and controlling invasive species can be found through the Ontario Invasive Plant Council: Home - Ontario Invasive Plant Council (ontarioinvasiveplants.ca) (OIPC, 2022)
Anthropogenic Impacts – Noise	Noise is not expected to increase significantly because of the proposed development as it is consistent with the land use on the surrounding properties. Maintaining the wooded areas surrounding the natural features on the Site will serve to buffer wildlife within the natural areas from noise-related impacts. Temporary acute noise may occur during construction activities and should follow appropriate local noise by-laws. All equipment should be equipped with appropriate mufflers to mitigate noise levels during construction.
Anthropogenic Impacts – Lighting	Artificial lighting can have an impact on nocturnal movement of wildlife within natural areas. To minimize impacts to wildlife, it is recommended that outdoor lights be operated on timers, rather than by motion detection. Outdoor lighting associated with the development should be directed at the ground, rather than into the adjacent natural areas. Bulb wattage should be as low as practical while meeting the safety intent of the lighting. Lighting in common areas should be capped to direct light to the intended area of the ground to limit light pollution.

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7.0 Policy Conformity and Regulatory Compliance

7.1 Provincial Policies and Regulations

Based on the natural heritage and/or hydrologic features identified on or adjacent to the Site and the findings of the field investigations detailed herein, the proposed development is in conformity with the PPS. Conformity with applicable natural heritage policy is further demonstrated in Table 7. Note that natural heritage and hydrologic feature types not relevant to the development application have been intentionally omitted from the tables below.

Table 7 PPS Policy Conformity Summary

Natural Heritage / Hydrologic Feature	On Site	On Adjacent Lands	Meets Associated Policy
Significant Wetland in Ecoregions 5E, 6E and 7E or in the Canadian Shield north of Ecoregions 5E, 6E and 7E	Yes	Yes	4.1.4 a); 4.1.8
	Explanation: No development or site alteration is proposed within the GRCA-staked Provincially Significant Wetland. Potential indirect impacts associated with adjacent construction activities will be mitigated through implementation of erosion and sediment control measures and post-construction restoration. As such, negative impacts to the wetland or its ecological functions are not anticipated.		
Significant Woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)	Yes	Yes	4.1.5 b); 4.1.8
	Explanation: A Tree Inventory and Preservation Plan was used to define the limits of woodland disturbance and tree protection measures associated with the proposed works. Based on these limits, approximately 0.0331 ha of significant woodland will be affected. The impact is confined to a small woodland edge area adjacent to an existing disturbed industrial yard and will not result in fragmentation of the broader woodland feature. Woodland connectivity and ecological function will be maintained through retention of the vast majority of the woodland, implementation of tree protection measures, and restoration of adjacent disturbed lands following fill removal. The proposed restoration		

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Natural Heritage / Hydrologic Feature	On Site	On Adjacent Lands	Meets Associated Policy
	activities are expected to improve the quality and functionality of the woodland edge and associated buffer relative to existing conditions, resulting in an overall enhancement of ecological function within the restored area		
Habitat of Threatened and Endangered Species	Potential	Potential	4.1.7
	Explanation: Grassland habitats capable of supporting Bobolink and Eastern Meadowlark are not present on Site. Suitable habitat is limited to adjacent lands which are not to be impacted by development. Woodland habitat within and adjacent to the Site may provide habitat opportunities for bat species listed as Endangered under the *Species Conservation Act, 2025* (SCA). However, no occupied roost features or confirmed SAR bat habitat were identified during the assessment. The proposed disturbance is limited to approximately 0.0331 ha of woodland edge habitat and does not result in fragmentation or removal of the broader woodland feature. Provided tree removals are undertaken outside of the active bat season (March 15 to November 30) and standard mitigation measures are implemented, adverse effects to SAR bats are not anticipated. Based on the findings of this assessment, registration or authorization under the SCA is not anticipated to be required. .		

7.1.1 Conservation Authority Act

The Site and proposed works fall within the GRCA regulated area. The removal of fill is a prohibited activity with the GRCA regulated area. A permit from the GRCA for the removal of fill is required to complete works in the regulated area. All permits must be issued before work may proceed.

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7.1.2 Species Conservation Act, 2025

Woodland habitat within and adjacent to the Site may provide habitat opportunities for bat species listed under the *Species Conservation Act, 2025*. However, no occupied roost features or confirmed SAR bat habitat were identified during field investigations. The TIPP data and field investigations identified a low abundance of potential bat roosting features within the disturbance area. The proposed development will affect approximately 0.0331 ha of woodland edge habitat while retaining the majority of the contiguous woodland feature.

Provided mitigation measures outlined in Section 6.0 are implemented, significant adverse impacts to protected species or habitat are not anticipated. Based on the findings of this assessment, registration or authorization under the Species Conservation Act, 2025 is not anticipated to be required.

7.2 Municipal Policies and By-laws

Schedule B7 of The County of Wellington Official Plan (OP) designates a portion of the Site as Greenlands and Core Greenlands. Core Greenlands include Provincially significant wetlands, other wetlands, Habitat of Endangered or threatened species, fish habitat and hazardous lands.

Section 5.4.1 of the OP states, “Development and Site alteration will not be permitted in wetlands that are considered provincially significant... All other wetlands will be protected and development that would seriously impair their ecological function will not be permitted.”

The proposed development has been designed to avoid the Provincially Significant Wetland identified by GRCA. No site alteration is proposed within the wetland boundary and appropriate erosion and sediment control measures will be implemented during construction. Accordingly, the proposal is not anticipated to negatively affect the wetland or its ecological functions.

Section 5.4.2 states “Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that

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demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function."

Regarding Greenlands, Section 5.5 of the OP states that "other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts."

Section 5.5.4 states "significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions."

This Study addresses the EIS requirements of the Official Plan for features identified on or adjacent to the Site. As outlined in Section 5.0, overall impacts to identified features can be reduced or negated through the application of mitigation measures prescribed in Section 6.0.

7.2.1 Wellington County Forest Conservation By-law 5115-09

The woodland identified within the Study Area forms part of a larger contiguous woodland system approximately 401 ha in size and therefore consideration for the applicability of the Wellington County Forest Conservation By-law was requested by the Townships peer reviewer.

As outlined and provided in Appendix E, a Tree Inventory and Preservation Plan (TIPP) was prepared by a qualified arborist to assess proposed tree removals and tree protection requirements associated with the proposed restoration works. The TIPP identified 39 trees requiring removal to facilitate fill removal, regrading, and ecological restoration activities.

As part of the review process, the project engineer consulted with Wellington County Planning and Development regarding the Wellington County Forest Conservation By-law 5115-09. Following review of the project documents and consultation with Township of Puslinch staff, Adam Buitendyk, Environmental Resource Specialist/Forester, confirmed that a permit under the Wellington County Forest Conservation By-law is not required to accompany the proposed Major Site Alteration Permit application. Correspondence is provided in Appendix F.

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7.3 Federal Policies and Regulations

7.3.1.1.1.1 Species at Risk Act

The SARA applies to federal lands in Canada; however, at-risk aquatic and migratory bird species located on private property in Ontario also receive protection under the Act.

The Bobolink, and Eastern Meadowlark have the potential to be present on adjacent lands. As long as the recommendations provided in Section 6.0 are followed no impacts are anticipated for these species.

7.3.1.1.1.2 Fisheries Act

Protection provisions in the federal *Fisheries Act* prohibit the harmful alteration, disruption or destruction (HADD) of fish habitat. Any work proposed within or near a watercourse must be assessed to determine the risk of causing HADD of fish habitat. No Fish habitat is present on Site.

7.3.1.1.1.3 Migratory Birds Convention Act, 1994

Nesting birds and their nests, eggs, and young are protected under the *Migratory Birds Convention Act, 1994*. Vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 1 to August 31 in the local area (as per Environment and Climate Change Canada Guidelines). Provided this timing window is respected, no impacts to breeding birds are anticipated.

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8.0 Summary of Recommendations

The following recommendations are provided for the proposed development:

1. All required approvals and permits should be obtained prior to the commencement of site alteration or construction activities.
2. Construction activities should remain confined to the limits shown on Figure 3 and should avoid encroachment into adjacent wetland, woodland, marsh and candidate Significant Wildlife Habitat located beyond the development footprint.
3. Areas of recommended restoration should be re-naturalized through the preparation and implementation of a Restoration Planting Plan. The plan should include restoration objectives, native species planting prescriptions, performance criteria, contingency measures, and a post-construction monitoring program to evaluate restoration success and ensure the establishment of a self-sustaining native vegetation community.
4. Vegetation removal or alteration should take place outside the breeding bird season (April 1 to August 31) and the active roosting period for bats (March 15 – November 30). Should any clearing be required during the breeding bird season, nest searches conducted by a qualified person must be completed within 48 hours prior to clearing activities. If nests are found, work within the area must cease until the nest has fledged, as per the federal Migratory Birds Convention Act. Should any clearing be required during the active roosting period for bats, please contact the Ministry of Environment, Conservation and Parks for further direction (e.g. acoustic monitoring, exit surveys) to ensure conformity with the *Species Conservation Act, 2025*.
5. An Erosion and Sediment Control (ESC) Plan that includes perimeter sediment fencing should be implemented prior to the commencement of any Site alteration.
    - Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart.
    - All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated.

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- All ESC fencing should be removed following construction once exposed soils have been revegetated.
- Machinery or construction materials should be stored within the construction area throughout the construction period.

6. Invasive species are becoming problematic throughout Ontario and can adversely impact our natural landscapes, including wetlands, woodlands, and watercourses. Best management practices to reduce the spread of invasive species detailed in Table 6 should be implemented.
7. Tree protection measures shall be implemented in accordance with the recommendations contained within the Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc. Recommended measures include:
   - Installation of tree protection fencing at locations specified within the TIPP prior to commencement of site works;
   - Maintenance of all tree protection fencing for the duration of construction activities;
   - Restriction of equipment access, grade changes, material storage, and soil disturbance within tree protection zones;
   - Pruning of roots or branches that extend into the construction area by a qualified arborist in accordance with accepted arboricultural practices;
   - Arborist inspections prior to, during, and following construction to evaluate compliance with tree protection measures and identify any necessary corrective actions; and
   - Retention and protection of the 30 trees identified for preservation within the TIPP
8. Temporary acute noise may occur during construction activities and should follow appropriate local noise by-laws. All equipment should be equipped with appropriate mufflers to mitigate noise levels during construction.
9. It is recommended that outdoor lights be operated on timers, rather than by motion detection. Outdoor lighting associated with the development should be directed at the

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ground, rather than into the adjacent natural areas. Bulb wattage should be as low as practical while meeting the safety intent of the lighting.

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9.0 Closing

In closing, potential negative impacts associated with the proposed works and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 6.0 are followed. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject Site. Furthermore, the proposed development complies with applicable provincial policy.

Respectfully submitted,

Cambium Inc.

DocuSigned by:
[redacted]
A5B12F11031E410...

Brenden Hnatiw, B.Sc.
Technologist / ISA Arborist

Signed by:
[redacted]
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Camden Jermey, B.Sc., Can-CISEC
Project Manager / Senior Ecologist

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11.0 Statement of Qualifications & Limitations

Limited Warranty

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When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies. Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information purposes only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work considers any locations or times other than those from which information, sample results and data was specifically received, the work shall be based on a reasonable extrapolation from such information, sample results and data, but the actual conditions encountered may vary from those extrapolations.

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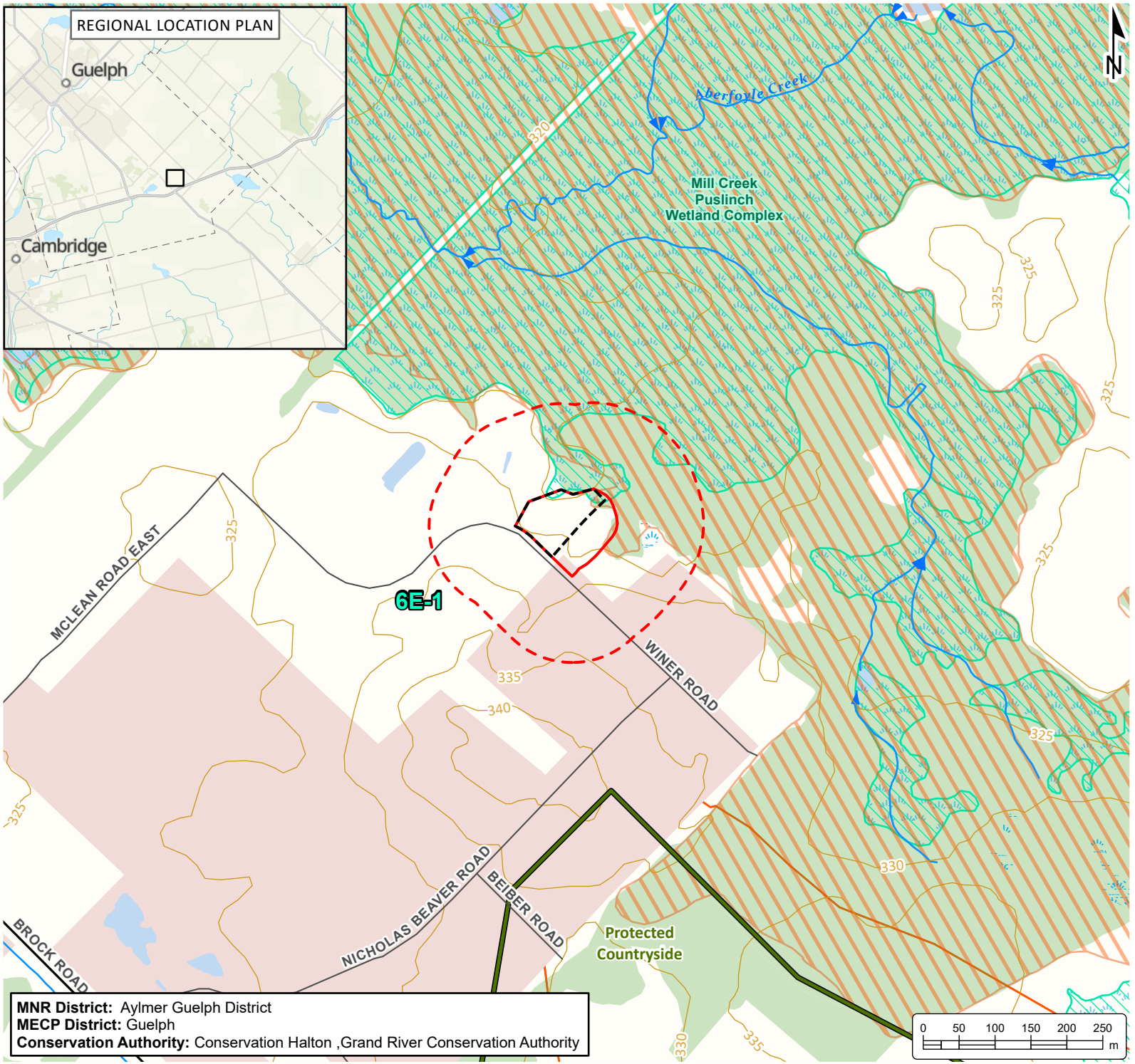
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Appended Figures

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ENVIRONMENTAL IMPACT STUDY

RANDHAWA PROPERTY INC.
30 Winer Road
Township of Puslinch
County of Wellington, Ontario

LEGEND

- Major Road
- Minor Road
- Contour (5m Interval)
- Watercourse, Permanent
- Ecodistrict
- Greenbelt Designation
- White-tailed Deer Wintering Area (Stratum 2)
- Unevaluated Wetland
- Provincially Significant Wetland
- Water Area
- Wooded Area
- Built Up Area
- Site (approximate)
- Adjacent Lands (120m)
- Property (approximate)

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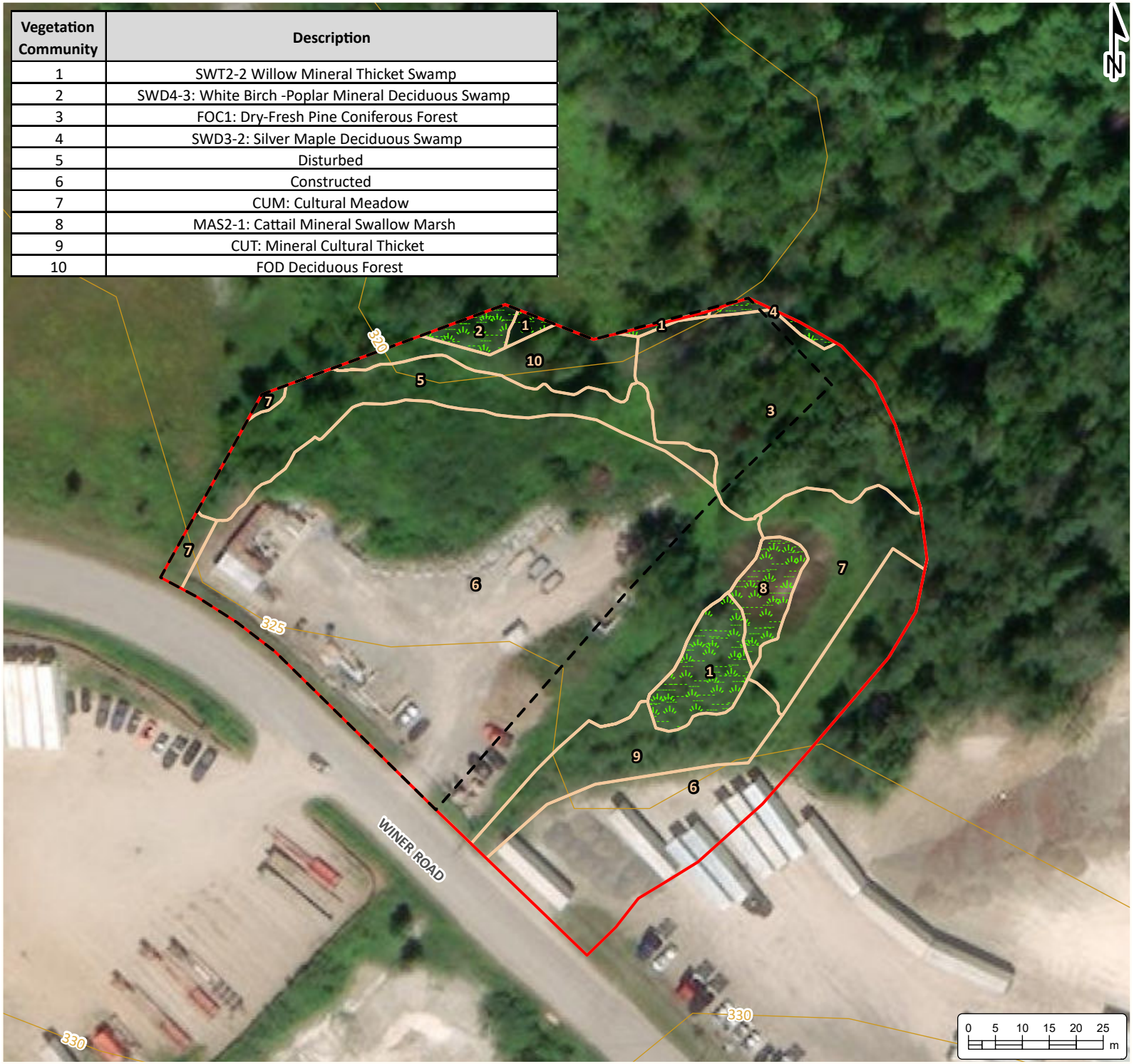
LANDSCAPE SETTING AND POLICY AREAS

Project No.:	Date:
02635851.000	September 2026
Scale: 1:7,500	Projection: NAD 1983 UTM Zone 17N
Created by: DS	Checked by: CJ
Figure: 1	

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Vegetation Community	Description
1	SWT2-2 Willow Mineral Thicket Swamp
2	SWD4-3: White Birch -Poplar Mineral Deciduous Swamp
3	FOC1: Dry-Fresh Pine Coniferous Forest
4	SWD3-2: Silver Maple Deciduous Swamp
5	Disturbed
6	Constructed
7	CUM: Cultural Meadow
8	MAS2-1: Cattail Mineral Swallow Marsh
9	CUT: Mineral Cultural Thicket
10	FOD Deciduous Forest



ENVIRONMENTAL IMPACT STUDY

RANDHAWA PROPERTY INC.
30 Winer Road
Township of Puslinch
County of Wellington, Ontario

LEGEND

- Contour (5m Interval)
- Field Verified Wetland
- Vegetation Communities
- Site (approximate)
- Adjacent Lands (120m)
- Property (approximate)

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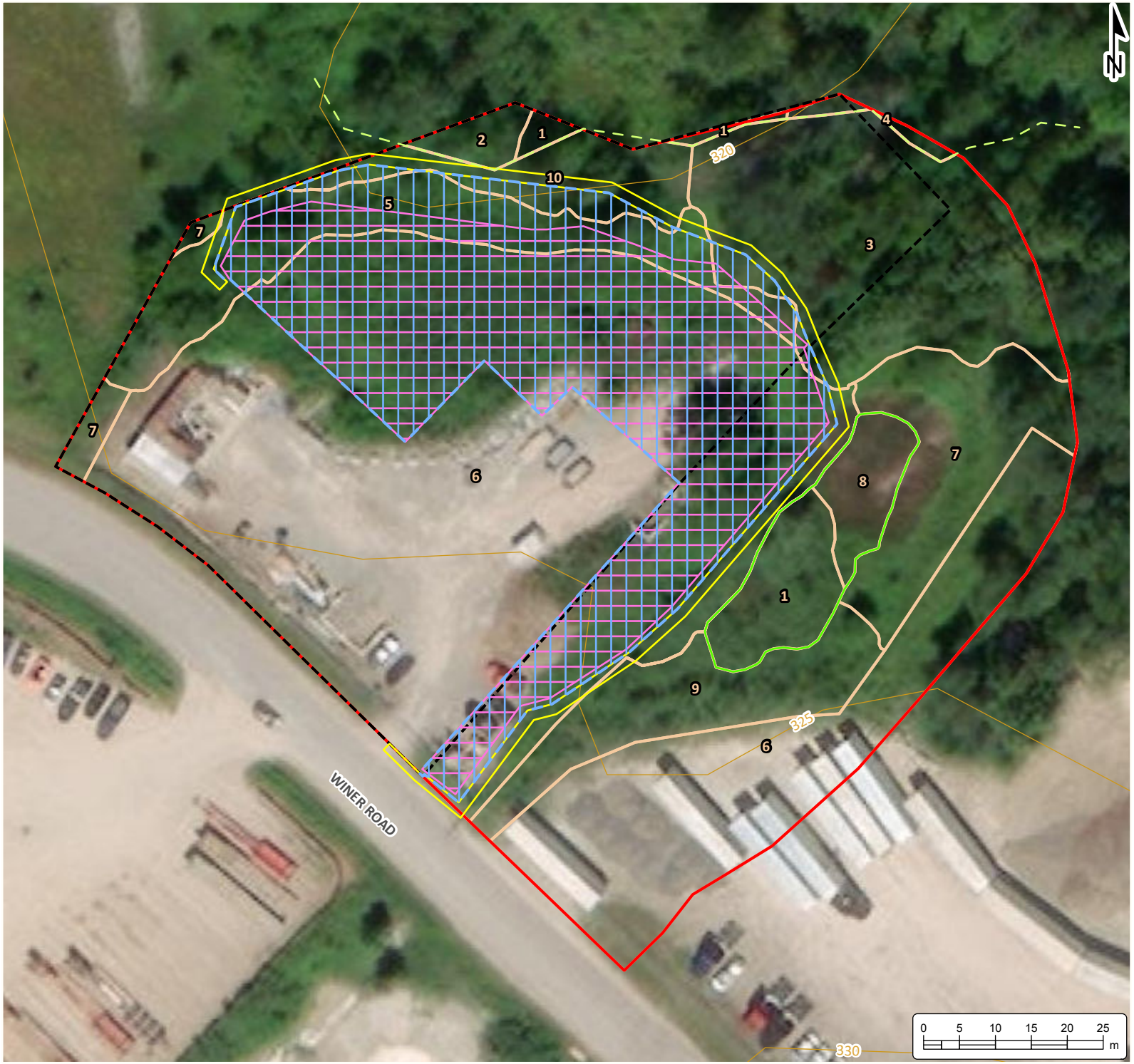
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NATURAL HERITAGE FEATURES AND ECOLOGICAL SURVEY STATIONS

Project No.:	Date:
02635851.000	September 2026
Scale: 1:1,000	Projection: NAD 1983 UTM Zone 17N
Created by: DS	Checked by: CJ
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ENVIRONMENTAL IMPACT STUDY

RANDHAWA PROPERTY INC.
30 Winer Road
Township of Puslinch
County of Wellington, Ontario

LEGEND

- Contour (5m Interval)
- GRCA Field Verfied Wetland Boundary
- Cambium Field Verified Wetland Boundary
- Vegetation Communities
- ESC Controls (0.03 ha) (approximate)
- Area of Soil Removal (0.24 ha) (approximate)
- Recommended Restoration Area (0.29 ha) (approximate)
- Site (approximate)
- Adjacent Lands (120m)
- Property (approximate)

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NATURAL HERITAGE CONSTRAINTS

Project No.:	Date:
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Appendix A

Conceptual Site Plans

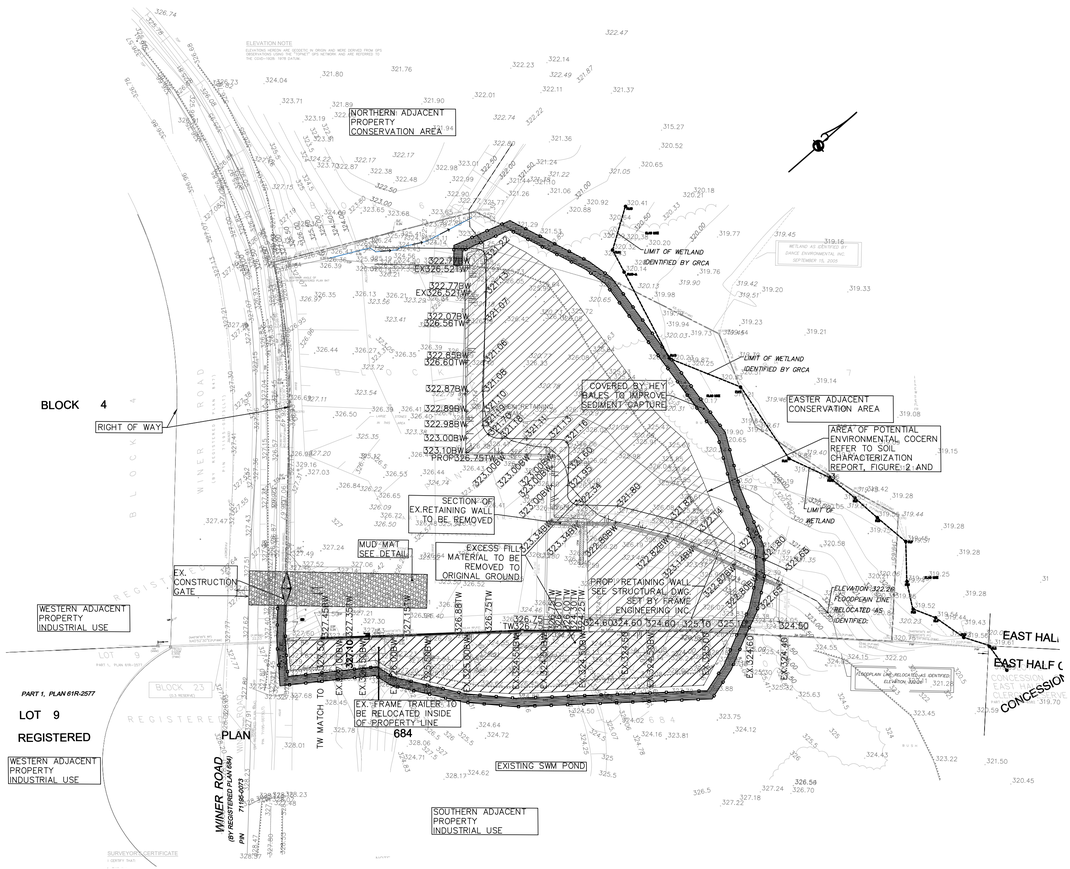
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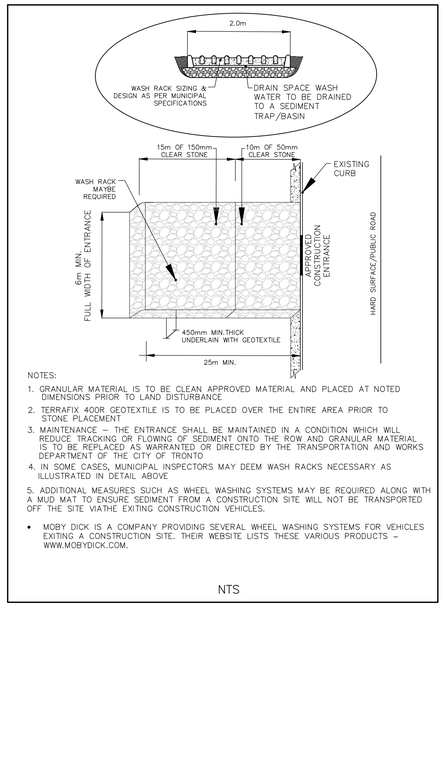
SITE CONSTRUCTION SEQUENCE:

–INSTALL INITIAL SEDIMENT AND EROSION CONTROL MEASURES,/ SEDIMENT BARRIERS AROUND WORK AREA	SUMMER 2026
–INSTALL MUD MAT AND CONSTRUCTION ACCESS GATE	SUMMER 2026
–REMOVE FILL MATERIAL FROM THE SITE	SUMMER 2026
–STABILIZE DISTURBED AREAS WITH NATIVE SEED MIX AND PLANTING UNDER SUPERVISION OF A QUALIFIED ECOLOGIST, PROTECTING REMAINING TRENCHES WITHIN GRCA JURISDICTION.	FALL 2026

EROSION AND SEDIMENT CONTROL / GENERAL NOTES

1. SEDIMENT BARRIERS, CHECK DAMS AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREA IS STABILIZED.
3. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
4. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
5. ALL CONSTRUCTION EQUIPMENT MUST BE PARKED ON–SITE.
6. WILL COMPLY WITH CITY OF TORONTO NOISE BY–LAW
7. SEDIMENT CONTROL FENCE TO BE AS PER OPSD 219.130.
8. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
9. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
10. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CURBS ARE CONSTRUCTED AND THE BOULEVARDS ARE SODDED OR BACKYARDS GRADED AND SODDED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
11. IN THE CASE OF ANY CONFLICT WITH ANOTHER PLAN, THIS PLAN PREVAILS ONLY IN RESPECT TO CONSTRUCTION MEASURES AND ACTIVITIES SUCH AS THE CONSTRUCTION ACCESS, SILT FENCE, SECURITY FENCE, SEDIMENT CONTROL AND MUD MATS
12. STREET SWEEPING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.
13. SOIL QUALITY & QUALITY ASSURANCE PROTOCOL (O. REG. 406/19) ALL IMPORTED MATERIAL MUST MEET ONTARIO REGULATION 406/19 (ON–SITE AND EXCESS SOIL MANAGEMENT) STANDARDS FOR TABLE(AGRICULTURAL) OR TABLE 3(RESIDENTIAL/PARKLAND) AS MANDATED BY THE TOWNSHIP'S QUALIFIED PERSON (QP). NO SOIL SHALL BE ACCEPTED WITHOUT A SIGNED EXCESS SOIL QUALITY ASSURANCE REPORT FROM THE SOURCE SITE QP. AT LEAST ONE INDEPENDENT AUDIT SAMPLE MUST BE COLLECTED AND LABORATORY TESTED FOR EVERY 1,000 TRUCKLOADS ACCEPTED AT THE GATE KIOSK.
14. MANDATORY HOURS OF OPERATION IN COMPLIANCE WITH TOWNSHIP OF PUSLINCH SITE ALTERATION BY–LAW CONSTRAINTS, HAULAGE, DUMPING, GRADING, AND MECHANICAL COMPACTING OPERATIONS ARE STRICTLY RESTRICTED TO MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 8:30 AM AND 5:00 PM. NO OPERATIONS ARE PERMITTED ON SATURDAYS, SUNDAYS, OR STATUTORY HOLIDAYS.
15. MUD TRACKING, DUST CONTROL & ROAD MAINTENANCE THE PERMIT HOLDER IS FULLY RESPONSIBLE FOR MAINTAINING PUBLIC ROADWAYS FREE OF MUD, DUST, AND DEBRIS. A COMMERCIAL MECHANICAL STREET SWEEPER MUST OPERATE DAILY ON THE DESIGNATED TOWNSHIP HAUL ROUTE WHENEVER FILLING OCCURS. DUST CONTROL VIA WATER TRUCK SPRAYING MUST BE DEPLOYED INSTANTLY ACROSS ALL INTERNAL HAUL ROUTES DURING DRY, WINDY CONDITIONS.4. INSPECTION AND STOCKPILE MAINTENANCEALL SILT FENCES, MUD MATS, AND DRAINAGE CONTROLS MUST BE PHYSICALLY INSPECTED BY THE SITE SUPERVISOR AT LEAST ONCE EVERY 7 DAYS, AND WITHIN 24 HOURS OF ANY RAINFALL EVENT EXCEEDING 10 MM. ANY IMPORTED SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS MUST BE IMMEDIATELY STABILIZED WITH STRAW MULCH, HYDROSEED, OR HEAVY–DUTY TARPS.
16. POST–CONSTRUCTION MAINTENANCE PLAN REFER TO LANDSCAPE PLANS LP1 & LP2 BY GOTFRYD GROUP



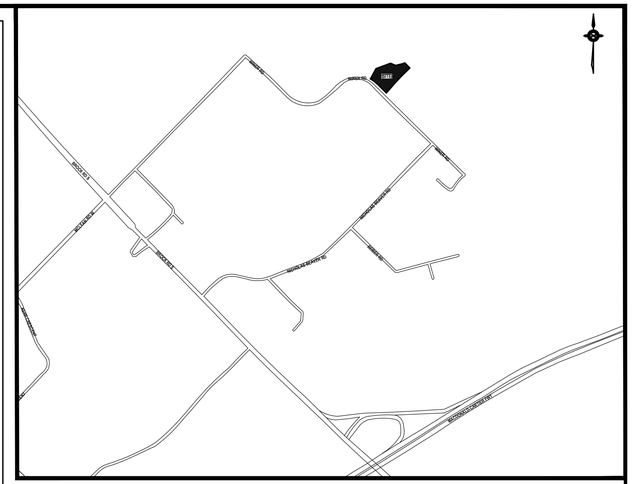


NOTES:

1. GRANULAR MATERIAL IS TO BE CLEAN APPROVED MATERIAL AND PLACED AT NOTED DIMENSIONS PRIOR TO LAND DISTURBANCE
2. TERRAFIX 400R GEOTEXTILE IS TO BE PLACED OVER THE ENTIRE AREA PRIOR TO STONE PLACEMENT
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL REDUCE TRACKING OR FLOWING OF SEDIMENT ONTO THE ROW AND GRANULAR MATERIAL IS TO BE REPLACED AS WARRANTED OR DIRECTED BY THE TRANSPORTATION AND WORKS DEPARTMENT OF THE CITY OF TRONTO
4. IN SOME CASES, MUNICIPAL INSPECTORS MAY DEEM WASH RACKS NECESSARY AS ILLUSTRATED IN DETAIL ABOVE
5. ADDITIONAL MEASURES SUCH AS WHEEL WASHING SYSTEMS MAY BE REQUIRED ALONG WITH A MUD MAT TO ENSURE SEDIMENT FROM A CONSTRUCTION SITE WILL NOT BE TRANSPORTED OFF THE SITE VIATHE EXITING CONSTRUCTION VEHICLES.

- MOBY DICK IS A COMPANY PROVIDING SEVERAL WHEEL WASHING SYSTEMS FOR VEHICLES EXITING A CONSTRUCTION SITE. THEIR WEBSITE LISTS THESE VARIOUS PRODUCTS – WWW.MOBYDICK.COM.

NTS



BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF WINER ROAD AS SHOWN ON PLAN 61R–11137 HAVING A BEARING OF N45°26'30"W.

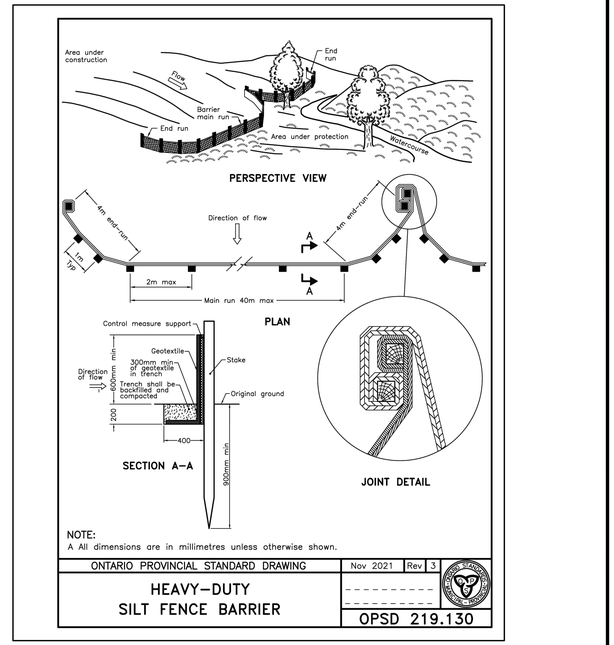
ELEVATION NOTE

ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010). SITE BENCHMARKS SHOWN ON THE FACE OF THIS PLAN.

SITE AREA: 0.62 HEC

LEGEND

- EXISTING GRADE (319.41)
- PROPERTY LINE
- SEDIMENT CONTROL FENCE
- CONSTRUCTION ACCESS
- STONE PAD (SEE DETAIL)
- AREA BETWEEN DOUBLE FENCE COVERED BY HEY BALES
- AREA OF POTENTIAL ENVIRONMENTAL COCERN REFER TO SOIL CHARACTERIZATION REPORT, FIGURE 2 AND 3



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3
HEAVY–DUTY SILT FENCE BARRIER		OPSD 219.130

N&N Engineering LTD.

TEL: 905-237-3971
CELL: 647-889-2971
email: smashouf@nandneng.com
www.nandneng.com

No.	DATE	REVISIONS	INITIAL	SIGNED
2.	2026-08-14	SECOND SUBMISSION OF SITE REMEDY	SM	
1.	2025-12-16	FIRST SUBMISSION OF SITE REMEDY	SM	

ENGINEERING AND CONSTRUCTION SERVICES

ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF GUELPH STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

MANAGER, DEVELOPMENT ENGINEERING
DATE:

PROPOSED TRUCK WAREHOUSE
30 WINER RD, TOWNSHIP OF PUSLINCH, ONTARIO

DESIGN:	SM	DRAFTING:	ZM	SITE ALTERATION AND EROSION CONTROL PLAN	SHEET No. ESC-1
SCALE:	1:500	CHECK:	SM		
DATE:	DECEMBER 2025	PROJECT #	24-220		

Docusign Envelope ID: 200870D4-5CEB-826D-804A-FC00B7E16317

Appendix B

Species at Risk Screening

Docusign Envelope ID: 200870D4-5CEB-826D-804A-FC00B7E16317

Appendix B: Species of Conservation Concern

County of Wellignton

TYPE	COMMON NAME	SCIENTIFIC NAME	Federal		Provincial			SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
			Schedule 1 Status (SARA)	COSEWIC Status	PSO Status (SCA)	COSSARO Status	S-RANK				
Amphibian	Western Chorus Frog (Great Lakes / St. Lawrence - Canadian Shield population)	*Pseudacris maculata pop. 1*	THR	THR			S4	The Western Chorus Frog is small with a dark stripe running through its eye and a light stripe underneath (3). It is primarily a lowland terrestrial species that requires access to terrestrial and aquatic habitats in close proximity to one another. Relying on marshes and wooded wetlands adjacent to forested habitats, this species also requires isolated, predator free pools for breeding. Temporary pools, such as vernal pools in wooded areas, are preferred. This species hibernates terrestrially in a variety of environments, including leaf litter, wood debris, and vacant animal burrows (2).	Yes: on-site and adjacent lands	Known to occur in the general area	No further consideration required
Bird	Acadian Flycatcher	*Empidonax virescens*	END	END		END	S1B	The Acadian Flycatcher has an olive-green crown and back, a pale throat and breast, bold white ring around each eye, and a short, wide-based beak used to snatch insects out of the air. It is a forest interior species, requiring large tracts (>40 ha) of mature, shady forests with ravines or forested swamps with lots of maple and beech trees. It is known primarily to the shores of Lake Erie, with a few nest sites in the Greater Toronto Area (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Bank Swallow	*Riparia riparia*	THR	THR		THR	S4B	The Bank Swallow is a small songbird of around 12 cm long with a distinctive dark breast band, that flies with quick and erratic wingbeats (1). It nests in burrows in natural and human-made settings where there are vertical faces in silt and sand deposits. This can include banks of rivers and lakes, bluffs, active sand and gravel pits, road cuts and stockpiles of soils. However, they prefer sand-silt substrates for excavating their nest burrows. They often use large wetlands as communal nocturnal roosts post-breeding or during wintering periods (2).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Barn Owl	*Tyto alba*	END	END	END	END	S1	The Barn Owl is easily identified by its white heart-shaped face, black eyes, golden colour, pale, lightly speckled under parts, and long legs. Another key feature of the barn owl is that it lacks the “ear tufts” found on other types of owls in Ontario. In Canada, the species breeds only in extreme southern Ontario and British Columbia. n southern Ontario, this adaptable owl nests and roosts in barns and abandoned buildings. It may also use natural cavities in trees or holes in cliff faces, as it did before the arrival of Europeans in North America. It lives year round at its nest site and hunts for rodents over orchards, and grasslands such as farmlands, fallow fields and meadows.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Barn Swallow	*Hirundo rustica*	THR	SC		SC	S4B	The Barn Swallow is a mid-sized songbird with steel-blue backs and wings, glossy in males, and a line of white spots across its upper tail. It lives in a variety of open habitats for foraging, such as grassy fields, pastures, certain agricultural crops, shorelines, cottage areas, wetlands, or subarctic tundra (2). They prefer to nest within human made structures such as barns, bridges, and culverts. Barn Swallow nests are cup-shaped and made of mud, typically attached to horizontal beams or vertical walls underneath an overhang (1).	No	Known to occur in the general area	No further consideration required
Bird	Black Tern	*Chlidonias niger*			END	END	S3B,S4M	The Black Tern is a small waterbird with a forked tail, straight pointed bill, slender shape, and black head during breeding season. It builds floating nests in loose colonies in shallow marshes, with a preference for cattails. They breed primarily in the marshes along the edges of the Great Lakes, but may also use wetlands further north if suitable (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Bobolink	*Dolichonyx oryzivorus*	THR	SC		THR	S4B	The Bobolink is a mid-sized songbird of tan colour with black stripes, except for males during summer breeding season who are black with a white back and yellow collar. It prefers tall, grassy meadows, hayfields and some croplands, and feeds (largely on insects) on the ground in dense grasses (1). It tends to nest in forage crops: hayfields and pastures dominated by species including clover, bluegrass, and broadleaf plants (2).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Bird	Canada Warbler	*Cardellina canadensis*	THR	SC		SC	S5B	The Canada Warbler is a small songbird with bright yellow underparts and bluish-grey back and tail (1). It can be found in a variety of forest types, but is most abundant in moist, mixed forests with a well-developed, dense shrub layer. are on or near the ground and used only once. Nests are on or near the ground and used only once. They are well-concealed bydense, low vegetation (e.g., moss hummocks, upturned tree roots, small hillocks with deep leaf litter and dense saplings) (6).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Cerulean Warbler	*Setophaga cerulea*	END	END		THR	S2B	The Cerulean Warbler, a small songbird, is blue-green with white eyebrows and two prominent white wing bars (1). It requires relatively large tracts of mature deciduous forest (>100 ha), and nests in older, second-growth deciduous forests. During breeding season, it is found in relatively large tracts of mature deciduous forests that feature large, tall trees and an open understorey (5).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Chimney Swift	*Chaetura pelagica*	THR	THR		THR	S3B	The Chimney Swift is a small bird, between 12 and 14 cm, with a brown, cigar-shaped body, slender wings, and an erratic flight pattern. Prior to settlement, the Chimney Swift would mainly nest in cave walls and hollow trees. Now, it is found mostly near urban and suburban areas where the presence of chimneys or other manmade structures provide nesting and roosting habitat. They also tend to stay in habitat close to the water (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Common Nighthawk	*Chordeiles minor*	SC	SC		SC	S4B	The Common Nighthawk is a medium-sized bird with long, pointed wings, a long tail with a notch, and and large eyes. Its plumage of dark brown with black and white specks blends with its roost site. It is typically found in open areas such as gravel beaches, rock outcrops and burned woodlands, that have little to no ground vegetation. This species can also be found in highly disturbed locations such as clear cuts, mine tailing areas, cultivated fields, urban parks, gravel roads, and orchards (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Eastern Meadowlark	*Sturnella magna*	THR	THR		THR	S4B,S3N	The Eastern Meadowlark is a medium-sized migratory songbird with a bright yellow throat and belly, a black V shape on its chest, and a pointed bill. It prefers pastures and hayfields, but is also found to breed in orchards, shrubby fields, human-use areas such as airports and roadsides, or other open areas. The Eastern Meadowlark can nest from early May to mid-August, in nests that are built on the ground and well-camouflaged with a roof woven from grasses (1).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands

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			Schedule 1 Status (SARA)	COSEWIC Status	PSO Status (SCA)	COSSARO Status	S-RANK				
Bird	Eastern Whip-poor-will	*Antrostomus vociferus*	THR	SC		SC	S4B	The Eastern Whip-poor-will is a medium-sized bird with mottled brown and grey feathers to blend in with its surroundings, a large flattened head, and small bill. They are usually found in areas with a mix of open and forested areas such as patchy forests with clearings, forests that are regenerating after major disturbances, savannahs, open woodlands or openings in more mature forests. Breeding habitat is dependent on forest structure rather than composition, although common tree associations are pine and oak, and it nests directly on the forest floor (2). The species prefers to nest in semi-open or patchy forests with clearings as it forages in open areas and uses forested areas for roosting (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Eastern Wood-Pewee	*Contopus virens*	SC	SC		SC	S4B	The Eastern Wood-pewee is a species of 'flycatcher', a bird that eats flying insects. It grows to approximately 15 cm, has greyish-olive upper parts and pale bars on its wings. This species lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It prefers intermediate-age forest stands with little understory vegetation (1). It typically creates nests on tree branches 2-12 m in height (2).	No	Known to occur in the general area	No further consideration required
Bird	Golden Winged Warbler	*Vermivora chrysoptera*	THR	THR		SC	S3B	The Golden-winged Warbler is a small songbird with distinctive yellow wing patches and patches behind their eyes. It inhabits early successional habitat of old fields and favour areas where trees are spread out or forest edges to use for perching, singing, and searching for food. They seem to prefer regeneration zones with young shrub growth, surrounded by mature forest, locations that have recently been disturbed, such as field edges, hydro or utility right-of-ways, or logged areas for their breeding sites; often frequenting clusters of herbaceous plants and low bushes (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Grasshopper Sparrow	*Ammodramus savannarum*	SC	SC		SC	S4B	The Grasshopper Sparrow is a small songbird with a streaked back, a white stripe down the center of its crown, a flattish head, and a conical beak. It inhabits open grasslands and prairies with well-drained soil, preferring areas that are sparsely vegetated. It will also nest in hayfields and pastures, as well as alvars and occasionally grain crops such as barley (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Least Bittern	*Ixobrychus exilis*	THR	THR		SC	S4B	The Least Bittern is a small member of the heron family, reaching around 30 cm in length. It has brown and beige plumage with chestnut patches on its wings (1). The species nests in marshes (> 5 ha) and swamps dominated by emergent vegetation, preferably cattails, interspersed with patches of woody vegetation and open water. Although Least Bitterns usually nest in larger marshes territorial individuals have been found in marshes as small as 0.4 ha. They require dense vegetation and open water with stable levels within 10 m for nesting, and access to clear, open water for foraging (14).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Louisiana Waterthrush	*Parkesia motacilla*	THR	THR		THR	S2B	The Louisiana Waterthrush is a large wood warbler with brown upper parts, cream-coloured breasts and flanks with dark streaks, and a long bill. It is typically found along fast moving streams and creeks, in deeply forested ravines. It nests along stream banks, in the roots of fallen trees, and under logs and other large woody debris. Although less frequently, the Louisiana Waterthrush has been known to inhabit heavily wooded, deciduous swamps and open water areas, In Ontario, its breeding ground is mostly found in woodlands along Lake Erie and along the Niagara Escarpment (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Peregrine Falcon	*Falco peregrinus*	SC			SC	S4	The Peregrine Falcon is a bird of prey with a slate blue back, cream-coloured chest with dark markings, and pointed wings spanning around 1 m. It also has bright yellow feet and legs. This species can be found nesting on tall, steep cliff ledges close to large bodies of water. They prefer open habitats such as wetlands, tundra, savanna, sea coasts and mountain meadows for hunting , but may also be found above open forests. This species has also adapted well to living and nesting in urban areas, and has been documented using the ledges of tall buildings and other tall man-made structures for perches and nesting (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Piping plover	*Charadrius melodus*	END	END		END	S1B	The Piping Plover is a small shorebird with light colouring, a stubby orange bill and orange legs. This species almost exclusively nests on dry sandy or gravelly beaches above the high-water mark to avoid waves. It can be found pecking the sand, searching for small pools of water for insects and small crustaceans to consume. Although not particularly common in Ontario, it is found along the shores of the Great Lakes, and in the Lake of the Woods in northwestern Ontario (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Short-eared owl	*Asio flammeus*	SC	THR	THR	THR	S4?B, S2S3N	The Short-eared Owl has a large round head with small tufts of feathers, long wings, a short tail, and cryptic colouring of brown streaks. This species is found in scattered pockets across the province where suitable open habitat, including grasslands, tundra, peat bogs and marsh, can be found in sufficient quantities. Adults build nests on the ground in grassy areas and occasionally agriultural fields (1). The main factor influencing their choice in habitat is believed to be an abundance of their food source, primarily rodents and other small mammals (2).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Bird	Wood Thrush	*Hylocichla mustelina*	THR	THR		SC	S4B	The Wood Thrush is a medium-sized songbird of around 20 cm with rusty brown coloured upper parts and white underparts with large dark spots. It breeds in deciduous and mixed forests with moderate understories, shade and abundant leaf litter where it forages for food, including larval and adult insects as well as plant material. They prefer moist stands of trees with well-developed undergrowth and tall trees for perches (1).	No	Known to occur in the general area	No further consideration required
Fish	American Eel	*Anguilla rostrata*	No Status	THR	END	END	S1S2	The American Eel is a long, slender bodied fish, with one long fin extending down the back and around the tail, and two small pectoral fins. It has thick lips, and a protruding lower jaw that extends out above the upper jaw. At the juvenile stage, they swim up the St. Lawrence River to reach Lake Ontario and connected tributaries where they will remain for 8 to 23 years before migrating back to their spawning grounds. In Ontario, the American eel prefers mud, sand or gravel substrates during the juvenile stage when they reside primarily in the benthic zone of waterbodies. More mature eels are able to thrive in most environments provided there is available cover during daylight hours, and the habitat is accessible (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Fish	Lake Sturgeon (Great Lakes / St. Lawrence population)	*Acipenser fulvescens*		THR	END	END	S2	The Lake Sturgeon, a large freshwater fish, has an extended snout with four whisker-like organs hanging near the mouth and is dark to light brown or grey on its back and sides with a lighter belly. In Ontario, this fish is found in the rivers of the Hudson Bay Basin, the Great Lakes basin, and their connecting waterways. Lake Sturgeon's live almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel and are usually found at depths of 5 to 20 m. They spawn in relatively shallow, fast-flowing water or if available deeper water habitat as well (2).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required

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			Schedule 1 Status (SARA)	COSEWIC Status	PSO Status (SCA)	COSSARO Status	S-RANK				
Fish	Redside Dace	*Clinostomus elongatus*	END	END		END	S1	The Redside Dace is a small-bodied fish that is a member of the Minnow family. It averages about 75 milimeters in length and has a flattened body shape. Adults are colourful, with a red stripe on the front half of the body and a yellow stripe that extends almost the full length of the fish. Redside Dace prefer small streams and headwater areas with a gravel bottom. Overhanging grasses and shrubs provide ideal habitat as this species is adapted to jumping up to 10 cm out of the water to feed on insects (2).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Insect	Monarch	*Danaus plexippus*	END	END		SC	S4B,S2N	The Monarch is an orange and black butterfly with small white spots and a wingspan of around 10 cm. It relies on milkweed plants as a food source for growing caterpillars, but the adult butterflies forage in diverse habitats for nectar from wildflowers (1).	No	Known to occur in the general area	No further consideration required
Insect	Yellow-banded Bumble Bee	*Bombus terricola*	SC	SC		SC	S3S5	The Yellow-banded Bumble Bee is a medium-sized bumble bee with a distinct yellow and black abdominal band pattern found on its queens, males, and workers. This species is a forage and habitat generalist, able to use a variety of nectaring plants and environmental conditions. It can be found in mixed and coniferous woodlands, particularly for nesting and overwintering, as well as a variety of open habitat such as native grasslands, farmlands and urban areas. The Yellow-banded Bumble Bee ranges from the Mixedwood Plains of southern Ontario to the Hudson Bay Lowlands in the north (1). Their nest sites are often found underground in abandoned burrows or decomposing logs.	Yes: on-site and adjacent lands	Known to occur in the general area	No further consideration required
Mammal	Eastern Red Bat	*Lasiurus borealis*		END	END	END	S3	The Eastern Red Bat is distinguished by fur that is usually orange but varies from yellowish-red to yellowish-grey. White hairs or white-tipped hairs give a frosted appearance. Habitat preference for this species is highly generalized as they prefer either coniferous and deciduous forests of any age class. Roosting occurs among the foliage of trees and occasionally shrubs. Eastern Red Bat are long-distanced migrants, with some individuals miving hundreds or thousands of kilometres between summer and winter months. Little is known with respect to migration and hibernation (9).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on-site
Mammal	Eastern Small-footed Myotis	*Myotis leibii*			END	END	S2S3	The Eastern Small-footed Myotis has fur with black roots and shiny brown tips as well as very small feet. In the spring and summer, the Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees (10). They change their roosting locations daily and hunt at night for insects. They hibernate in winter, often in caves and abandoned mines choosing colder and drier sites than other similar bats (2).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on-site
Mammal	Hoary Bat	*Lasiurus cinereus*			END	END	S3	The Hoary Bat is a large-bodied bat and is the largest bodied bat in Canada. It is identified by light fur around its face and neck and white-tipped hairs over most of its body. Hoary Bat is a migratory bat species that migrates long distances between summer breeding habitat and winter range. Typically, Hoary Bat roosts in cavities of trees, which can be found in a broad range of forested habitat types across Ontario (11).	Yes: on-site and adjacent lands	Known to occur in the general area	No further consideration required
Mammal	Little Brown Myotis	*Myotis lucifugus*	END	END	END	END	S3	The Little Brown Myotis has glossy brown fur and a fleshy projection covering the entrance to its ears. This species roosts in trees and buildings, often selecting attics, abandoned buildings and barns for summer colonies where they can raise their young. Little Brown Bats hibernate from October/November to March/April, most often in caves or abandoned mines that are humid and remain above freezing (12).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on-site
Mammal	Northern Myotis	*Myotis septentrionalis*	END	END	END	END	S3	The Northern Myotis has dull yellow-brown fur with pale bellies and long, rounded ears. This species is found in boreal forests, roosting under loose bark and in the cavities of trees. These bats hibernate from October/November to March/April, most often in caves or abandoned mines (2).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on-site
Mammal	Silver-haired Bat	*Lasionycteris noctivagans*		END	END	END	S3	The Silver-haired bat is a dark colored bat, with black skin membranes and black to dark brown fur. The fur often has grey or silver-frosted tips, giving it the silvery appearance for which it is named. This species primarily roosts under loose bark and in cavitiies of trees, making them reliant on habitat with large decaying trees available. Silver-haired Bats migrate south during the winter months and they may occasionally roost in buildings especially during migration when natural roosting sites are scarce (13).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on-site
Mammal	Tri-colored Bat	*Perimyotis subflavus*	END	END	END	END	S3?	The Tri-colored Bat is small, with pale brown with orange-red forearms, muzzle, and ears. It is named for the black, yellow, and brown hairs on its back. It is considered rare in this region of Ontario which is at the northernmost limit of the natural range (1). These bats prefer to nest in foliage, tree cavities and woodpecker holes, but are occasionally found in buildings; though this is not their preferred habitat. Winter hibernation takes place in caves, mines and deep crevices. Tri-colored Bats prefer an open forest habitat type in proximity to water (4).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on-site
Mammal	Woodland Vole	*Microtus pinetorum*	SC	SC		SC	S3?	The Woodland Vole is a grayish-brown rodent about 11 to 15 centimetres in length. Its body is suited to its partially subterranean habitat, with small eyes and ears largely hidden in the fur, a very short tail, blunt snout and enlarged front claws for digging. In Ontario, the Woodland Vole lives in mature deciduous forest in the Carolinian region where there is a deep litter layer that allows it to burrow.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Mollusc	Fawnsfoot	*Truncilla donaciformis*	END	END		END	S1	The Fawnsfoot is a small, 35 to 45-millimetre long freshwater mussel. Its yellowish to greenish-brown shell is smooth with dark green rays broken into v-shaped markings called chevrons.The Fawnsfoot inhabits medium and large rivers with moderate to slow flowing water. It usually inhabits shallow waters (one to five metres deep) with gravel, sand or muddy bottoms. In Canada, this species is limited to tributaries of the Great Lakes. In most areas where Fawnsfoot occurs, it has a patchy distribution and is limited to the lower portions of large rivers.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Mollusc	Lilliput	*Toxolasma parvum*	END	END		SC	S1	Lilliput are small freshwater mussels that typically grow to about 25 mm long, though they can reach twice that length. The shell is oval or egg-shaped and thick, with a smooth outer surface. Younger mussels are pale yellow, green, or gray, while larger ones are blackish-brown. Unlike many at-risk mussels, lilliput are found in a variety of soft river bottoms, such as mud, sand, and silt. Lilliputs burrow in these soft materials to filter-feed. This mussel is very sensitive to changes in water quality. This mussel is found in a small number of rivers flowing into Lake St. Clair, Lake Erie and Lake Ontario, as well as two wetlands near the western end of Lake Ontario.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required

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TYPE	COMMON NAME	SCIENTIFIC NAME	Federal		Provincial			SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
			Schedule 1 Status (SARA)	COSEWIC Status	PSO Status (SCA)	COSSARO Status	S-RANK				
Mollusc	Threehorn Wartyback	*Obliquaria reflexa*	THR	THR		THR	S1	Threehorn wartyback is a medium-sized freshwater mussel that typically grows to 4 cm long. Its olive-green shell is thick and circular to triangular. Threehorn wartyback gets its name from the row of 3-5 large knobs or horns on its shell. This mussel is found in large rivers with moderate current and stable gravel, sand and mud bottoms. It burrows in the riverbed to filter-feed. In Ontario, this mussel is found only in the Sydenham, Thames and Grand rivers in southwestern Ontario. Historically, it was also found in Lake St. Clair, the Detroit River and western Lake Erie.	No	Known to occur in the general area	No further consideration required
Plant	American Chesnut	*Castanea dentata*	END	END	END	END	S1S2	The American Chestnut is a tall deciduous tree that formerly reached about 30 metres in height; however, trees in Ontario are now typically only five to 10 metres tall. The bark is dark grey-brown and cracks with age. The American Chestnut prefers dryer upland deciduous forests with sandy, acidic to neutral soils. In Ontario, it is only found in the Carolinian Zone between Lake Erie and Lake Huron. The American Chestnut has almost disappeared from eastern North America due to an epidemic caused by a fungal disease called the chestnut blight (Cryphonectria parasitica). In Canada, the American Chestnut is restricted primarily to southwestern Ontario.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	American Columbo	*Frasera caroliniensis*	END	END	END	END	S2	American Columbo is a perennial herb of the Gentian family. Each year, more leaves are added to the basal rosette (a circular arrangement of leaves radiating from the stem) of the plant with older leaves extending as long as 40 centimetres. It grows primarily in open deciduous forests, and to a lesser extent along open forest edges and dense shrub thickets in Ontario. It is most commonly found in dry upland woods, but in parts of its range it has been found in grasslands, moist woods and swampy habitats. In Canada, American Columbo is only found in the Carolinian forest region of southern Ontario. There have been 22 populations recorded in Ontario. Based on field surveys in 2004 and 2005, 13 populations are currently believed to exist.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	American Ginseng	*Panax quinquefolius*	END	END	THR	THR	S2	American Ginseng is a perennial plant which grows up to 60 centimetres in height. The leaves typically have five leaflets arranged in a whorl at the end of the leaf stem. The root looks like a gnarly parsnip. The flowers are an inconspicuous green-white in colour, but the berries are bright red and arranged in a cluster. In Ontario, the American Ginseng typically grows in rich, moist, and mature deciduous woods dominated by Sugar Maple, White Ash, and American Basswood. It typically grows in deep, nutrient rich soil over limestone or marble bedrock (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Black Ash	*Fraxinus nigra*		THR	END	THR	S4	The Black Ash is a smaller-sized tree with a narrow crown, light grey and scaly bark, and green, oval leaflets on a central stalk. It grows everywhere in Ontario except for the far north, preferring moist climates and soils such as swampy woodlands or bogs (1).	Yes: adjacent lands only	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Broad Beech Fern	*Phegopteris hexagonoptera*		SC		SC	S3	The Broad Beech Fern can grow to a height of 50 cm or more and has a creeping, scaly root (2). The fern has large divided leaves called fronds which grow from 25 to 75 cm long and triagular leaf blades. The Broad Beech Fern perfers rich, moist soils in deciduous forests, usually in full shade and often dominated by Maple and Beech trees. In Ontario, it is found in southern Muskoka, along Lake Erie, and in the eastern Lake Ontario - St Lawrence River region (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Butternut	*Juglans cinerea*	END	END	END	END	S2?	The Butternut is a medium sized tree reaching 30 m in height. It has large compound leaves with 11 to 17 leaflets. The fruit is oval, fuzzy and sticky. In Ontario, the Butternut prefers moist, well-drained soil, often along streams, or occasionally well-drained gravel sites. It grows alone or in small groups in deciduous forests (1).	Yes: adjacent lands only	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Downy Yellow False Foxglove	*Aureolaria virginica*	END	END	END	END	S1	Downy Yellow False Foxglove is a tall, herbaceous perennial with showy yellow flowers, that can reach a height of 2.5 m. The stems and leaves of this plant are covered by fine downy hairs. Downy Yellow False Foxglove is found in dry, open to semi-open, upland oak forests, woodlands and savanna habitats on well-drained soils. There are five subpopulations of Downy Yellow False Foxglove remaining in Ontario, located in: Waterloo, Halton, Hamilton, Norfolk, and Brant. Two additional subpopulations may persist in Waterloo. Another five subpopulations are believed to be extirpated, including two in Niagara.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Eastern Flowering Dogwood	*Cornus florida*	END	END	END	END	S2?	Eastern Flowering Dogwood is a small tree that reaches 3-10 metres in height and has oval leaves arranged in pairs along the branch. The bark of larger trees is brownish-grey and separated into scales, giving it the appearance of alligator skin. Eastern Flowering Dogwood grows under taller trees in mid-age to mature deciduous or mixed forests. It most commonly grows on floodplains, slopes, bluffs and in ravines, and is also sometimes found along roadsides and fencerows.In Canada, it can only be found in southern Ontario in the Carolinian Zone (the small area of Ontario southwest of Toronto to Sarnia down to the shores of Lake Erie).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Fern-leaved Yellow False Foxglove	*Aureolaria pedicularia*	THR	THR	THR	THR	S2?	Fern-leaved Yellow False Foxglove is a tall, herbaceous perennial with showy yellow flowers, that can reach a height of 1.5 m. Its stems and leaves are covered with sticky glandular hairs. Fern-leaved Yellow False Foxglove is a short-lived plant, which typically flowers in its second year. It is found in open savanna and woodland habitats along with Black Oak (Quercus velutina), its preferred host tree. Fern-leaved Yellow False Foxglove is largely restricted to the Carolinian ecoregion. There are six subpopulations remaining in Ontario which are found in: Hamilton, Halton, Lambton, Norfolk, and Niagara. Two additional populations may persist in Brant County and Walpole Island First Nation.	No	Known to occur in the general area	No further consideration required
Plant	Green Dragon	*Arisaema dracontium*	No Status	SC		SC	S3	The Green Dragon is a perennial wildflower which grows 15 to 90 centimetres tall. There is usually just one long-stalked leaf divided into five to 13, sometimes as many as 21, elliptic to broadly lance-shaped leaflets. A separate stalk holds the plant's green-yellow blossom. A long narrow leaf-like cup surrounds the flower spike which protrudes beyond it evoking the idea of a dragon's tongue. The Green Dragon grows in somewhat wet to wet deciduous forests along streams, particularly maple forest and forest dominated by Red Ash and White Elm trees. In Ontario, it is believed to still occur at about 30 to 35 sites in the southwestern part of the province.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Hoary Mountain-mint	*Pycnanthemum incanum*	END	END	END	END	S1	Hoary Mountain-mint is a perennial herb that grows up to one metre in height. The stems and upper surfaces of the upper leaves have many fine white hairs which partly accounts for this species' name. In Ontario, Hoary Mountain-mint mostly occurs in dry, oak woodland habitat, on steep, warmer-than-normal slopes. The species does best in open areas with ample sunlight, in habitats that depend on disturbance such as fire to maintain these conditions. In Ontario, it is only known to occur near the City of Hamilton.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required

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TYPE	COMMON NAME	SCIENTIFIC NAME	Federal		Provincial			SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
			Schedule 1 Status (SARA)	COSEWIC Status	PSO Status (SCA)	COSSARO Status	S-RANK				
Plant	Red Mulberry	*Morus rubra*	END	END	END	END	S2	Red Mulberry is a small tree that grows 6-18 metres tall. The leaves are quite large, and heart-shaped. The bark of mature trees is reddish in colour and flaky. The fleshy fruit is deep red and matures in mid-July. In Ontario, this tree grows in moist, forested habitats and on both sandy and limestone-based loamy soils. It is often found in areas where the forest canopy is quite open and allows lots of sunlight to reach the forest floor, but it will tolerate some shade. It occurs in eastern North American forests. In Canada, it is only found in the Carolinian Zone (the small area of Ontario southwest of Toronto to Sarnia down to the shores of Lake Erie) near rivers, the shores of Lake Erie, and the slopes of the Niagara Escarpment.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Smooth Yellow False Foxglove	*Aureolaria flava*	THR	THR	THR		S2?	Smooth Yellow False Foxglove is a tall, herbaceous perennial with showy yellow flowers, that can reach a height of 2.5 m. The stems and leaves of this plant are smooth and it will send up multiple flowering stalks each year. Smooth Yellow False Foxglove is found in dry, open to semi-open upland oak forests typically with White Oak present, on well-drained soils. There are seven remaining subpopulations in southern Ontario which are potentially viable located in: Essex County, Norfolk, Walpole Island First Nation, Hamilton, Waterloo, and Halton.	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Plant	Spotted Wintergreen	*Chimaphila maculata*	THR	THR	THR	THR	S2	The Spotted Wintergreen is a low-growing evergreen herb reaching 10-25 cm. It has a whorld of smooth, dark toothed leaves with prominent white stripes and five-petaled flowers in white or pink. This species occurs in dry oak-pine woodland habitats with sandy soils, preferring semi-open habitats. In Ontario, it is only found in a few locations in the Niagara Region, Norfolk County, and the District of Muskoka although it may have been extirpated from this area (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Blanding's Turtle	*Emydoidea blandingii*	END	END	THR	THR	S3	Blanding's Turtles are identifiable by their bright yellow throat and chin and domed shell. They spend the majority of their life cycle in the aquatic environment, usually in large wetlands or shallow lakes with high densities of water plants (1). These turtles prefer shallow, nutrient rich water with organic sediment and dense vegetation. They use terrestrial sites for travel between habitat patches and to lay clutches of eggs, often going hundreds of meters from their nearest water body. Blanding's Turtles nest in dry coniferous and mixed forest habitats, as well as fields and roadsides (2). From late October until the end of April, they hibernate in the mud at the bottom of permanent water bodies (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Eastern Hog-nosed Snake	*Heterodon platirhinos*	THR	THR	THR	THR	S3	The Eastern Hog-nosed Snake can be a variety of colours and patterns so is most easily identified by its flattened, upturned nose. They prefer sandy well-drained habitats such as beaches and dry forests because they lay their eggs, hibernate and burrow in these areas. The main diet of this snake is toads and frogs, so they usually stay close to water including marshes and swamps, where they have an increased chance of finding their preferred prey (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Eastern Musk Turtle	*Sternotherus odoratus*	SC	SC		SC	S3	The Eastern Musk Turtle is small with a narrow carapace, a dark brown body and two light stripes on each side of their head (3). It is a small freshwater turtle found primarily in slow moving water bodies with abundant emergent vegetation and mucky bottoms along the southern edge of the Canadian Shield within which they burrow into overwinter. Nesting sites vary, but must be close to the water and exposed to direct sunlight (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Eastern Ribbonsnake	*Thamnophis sauritus*	SC	SC		SC	S4	The Eastern Ribbonsnake is slender with three bright yellow stripes running down its back and sides and a white crescent in front of each eye. This snake is usually found close to water as they are strong swimmers, often fleeing predators by diving into shallow water. It prefers wetland habitats where its prey species, frogs and small fish, are abundant. Over winter, they congregate in underground burrows or rock crevices to hibernate (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Northern Map Turtle	*Graptemys geographica*	SC	SC		SC	S3	The Northern Map Turtle is a medium sized turtle identified by its carapace's map contour-like patterning. It lives in larger lakes and rivers, requiring high water quality to support their primary prey species: molluscs. This species can often be seen in large groups basking together on rocks and logs. In the winter, the Northern Map Turtle can be found hibernating on the bottom of slow-moving rivers (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Snapping Turtle	*Chelydra serpentina*	SC	SC		SC	S4	The Snapping Turtle, with its large serrated carapace, small plastron, and spiked tail, is Canada's largest freshwater turtle (3). It spends the majority of its life in water, preferring shallow water with soft mud and leaf litter, and will travel upland to gravel or sandy embankments, roadsides, along railway lines or beaches to lay their eggs (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Spiny Softshell Turtle	*Apalone spinifera*	END	END	END	END	S2	The Spiny Softshell can be easily distinguished since it is the province's only turtle with a flexible, leathery carapace. These turtles have long snouts, a yellow strip outlined in black along the head, an olive-grey or brown carapace, Males can reach a carapace length of near 24 cm, and females near 54 cm . They are typically found in rivers with soft bottoms, aquatic vegetation, and sandbars, but may also be found in lakes or impoundments. They nest in gravelly or sandy areas (15).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required
Reptile	Spotted Turtle	*Clemmys guttata*	END	END	END	END	S2	The Spotted Turtle is named after the distinct yellow spots on its carapace. The species is semi-aquatic and prefers ponds, marshes, bogs and even ditches with slow-moving, unpolluted water and an abundant supply of aquatic vegetation. This species usually hibernates in wetlands or seasonally wet areas with structures such as overhanging banks, hummocks, tree roots, or aquatic animal burrows (1).	No	Not observed during targeted surveys; unlikely to occur on Site	No further consideration required

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Appendix B: Species of Conservation Concern

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Appendix C

Photographic Log

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Photo 1 Paved area looking southwest, September 2026.



Photo 2 Area of proposed fill removal looking south, September 2026.

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Photo 3 North end of proposed fill removal looking east, September 2026.



Photo 4 North end of proposed fill removal looking west, September 2026.

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Photo 5 East end of proposed fill removal looking south, September 2026.



Photo 6 East end of proposed fill removal looking south, September 2026.

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Photo 7 West end of proposed fill removal looking northeast, September 2026.



Photo 8 Community 1, September 2026.

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Photo 9 Community 2, September 2026.



Photo 10 Community 4, September 2026.

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Photo 11 Community 4, September 2026.



Photo 12 Community 1 and 8 on east side of Site, September 2026.

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Photo 13 Erosion occurring along northern slope of proposed fill removal, September 2026.

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Appendix D

Significant Wildlife Habitat Assessment

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APPENDIX D: Significant Wildlife Habitat Screening - 6E

			SITE			ADJACENT LANDS
SWH Type	**Habitat Descriptions & Criteria for Candidate SWH**	**Listed Species & Defining Criteria for Confirmed SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Seasonal Concentration Areas of Animals						
Waterfowl Stopover and Staging Areas (Terrestrial)	Meadow, Thicket, or Agricultural Field WITH spring flooding/sheet water (Mar-May) AND size potential to support 100+ individuals AND potential established/recurring annual use	American Black Duck, American Wigeon, Blue-winged Teal, Gadwall, Green-winged Teal, Mallard, Northern Pintail, Northern Shoveler, Wood Duck Defining Criteria: 100+ individuals SWH: ecosite + 100-300m radius; dependent on local site conditions and adjacent land use	No	No	Absent	No
Waterfowl Stopover and Staging Area (Aquatic)	Shallow Marsh, Deciduous Swamp, Shallow Aquatic, Open Aquatic, reservoirs managed as wetland/ lake/ pond AND size potential to support 100+ individuals for 7+ days *Rare: typically only a few locations per EcoDistrict *EXCLUDES SWM and sewage treatment ponds*	American Black Duck, American Wigeon, Black Scoter, Blue-winged Teal, Brant, Bufflehead, Cackling Goose, Canada Goose, Canvasback, Common Goldeneye, Common Merganser, Gadwall, Greater Scaup, Green-winged Teal, Hooded Merganser, Lesser Scaup, Long-tailed Duck, Northern Pintail, Northern Shoveler, Red-breasted Merganser, Redhead, Ring-necked duck, Ruddy Duck, Snow Goose, Surf Scoter, White-winged Scoter Defining Criteria: 100+ individuals for 7+ days (>700 waterfowl use days) OR annual staging of Ruddy Ducks, Canvasbacks and Redheads OR wetlands and shorelines associated with sites identified in SWHTG Appendix K SWH: combined ecosites + 100m radius	No	No	Absent	No
Shorebird Migratory Stopover Area	Beach/Bar, Sand Dune, Meadow Marsh, Shorelines of lakes, rivers and wetlands (including seasonally flooded, muddy, unvegetated shoreline habitats) WITH size potential to support 100+ Whimbrel OR 3+ species for 1000+ shorebird use days *EXCLUDES SWM and sewage treatment ponds*	American Golden Plover, Baird's Sandpiper, Black-bellied Plover, Dunlin, Greater Yellowlegs, Hudsonian Godwit, Least Sandpiper, Lesser Yellowlegs, Marbled Godwit, Pectoral Sandpiper, Purple Sandpiper, Red-necked Phalarope, Ruddy Turnstone, Sanderling, Semipalmated Plover, Short-billed Dowitcher, Solitary Sandpiper, Spotted Sandpiper, Stilt Sandpiper, Whimbrel, White-rumped Sandpiper Defining Criteria: 3+ species and 1000+ shorebird use days (#birds x #days) OR 100+ Whimbrel for at least 3 yrs (makes brief stops of <24 hrs during migration) SWH: combined ecosites + 100m radius	No	No	Absent	No
Raptor Wintering Area (Hawks and Owls)	COMBINATION of Forest, Meadow, Thicket, Savannah, Woodland or lightly grazed pasture of combined 20+ha area WITH 15+ha of the area consisting of open habitat; Fields should be wind swept with limited snow accumulation / depth	Hawks: American Kestrel, Red-tailed Hawk, Rough-legged Hawk, Northern Harrier Owls: Short-eared Owl, Snowy Owl Defining Criteria: 1+ Short-eared Owls OR 10+ individuals of 2+ listed hawk/owl species; AND must be used regularly (at least 20 days during each year for at least 3 in 5 years) SWH: not specified in Criteria Schedules	No	No	Absent	No
Raptor Wintering Area (Bald Eagle)	Forest or Treed Swamp on shoreline of large rivers or lakes WITH large trees and snags for roosting	Bald Eagle Defining Criteria: 1+ Bald Eagle AND used regularly (at least 20 days out of 3 in 5 years) SWH: shoreline forest ecosites directly adjacent to the prime hunting area (open water)	No	No	Absent	No
Bat Hibernacula	Crevices, Caves, Karst Features, Abandoned Mines *EXCLUDES buildings and active mines*	Big Brown Bat, Tri-coloured Bat Defining Criteria: all sites with confirmed hibernacula are SWH SWH: entrance + 1000m radius for wind farms OR + 200m radius for other projects	No	No	Absent	No
Bat Maternity Colonies	Mature Deciduous or Mixed Forests and Swamps WITH 10+/ha cavity trees WITH 25+ cm DBH; Trees in lesser decay categories (1-3) preferred *EXCLUDES Coniferous Forests and Swamps and buildings*	Big Brown Bat, Silver-haired Bat Defining Criteria: >10 Big Brown Bats OR >5 Adult Female Silverhaired Bats SWH: entire Ecosite or Ecoelement containing the maternity colony	No	No	Candidate on Adjacent Lands	Habitat within the proposed disturbance area of Communities 3 and 10 was assessed and determined to provide low bat roosting habitat potential (see Section 4.6 and 5.7). Candidate bat maternity colony habitat is conservatively assumed on adjacent lands.

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APPENDIX D: Significant Wildlife Habitat Screening - 6E

			SITE			ADJACENT LANDS
SWH Type	**Habitat Descriptions & Criteria for Candidate SWH**	**Listed Species & Defining Criteria for Confirmed SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Turtle Wintering Area (Painted and Snapping Turtles)	Swamp, Marsh, Shallow Aquatic, Open Aquatic, Open Fen, Open Bog WITH soft mud substrates AND enough depth to maintain free water beneath ice AND adequate dissolved oxygen *EXCLUDES man-made ponds such as SWM and sewage treatment ponds*	Midland Painted Turtle, Snapping Turtle Defining Criteria: 5+ Painted Turtles OR 1+ Snapping Turtle SWH: ecosite	No	No	Absent	No
Turtle Wintering Area (Northern Map Turtle)	Open Aquatic, including deeper rivers or streams and lakes WITH current AND soft mud substrates AND enough depth to maintain free water beneath ice AND adequate dissolved oxygen *EXCLUDES SWM and sewage treatment ponds*	Northern Map Turtle Defining Criteria: 1+ Northern Map Turtle SWH: ecosite OR the pool where overwintering occurs in a stream/river	No	No	Absent	No
Reptile Hibernaculum (Snakes)	Any ecosites other than very wet ones, broken/fissured bedrock, burrows, rock piles or slopes, old stone fences, or abandoned crumbling foundations, some wetlands (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)WITH openings below frost line:	Eastern Gartersnake, Eastern Ribbonsnake, Milksnake, Northern Brownsnake, Northern Red-bellied Snake, Northern Ring-necked, Northern Watersnake, Smooth Green Snake Defining Criteria: 5+ individuals of a species OR any number snakes of 2 or more species OR presence of a Special Concern species AND observed near a potential hibernacula on warmy sunny days in spring and fall SWH: feature containing hibernacula +30 m radius	No	No	Absent	No
Reptile Hibernaculum (Five-lined Skink)	Mixed Forests, Deciduous Forest, or Coniferous Forest dominated by Pine/Hemlock WITH cover rocks overlaying fissured granite bedrock	Five-lined Skink (Southern Shield population) Defining Criteria: All sites with active Skink hibernacula are SWH SWH: feature containing hibernacula +30 m radius	No	No	Absent	No
Colonially-nesting Bird Breeding Habitat (Bank and Cliff)	Eroding banks, sandy hills/piles, pits, steep slopes, cliff faces WITH size potential to support 8+ nests *EXCLUDES all man-made structures (bridge abutments, silos, barns, etc.) AND recently (2 years) disturbed soil (berms, embankments, stock piles, aggregate operations)*	Cliff Swallow, Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies) Defining Criteria: 1+ nesting site with 8+ pairs SWH: peripheral nests + 50 m radius	No	No	Absent	No
Colonially-nesting Bird Breeding Habitat (Tree/Shrubs)	Deciduous and Mixed Swamp (excluding those dominated by Cedar) or Treed Fen, lake shorelines/ islands/ peninsulas WITH size to support 5+ nests; Nests are typically 11-15 m above ground near top of live or dead standing trees / occasionally in shrubs and emergent vegetation	Black-crowned Night Heron, Great Blue Heron, Green Heron, Great Egret Defining Criteria: 5+ active nests SWH: edge of the colony + minimum 300 m radius OR extent of the forest ecosite OR any island <15 ha with a colony	No	No	Absent	No
Colonially-nesting Bird Breeding Habitat (Ground; Terns and Gulls)	Rocky island or peninsula (natural or artificial) in lake or large river	Caspian Tern, Common Tern, Great Black-backed Gull, Herring Gull, Little Gull, Ring-billed Gull Defining Criteria: 25+ active Herring Gull or Ring-billed Gull nests OR 5+ active Common Tern nests OR 2+ active Caspian Tern nests OR 1+ active Little Gull or Great Black-backed Gull nest SWH: edge of the colony + 150+m radius OR the ecosites containing the colony OR any island <3 ha	No	No	Absent	No
Colonially-nesting Bird Breeding Habitat (Ground; Brewer's Blackbird)	Close proximity to watercourses in pastures, Meadows, Thickets, Savannah, Meadow Marsh, Shallow Marsh AND scattered trees or shrubs	Brewer's Blackbird Defining Criteria: 5+ pairs SWH: edge of the colony + 150+ m radius OR the ecosites containing the colony OR any island <3 ha	No	No	Absent	No

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APPENDIX D: Significant Wildlife Habitat Screening - 6E

			SITE			ADJACENT LANDS
SWH Type	**Habitat Descriptions & Criteria for Candidate SWH**	**Listed Species & Defining Criteria for Confirmed SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Migratory Butterfly Stopover Area	Combination of Forest or Plantation AND Meadow, Thicket, or Savannah WITH size of 10+ha AND located within 5 km of Lake Ontario AND relatively undisturbed with abundance of preferred nectar plants	Monarch, Painted Lady, Red Admiral Defining Criteria: Monarch Use Days (MUD) of 5000+ OR 3000+ MUD and presence of Painted Ladies or Red Admirals SWH: not indicated in Criteria Schedules	No	No	Absent	No
Landbird Migratory Stopover Areas	Forest or Treed Swamp that may be complexed with grassland or wetland AND size of 10+ ha AND located within 5 km of Lake Ontario	All migratory songbirds and raptors Defining Criteria: 200+ birds/day of 35+ species AND 10+ bird species on 5+ survey dates (April/May and August/October) SWH: not indicated in Criteria Schedules	No	No	Absent	No
Deer Yarding Areas	Stratum I (Core): Coniferous Forest or Swamp WITH 60+% canopy cover by Pine, Hemlock, Cedar, or Spruce Stratum II (typically surrounds Stratum I): Mixed or Deciduous Forest or Swamp WITH plenty of browse (esp. those dominated by Poplar or Birch); can include agricultural fields *EXCLUDES woodlots with high densities of deer due to artificial feeding*	White-tailed Deer **Presence is determined by MNRF** *If present, consider Movement Corridors*	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. The Site and adjacent lands overlap a mapped MNRF White-tailed Deer Wintering Area (Stratum II). While no Stratum I habitat was identified and no evidence of concentrated winter use was observed during field investigations, suitable habitat occurs within adjacent woodland communities and the feature has therefore been conservatively screened as Candidate SWH..
Deer Winter Congregation Areas	Forest and Treed Swamps; Typically applies to areas of 100+ ha, but can be smaller (e.g., conifer plantations) *EXCLUDES woodlots with high densities of deer due to artificial feeding*	White-tailed Deer **Presence is determined by MNRF** *If present, consider Movement Corridors*	No	No	Absent	No
Rare Vegetation Communities						
Cliffs and Talus Slopes	Cliff (near vertical bedrock 3+m tall) OR Talus. In 6E, most cliffs and talus slopes are associated with the Niagara Escarpment	No listed species Defining Criteria: no added criteria SWH: ecosite	No	No	Absent	No
Sand Barren	Sand Barren WITH size 0.5+ha AND <60% tree cover; usually located within other types of habitat; caused by lack of moisture, periodic fires and erosion	No listed species Defining Criteria: <50% cover by exotic/invasive species SWH: ecosite	No	No	Absent	No
Alvar	Alvar, Coniferous Forest dominated by Pine or Cedar, Bedrock Cultural Meadow, Juniper Bedrock Alvar Cultural Thicket, Bedrock Cultural Savannah (CUS2), Bedrock Cultural Woodland (CUW2) WITH size 0.5+ha AND <60% tree cover; typically level mosaic of rock pavements and bedrock overlain by thin veneer of soil	Indicator Species: Crawe's Sedge, Flat-stemmed Spikerush, Fluxweed, Philadelphia Panicgrass, Small Skullcap Defining Criteria: 4+ listed Alvar Indicator Species AND <50% cover by exotic / introduced species AND in excellent condition AND fits surrounding landscape with few conflicting land uses SWH: ecosite	No	No	Absent	No
Old Growth Forest	Forest, Treed Swamp WITH size of 30+ha WITH 10+ha interior habitat (measured 100 m from forest edge)	No listed species Defining Criteria: presence of 140+ year old trees AND no cut stumps or other signs of logging SWH: limited to area that meets criteria	No	No	Absent	No
Savannah	Tallgrass Savannah, Talgrass Woodland, Cultural Savannah of any size WITH tree cover 25-60%; may be a natural or restored site *EXCLUDES remnant sites such as railway right of ways*	Indicator Species (SHWTG Appendix N): Dwarf Hackberry, Early-branching Panicgrass, Illinois Tick-trefoil, Redtop Panicgrass, Side-oats Gramma, Small-leaved Tick-trefoil, White Prairie Gentian Defining Criteria: 1+ indicator species present AND <50% cover by exotic / introduced species SWH: ecosite	No	No	Absent	No

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SWH Type	**Habitat Descriptions & Criteria for Candidate SWH**	**Listed Species & Defining Criteria for Confirmed SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Tallgrass Prairie	Tallgrass Prairie of any size WITH <25 tree cover; may be a natural or restored site *EXCLUDES remnant sites such as railway right of ways*	Indicator Species (SWHTG Appendix N): Dwarf Hackberry, Early-branching Panicgrass, Illinois Tick-trefoil, Redtop Panicgrass, Side-oats Gramma, Small-leaved Tick-trefoil, White Prairie Gentian Defining Criteria: 1+ indicator species present AND <50% cover by exotic / introduced species SWH: ecosite	No	No	Absent	No
Other Communities Considered Provincially Rare	ELC communities considered provincially rare by the NHIC	ELC communities considered provincially rare by the NHIC	No	No	Absent	No
Specialized Habitat for Wildlife						
Waterfowl Nesting Area	Upland habitats 120+m wide AND adjacent shallow aquatic, shallow marsh, meadow marsh, thicket swamp, or deciduous treed swamp (i.e., all wetlands excluding coniferous and mixed treed swamps). Wetlands must be >0.5 ha or a cluster of three or more <0.5 ha wetlands within 120 m of each other where waterfowl nesting is known to occur. *Wood Ducks Bufflehead, Common Goldeneye, and Hooded Mergansers utilize large diameter trees (>40 cm dbh) in woodlands for cavity nest sites	American Black Duck, Blue-winged Teal, Gadwall, Green-winged Teal, Hooded Merganser, Mallard, Northern Pintail, Northern Shoveler, Wood Duck Defining Criteria: 1+ nesting site of American Black Duck OR 10+ nesting pairs (including Mallards) OR 3+ nesting pairs (excluding Mallards) SWH: 120 m radius (+/- as determined by site-specific study) of upland habitat adjacent to a wetland	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. Suitable habitat occurs on adjacent lands and targeted surveys were not completed; therefore, candidate habitat has been conservatively assumed.
Bald Eagle and Osprey Nesting, Foraging, and Perching Habitat	Forest, Swamp AND directly adjacent to shoreline/riparian areas of rivers, lakes, ponds, wetlands *EXCLUDES nests on man-made objects (e.g., telephone poles, constructed platforms)*	Osprey, Bald Eagle Defining Criteria: 1+ active nest of either species AND known to be used annually; to be excluded, nests must be known to be inactive for 3+ yrs or suspected to be inactive for 5+ yrs SWH: Osprey: active nest +300m radius OR contiguous woodland; Bald Eagle: active nest +400-800 m radius	No	No	Absent	No
Woodland Raptor Nesting Habitat	Forest, Treed Swamp, Coniferous Plantations of 30+ ha AND 10+ ha of interior habitat (measured 200 m from the forest edge)	Barred Owl, Broad-winged Hawk, Cooper's Hawk, Northern Goshawk, Red-shouldered Hawk, Sharp-shinned Hawk Defining Criteria: 1+ active nest SWH: Red-shouldered Hawk, Northern Goshawk: active nest +400m radius OR 28 ha of suitable habitat; Barred Owl: active nest +200m radius; Broad-winged Hawk, Coopers Hawk: active nest +100m radius; Sharp-shinned Hawk: active nest +50m radius	No	No	Absent	No
Turtle Nesting Areas	Exposed mineral soil (sand and gravel) areas WITHIN 100 m of adjacent Bog, Fen, Shallow Marsh, Shallow Aquatic, or undisturbed shallow weedy areas of marshes, lakes, and rivers *EXCLUDES habitat along municipal or provincial roads*	Midland Painted Turtle, Snapping Turtle, Northern Map Turtle Defining Criteria: 5+ nesting Midland Painted Turtle OR 1+ nesting Northern Map Turtle or Snapping Turtle SWH: nesting area + 30-100m radius, depending on slope, riparian vegetation, adjacent land use, and consideration of travel routes to/from nest sites	No	No	Absent	No
Seeps and Springs	Forest in headwaters area of a stream/river system; important wildlife feeding/drinking areas, especially in the winter	Wild Turkey, Ruffed Grouse, Spruce Grouse, White-tailed Deer, Salamander spp. Defining Criteria: 2+ seeps/springs SWH: ecosite/ecoelement; protection of the recharge area considering slope, vegetation, height of trees and groundwater condition	No	No	Absent	No

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APPENDIX D: Significant Wildlife Habitat Screening - 6E

			SITE			ADJACENT LANDS
SWH Type	**Habitat Descriptions & Criteria for Candidate SWH**	**Listed Species & Defining Criteria for Confirmed SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Amphibian Breeding Habitat (Woodland)	Wetland, pond or breeding pool, including vernal pools WITH size of 500+m^2 (~25m diameter) AND located in or within 120m of Forest or Treed Swamp *Permanent ponds or those containing water until at least mid-July are preferred	Blue-spotted Salamander, Eastern Newt, Spotted Salamander, Gray Treefrog, Spring Peeper, Western Chorus Frog, Wood Frog Defining Criteria: 1+ breeding salamander sp or newt OR 2+ breeding frog sp WITH 20+ individuals (adults or eggs masses) / Call Level Code 3 SWH: breeding pond/wetland +230m radius of woodland habitat *If present adjacent to woodland, travel corridor linking feature to the woodland is to be included*	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. Suitable habitat occurs on adjacent lands and targeted surveys were not completed; therefore, candidate habitat has been conservatively assumed.
Amphibian Breeding Habitat (Wetlands)	Swamp, Fen, Bog, Meadow Marsh, Shallow Marsh, Shallow Aquatic, Open Aquatic WITH size of 500+m^2 (~25 m diameter) AND typically >120 m from Forest except in the case of larger habitats containing predominantly aquatic species (e.g., Bullfrog) which may have riparian Forest *Shrubs and logs increase significance for some species because of structure for calling, foraging, escape, and concealment from predators	Blue-spotted Salamander, Eastern Newt, Four-toed Salamander, Spotted Salamander, American Toad, Bullfrog, Gray Treefrog, Green Frog, Mink Frog, Northern Leopard Frog, Pickerel Frog, Western Chorus Frog Defining Criteria: 1+ breeding salamander sp or newt OR 2+ breeding frog/toad sp WITH 20+ individuals (adults or eggs masses) / Call Level Code 3 OR any number of breeding Bullfrogs SWH: wetland ecosite + adjacent shoreline *If present, travel corridor SWH is to be considered*	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. Suitable habitat occurs on adjacent lands and targeted surveys were not completed; therefore, candidate habitat has been conservatively assumed.
Woodland Area Sensitive Bird Breeding Habitat	Forest and Treed Swamps, typically WITH mature (>60 yrs old) stands AND woodlots >30 ha; consider presence of interior forest habitat measured 200+m from any edge	Blackburnian Warbler, Black-throated Blue Warbler, Black-throated Green Warbler, Blue-headed Vireo, Canada Warbler, Cerulean Warbler, Northern Parula, Ovenbird, Red-breasted Nuthatch, Scarlet Tanager, Veery, Winter Wren, Yellow-bellied Sapsucker Defining Criteria: nesting or breeding pairs of 3+ listed species OR any breeding Cerulean Warbler or Canada Warbler SWH: not defined in criteria schedules	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. The woodland on adjacent lands is part of a large (several hundred ha) contiguous feature adjacent to the Site. Suitable habitat occurs on adjacent lands and targeted surveys were not completed; therefore, candidate habitat has been conservatively assumed.
Habitat of Species of Conservation Concern						
Marsh Bird Breeding Habitat	Wetland WITH shallow water AND emergent vegetation *Green Heron prefers edge of water (sluggish streams, ponds, marshes sheltered by shrubs and trees), but can also be found in upland shrubs or forest a considerable distance from water	American Bittern, American Coot, Black Tern, Common Loon, Common Moorhen, Green Heron, Sora, Marsh Wren, Pie-billed Grebe, Sandhill Crane, Sedge Wren, Trumpeter Swan, Virginia Rail, Yellow Rail Defining Criteria: 1+ breeding Black Tern, Sandhill Crane, Trumpeter Swan, Green Heron or Yellow Rail OR 5+ nesting pairs of Sedge Wren or Marsh Wren OR breeding by 5+ other listed species SWH: ecosite	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. Suitable habitat occurs on adjacent lands and targeted surveys were not completed; therefore, candidate habitat has been conservatively assumed.
Open Country Bird Breeding Habitat	Natural and Cultural Meadows WITH size 30+ha AND should have a history of longevity; present for at least 5 years *EXCLUDES Class 1 or 2 agricultural lands AND lands being actively used for row crops, intensive hay or pasture in the last 5 years*	Grasshopper Sparrow, Northern Harrier, Savannah Sparrow, Short-eared Owl, Upland Sandpiper, Vesper Sparrow Defining Criteria: nesting/breeding of 2+ listed species OR 1+ breeding Short-eared Owl SWH: contiguous ecosite field habitats	No	No	Absent	No
Shrub/Early Successional Bird Breeding Habitat	Field habitats succeeding to Cultural Woodland, Cultural Savannah or Cultural Thicket WITH size of 10+ha AND should have a history of longevity; present for at least 5 years *EXCLUDES Class 1 or 2 agricultural lands AND lands being actively used for crops or pasture in the last 5 years*	Indicator Species: Brown Thrasher, Clay-coloured Sparrow Common Species: Field Sparrow, Black-billed Cuckoo, Eastern Towhee, Willow Flycatcher Special Concern: Yellow-breasted Chat, Golden-winged Warbler Defining Criteria: 1+ indicator species AND 2+ listed common species OR 1+ breeding Yellow-breasted Chat or Golden-winged Warbler SWH: contiguous ecosite field/thicket habitats	No	No	Absent	No

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APPENDIX D: Significant Wildlife Habitat Screening - 6E

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SWH Type	**Habitat Descriptions & Criteria for <u>Candidate</u> SWH**	**Listed Species & Defining Criteria for <u>Confirmed</u> SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Terrestrial Crayfish *Canadian populations limited to SW Ontario	Meadow Marsh, Shallow Marsh, Thicket Swamp, Deciduous or Mixed Treed Swamp, or Cultural Meadow containing Meadow Marsh or Swamp inclusions	Chimney or Digger Crayfish (*Fallicambarus fodiens*), Devil or Meadow Crayfish (*Cambarus diogenes*) Defining Criteria: 1+ individuals of a listed species OR chimneys SWH: ecosite OR ecoelement of marsh/swamp habitat within a larger ecosite	No	No	Absent	No
Special Concern and Rare Wildlife Species	Any - varies by species; habitat needs to cover an important life stage component (e.g., nesting, foraging, or wintering habitat)	Species that are ranked S1-S3 by the NHIC Defining Criteria: no additional criteria SWH: finest scale that protects the habitat form and function	No	No	Candidate on Adjacent Lands	Candidate on Adjacent Lands. Suitable habitats conditions are assumed to be present on adjacent lands for several special concern species such as Eastern Wood-pewee, Eastern Whip-poor-will, and Monarch. Targeted surveys were not completed; therefore, candidate habitat has been conservatively assumed.

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APPENDIX D: Significant Wildlife Habitat Screening - 6E

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SWH Type	**Habitat Descriptions & Criteria for Candidate SWH**	**Listed Species & Defining Criteria for Confirmed SWH**	**Candidate SWH Criteria Present: Yes/No**	**Species or Defining Criteria Observations**	**Candidate/Confirmed /Absent SWH: Area to be Defined & Relevant Notes**	**Candidate or Confirmed SWH Potentially Present Based on Habitats and Field Observations: Yes/No**
Animal Movement Corridors						
Amphibian Movement Corridors	Any terrestrial habitat associated with water; shorter corridors are more significant than longer ones *potential determined based on identification of Amphibian Breeding (Wetland) SWH (i.e., not Woodland)	American Toad, Blue-spotted Salamander, Bullfrog, Eastern Newt, Four-toed Salamander, Gray Treefrog, Green Frog, Mink Frog, Northern Leopard Frog, Pickerel Frog, Spotted Salamander, Western Chorus Frog Defining Criteria: allowing amphibians to travel between terrestrial and breeding habitat; several layers of native vegetation; ideally unbroken by roads, waterways, waterbodies, and development; ideally with gaps less than 20 m SWH: 15+m on both sides of a waterway/ecosite OR up to 200m wide in woodland habitats	No	No	Absent	No
Deer Movement Corridors	Any forested habitat; shorter corridors are more significant than longer ones; often associated with Stratum II Deer Wintering Areas; typically follow riparian areas, woodlots, areas of physical geography (ravines or ridges) *potential determined based on identification of Deer Wintering SWH	White-tailed Deer Defining Criteria: allowing movement to and from wintering areas; MNRF-identified deer wintering habitat will have corridors used by deer during spring and fall; should be unbroken by roads and residential areas SWH: Corridors should be 200+m wide including canopy gaps <20m OR 15+m riparian vegetation cover on both sides of a waterway	No	No	Absent	No
Ecoregion 6E-14 Only:						
Mast Producing Areas	All Mixed and Deciduous Forest 30+ ha in size WITH mast-producing tree species (cherry, oak or beech)	Black Bear Defining Criteria: 50% cover by the following ecosites: FOM1-1, FOM2-1, FOM3-1, FOD1-1, FOD1-2, FOD2-1, FOD2-2, FOD2-3, FOD2-4, FOD4-1, FOD5-2, FOD5-3, FOD5-7, FOD6-5	N/A	N/A	N/A	N/A
Sharp-tailed Grouse Lek	Bare, grassy or sparse shrubland (Meadow, Savannah or Thicket ecosites) AND typically >15 ha in size when shrub habitat is adjacent OR typically >30 ha when Deciduous Forest habitat is adjacent. Conifer trees not within 500 m.	Sharp-tailed Grouse Defining Criteria: Any site confirmed with Sharp-tailed Grouse courtship is SWH SWH: Field/meadow ecosite + 200 m radius where Shrub or Deciduous Forest habitat is present	N/A	N/A	N/A	N/A

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Appendix E

Tree Inventory Preservation Plan

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Tree Inventory and Preservation Plan
30 Winer Road
Puslinch, ON

Prepared for:
N&N Engineering Ltd.

14 August 2026

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Introduction

Kuntz Forestry Consulting Inc. was retained by N&N Engineering Ltd. to complete a Tree Inventory and Preservation Plan Report for the proposed development at 30 Winer Road in Puslinch, Guelph, Ontario. The subject property is located east of Brock Road South and south of McLean Road West, within a commercial area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources greater than 10cm DBH on and within six metres of the limit of disturbance;
- Evaluate potential tree saving opportunities based on proposed site plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Methodology

Trees greater than 10cm DBH on and within 6m of the limit of disturbance were included in the tree inventory. Trees were located using a handheld GPS unit (Trimble GeoExplorer® 6000 series) accurate to ±1m. Trees inventoried were tagged with numbers 699-767. Refer to Table 1 for the results of the inventory, Figure 1 for tree locations, and Appendix A for photographs of the subject site.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure and crown vigour. Condition ratings include poor (P), fair (F) and good (G).
Crown Dieback – Percentage of dead branches within the crown.
Dripline – Crown radius (m).
Comments - additional relevant detail.

Existing Site Conditions

The subject property is currently an industrial yard. Tree resources exist in the form of natural generation. Refer to Figure 1 for the existing conditions.

Tree Resources

The tree inventory was conducted on 5 August 2026. The inventory documented 69 trees on and within 6m of the limit of disturbance. Refer to Table 1 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory.

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Tree resources included in the inventory are comprised of Manitoba Maple (*Acer negundo*), Silver Maple (*Acer saccharinum*), White Birch (*Betula papyrifera*), Tamarack (*Larix laricina*), White Pine (*Pinus strobus*), Balsam Poplar (*Populus balsamea*), Trembling Aspen (*Populus tremuloides*), Black Cherry (*Prunus serotina*), Eastern Hemlock (*Tsuga canadensis*), and White Elm (*Ulmus* americana).

Proposed Development

The proposed development includes the construction of a new truck warehouse and associated truck parking. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removals

The removal of 39 trees is required to accommodate the proposed development, including Trees 702-706, 711, 714, 715, 717-734, 736-738, 740, 741, 759, and 761-767. All other trees that require removal have direct conflicts with the proposed building and re-grading.

Trees 711, 714, 759, and 767 are located on the adjacent properties; written consent from the respective owners will be required prior to their removal. All other trees proposed for removal are located within the boundaries of the subject site. Refer to Figure 1 for the locations of the trees identified for removal.

Tree Preservation

The preservation of the remaining 30 trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to construction to ensure tree resources designated for retention are not impacted. Refer to Figure 1 for the location of required tree preservation fencing, tree preservation fence detail, tree protection zone signage, and general Tree Protection Plan Notes.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by N&N Engineering Ltd. to complete a Tree Inventory and Preservation Plan Report for the proposed development at 30 Winer Road in Puslinch, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 69 trees on and within 6 metres of the limit of disturbance. The removal of 39 trees is required to accommodate the proposed development. The remaining 30 trees can be saved provided appropriate tree protection measures are installed prior to construction.

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The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for additional tree preservation notes and the preservation fence detail.

- Tree protection barriers and fencing should be erected at distances as prescribed on Figure 1.
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.
- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
- Site visits, pre, during and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

[redacted]

Kaho Hayashi, B.Sc., M.Sc.F.
Senior Forest Ecologist, Consulting Arborist
ISA Certified Arborist #ON-2153A, TRAQ, TPAQ, BHA#705
Tel: 289-837-1871 ext. 103
Cell: 647-278-8857
Email: kaho.hayashi@kuntzforestry.ca

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree locations in the report may not be exact. Where KFCI's in-house GPS unit is used (if applicable), tree locations are accurate only to the extent that the technology allows, which can be variable based on satellite available, RTK network / cell coverage, canopy coverage, and/or projection transformation limitations. If trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

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Table 1. Tree Inventory

Location: 30 Winer Road, Puslinch Date: 5 August 2026 Surveyor: KH & AN

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	DL	Comments	Owner	Action
699	Manitoba Maple	*Acer negundo*	13.5	F-G	G	G		1.8	2	Bow (L) to east	Neighbour	Preserve
700	Manitoba Maple	*Acer negundo*	15.5, 15.5	G	G	G		1.8	2	Co-dominance at 0.6m, epicormic branches (H)	Neighbour	Preserve
701	Manitoba Maple	*Acer negundo*	27	F-G	G	G		1.8	3	Sweep (L), epicormic branches (H)	Neighbour	Preserve
702	Manitoba Maple	*Acer negundo*	13	G	G	G		1.8	1.5	Lean (L), epicormic branches (H)	Private	Remove
703	Manitoba Maple	*Acer negundo*	15, 6	F-G	G	G		1.8	3	Union at base, epicormic branches (H)	Private	Remove
704	Manitoba Maple	*Acer negundo*	12	G	G	G		1.8	1.5		Private	Remove
705	Manitoba Maple	*Acer negundo*	11	F	G	G		1.8	3	Lean (M), sweep (L), epicormic branches (M)	Private	Remove
706	Manitoba Maple	*Acer negundo*	24	P	P	P	90	1.8	3	Lean (L), union at base but 1 stem dead and snapped at 1.5m, almost dead except epicormic branches (M) at base	Private	Remove
707	Silver Maple	*Acer saccharinum*	22.5	G	G	G		1.8	4		Neighbour	Preserve
708	Trembling Aspen	*Populus tremuloides*	24	G	G	G		1.8	2		Neighbour	Preserve
709	Trembling Aspen	*Populus tremuloides*	23	G	G	G		1.8	2		Neighbour	Preserve
710	Trembling Aspen	*Populus tremuloides*	23.5	G	G	G		1.8	2		Neighbour	Preserve
711	Trembling Aspen	*Populus tremuloides*	15.5	G	G	G		1.8	1.5		Neighbour	Remove
712	Trembling Aspen	*Populus tremuloides*	11	G	G	F	15	1.8	1		Neighbour	Preserve
713	Trembling Aspen	*Populus tremuloides*	16.5	G	G	G		1.8	1.5		Neighbour	Preserve
714	Balsam Poplar	*Populus balsamifera*	22.5	G	G	G		1.8	2		Neighbour	Remove
715	Balsam Poplar	*Populus balsamifera*	19	P-F	P-F	P-F	60	1.8	2	Dead leader, only a few branches alive	Private	Remove
716	Manitoba Maple	*Acer negundo*	30	G	G	G		2.4	5		Neighbour	Preserve
717	Tamarack	*Larix laricina*	16	G	G	G		1.8	2		Private	Remove
718	Trembling Aspen	*Populus tremuloides*	15	G	G	F		1.8	1.5	Lean (VL) to north, soil dumped in root zone	Private	Remove

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Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	DL	Comments	Owner	Action
719	Trembling Aspen	*Populus tremuloides*	11	G	G	F		1.8	1.5	Soil dumped in root zone	Private	Remove
720	Trembling Aspen	*Populus tremuloides*	21	G	G	F		1.8	3	Soil dumped in root zone	Private	Remove
721	Trembling Aspen	*Populus tremuloides*	~18	-	-	-	100	-	-	Dead	Private	Remove
722	N/A	*N/A*	~30	-	-	-	-	-	-	Snag	Private	Remove
723	Trembling Aspen	*Populus tremuloides*	27	G	G	F		1.8	2		Private	Remove
724	Trembling Aspen	*Populus tremuloides*	24	G	G	F-G		1.8	2		Private	Remove
725	Trembling Aspen	*Populus tremuloides*	30.5	G	G	G		2.4	3		Private	Remove
726	Trembling Aspen	*Populus tremuloides*	20	-	-	-	100	-	-	Dead	Private	Remove
727	Tamarack	*Larix laricina*	16	G	G	F		1.8	1.5		Private	Remove
728	Trembling Aspen	*Populus tremuloides*	16	G	G	G		1.8	1.5		Private	Remove
729	White Pine	*Pinus strobus*	~25	-	-	-	100	-	-	Dead	Private	Remove
730	Trembling Aspen	*Populus tremuloides*	12	G	G	G		1.8	1		Private	Remove
731	White Birch	*Betula papyrifera*	13.5	G	G	G		1.8	1.5		Private	Remove
732	Trembling Aspen	*Populus tremuloides*	17.5	G	G	G		1.8	1.5		Private	Remove
733	Trembling Aspen	*Populus tremuloides*	17.5	G	G	P-F	30	1.8	1.5		Private	Remove
734	Trembling Aspen	*Populus tremuloides*	14, 13.5	F-G	G	G		1.8	2	Union at base, crook (L)	Private	Remove
735	Trembling Aspen	*Populus tremuloides*	17.5	G	G	G		1.8	2	Crook (L)	Private	Preserve
736	Trembling Aspen	*Populus tremuloides*	25	F	G	G		1.8	3	Lean (M) to north	Private	Remove
737	Trembling Aspen	*Populus tremuloides*	10	F	G	G		1.8	1	Crook (M)	Private	Remove
738	Trembling Aspen	*Populus tremuloides*	15.5	G	G	G		1.8	1.5		Private	Remove
739	Trembling Aspen	*Populus tremuloides*	16, 13.5	F	G	F	25	1.8	1.5	Union at 0.2m, crook (M)	Private	Preserve
740	Trembling Aspen	*Populus tremuloides*	~20	-	-	-	100	-	-	Dead	Private	Remove
741	Trembling Aspen	*Populus tremuloides*	17	G	G	G		1.8	1.5		Private	Remove
742	White Birch	*Betula papyrifera*	17.5	F	G	F-G		1.8	2	Lean (M) to west	Private	Preserve
743	White Birch	*Betula papyrifera*	23	F-G	G	G		1.8	3	Lean (L) to west	Private	Preserve
744	Eastern Hemlock	*Tsuga canadensis*	14.5	G	G	G		1.8	1.5		Private	Preserve
745	White Birch	*Betula papyrifera*	23	G	G	G		1.8	3		Private	Preserve
746	White Birch	*Betula papyrifera*	14.5	G	G	G		1.8	1.5		Private	Preserve

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Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	DL	Comments	Owner	Action
747	Eastern Hemlock	*Tsuga canadensis*	15.5	G	G	G		1.8	1.5		Private	Preserve
748	Eastern Hemlock	*Tsuga canadensis*	11	G	G	G		1.8	1		Private	Preserve
749	White Birch	*Betula papyrifera*	22	G	G	G		1.8	2		Private	Preserve
750	Eastern Hemlock	*Tsuga canadensis*	14	G	G	G		1.8	1		Private	Preserve
751	Eastern Hemlock	*Tsuga canadensis*	42	F-G	G	G		3	4	Codominance at 4m	Private	Preserve
752	Eastern Hemlock	*Tsuga canadensis*	17.5	G	G	G		1.8	2		Neighbour	Preserve
753	Eastern Hemlock	*Tsuga canadensis*	37	G	G	G		2.4	3		Neighbour	Preserve
754	Eastern Hemlock	*Tsuga canadensis*	49.5	G	F-G	G		3	4	Lean (VL), asymmetrical crown (M)	Neighbour	Preserve
755	Eastern Hemlock	*Tsuga canadensis*	24.5, 10	F-G	F	F-G		1.8	1.5	Bow (L) to east, union at base, asymmetrical crown (H)	Neighbour	Preserve
756	Eastern Hemlock	*Tsuga canadensis*	45.5	G	G	G		3	4		Private	Preserve
757	Eastern Hemlock	*Tsuga canadensis*	41.5	G	G	G		3	4		Private	Preserve
758	Eastern Hemlock	*Tsuga canadensis*	46, 30	F-G	G	G		3.6	1.5	Union at 1m	Neighbour	Preserve
759	Black Cherry	*Prunus serotina*	12.5	F-G	G	G		1.8	1.5	Lean (L) to south	Neighbour	Remove
760	Black Cherry	*Prunus serotina*	23	F	F-G	F-G		1.8	4	Lean (H) to south, crook (M)	Private	Preserve
761	White Birch	*Betula papyrifera*	11.5	G	G	G		1.8	1		Private	Remove
762	White Elm	*Ulmus americana*	~13	-	-	-	100	-	-	Dead	Private	Remove
763	Eastern Hemlock	*Tsuga canadensis*	23.5, 12.5	F-G	G	G		1.8	3	Union at 0.5m with included bark (L)	Private	Remove
764	N/A	*N/A*	~10	-	-	-	100	-	-	Dead	Private	Remove
765	Trembling Aspen	*Populus tremuloides*	18	G	G	G		1.8	1.5		Private	Remove
766	Trembling Aspen	*Populus tremuloides*	19.5	G	G	G		1.8	1.5		Private	Remove
767	White Pine	*Pinus strobus*	~60	G	G	G		3.6	5		Neighbour	Remove

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Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die-back	(%)
mTPZ	minimum Tree Protection Zone	(m)
DL	Dripline in radius	(m)
Owner	Ownership of tree	Private, Neighbour, City
P = poor, F = fair, G = good, ~ = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy		

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Appendix A. Photographs



Image 1. Trees 717-726

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Image 2. Trees 727-767

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Image 3. Tree 767 (view from south)



TREE PROTECTION ZONE (TPZ)

NO
- GRADE CHANGE
- DUMPING
- STORAGE OF MATERIALS
- STORAGE OF EQUIPMENT
- UNAUTHORIZED ENTRY
- TREE INJURY OR REMOVAL
- DISTURBANCE OF ANY KIND

THIS FENCING MUST NOT BE DAMAGED OR MOVED

CONTACT: Contractor name and telephone number of contact

City of Guelph: Forestry 519-837-5626 (parks@guelph.ca)
Planning 519-837-5616 (planning@guelph.ca)

40 CM MIN. — 60 CM MIN.

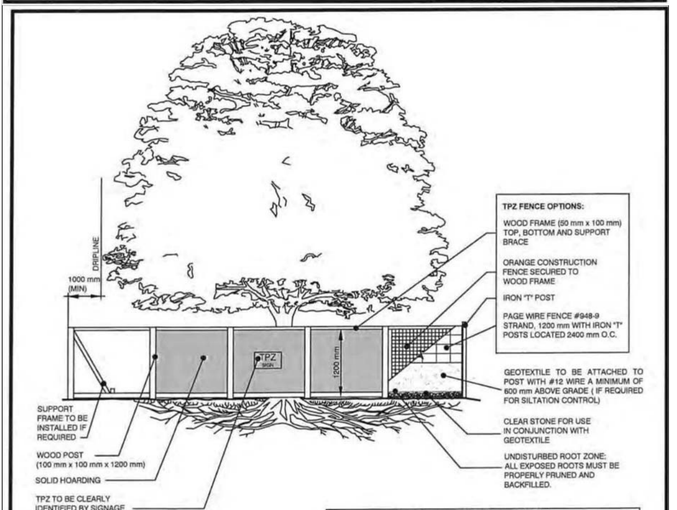
Sign Design, Installation and Maintenance: TPZ information signs shall be constructed from metal, corrugated plastic, Gatorboard or wood, and shall be installed in an appropriate manner such that it will be able to withstand inclement weather conditions. Signage shall be maintained in good condition and in the original location throughout the duration of site development works. Signage shall be clearly legible, with black text on a white background being the preferred design.

Sign Content: The TPZ information sign shall, at minimum, provide a list of activities prohibited within the TPZ. Such activities shall include, but not be limited to: grade change, dumping, storage of equipment and materials, unauthorized entry by personnel, tree injury or removal, or other disturbance of any kind. The signage shall also note that TPZ fencing shall not be damaged or removed. The signage shall also provide the contact information for the City of Guelph. A City of Guelph corporate logo shall be displayed on the TPZ information sign.

Sign Placement: TPZ information signs shall be affixed no more than 20 m apart on each side of tree protection fencing, at a height of no less than 100 cm.

Sign Size: TPZ information signs shall be a minimum of 40 cm × 60 cm in size

CITY OF GUELPH STANDARD DRAWING			
TREE PROTECTION ZONE (TPZ) INFORMATION SIGNAGE DETAIL	DATE DRAWN: MAY/19	REV. No.:	Guelph
	DESCRIPTION: N.T.S.		
	REV. DATE:	REV. BY:	PARKS OPERATIONS AND FORESTRY
	APPROVED BY: MANAGER, PARKS, OPERATIONS AND FORESTRY		**UF 1.2**



TREE PROTECTION BARRIER NOTES:

1. ALL TREE PROTECTION TO BE IN ACCORDANCE WITH THE "TREE TECHNICAL MANUAL".
2. REFER TO SPECIFICATION FOR ADDITIONAL DETAILS AND REQUIREMENTS RELATED TO THIS DETAIL.
3. HOARDING TYPE SHOULD BE DETERMINED IN CONSULTATION WITH THE CITY.
4. ALL TREE PROTECTION HOARDING SHALL BE IN PLACE AND MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. ALL ARBORICULTURE WORK SUCH AS PRUNING OF BRANCHES AND ROOTS SHALL BE CONDUCTED BY, OR UNDER THE SUPERVISIONS OF AN ARBORIST.
6. CONSTRUCTION ACTIVITIES, GRADE CHANGES, AND STORAGE OF EQUIPMENT AND MATERIALS ARE NOT ALLOWED WITHIN THE TREE PROTECTION ZONE.

Tree Protection Zones (TPZ)

Diameter of Trunk Centimetres at 1.4 m above grade (DBH)	Minimum Tree Protection Zone (TPZ) Distance from trunk, measured in metres.[1]	Potential Rooting Area (PRA) for all trees and TPZ for trees in NHS,[2] parks, open spaces and other significant natural heritage areas.[1]
<10	1.2	2.4
10-29	1.8	3.8
30-40	2.4	4.8
41-50	3.0	6.0
51-60	3.6	7.2
61-70	4.2	8.4
71-80	4.8	9.6
81-90	5.4	10.8
91-100	6.0	12.0
>100	6 cm per 1 cm DBH	12 cm per 1 cm DBH

Note:
1- Or dripline plus 1 metre, whichever is greater.
2- Natural Heritage System

CITY OF GUELPH STANDARD DRAWING			
TREE PROTECTION ZONE (TPZ) FENCE DETAIL	DATE DRAWN: MAY/19	REV. No.:	Guelph
	DESCRIPTION: N.T.S.		
	REV. DATE:	REV. BY: T.F.	PARKS OPERATIONS AND FORESTRY
	APPROVED BY: MANAGER, PARKS, OPERATIONS AND FORESTRY		**UF 1.1**

LEGEND

Tree Inventory

Refer to Table 1 of the report dated 14 August 2026 for the complete tree inventory information. Trees measuring 10cm DBH and greater on and within six meters of the limit of disturbance were included in the inventory.

Tree Removals

The removal of 39 trees will be required to accommodate the proposed development, as indicated with RED labels.

Tree Preservation

The preservation of 30 trees will be possible with the use of appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Required tree preservation fencing is indicated in MAGENTA. Tree protection measures must be employed prior to the commencement of the proposed works to ensure tree resources identified for preservation are not impacted.

- Tree Label (GREEN), Preservation Recommended — X
- Tree Label (RED), Removal Required — X
- Tree Location Surveyed by KFCI
- Minimum Tree Protection Zone (mTPZ) of Tree Identified for Preservation (solid MAGENTA circle)
- Dripline of Tree Identified for Preservation (dashed CYAN circle)
- Minimum Tree Protection Zone (mTPZ) of Tree Identified for Removal (solid RED circle) *Only Shown for Select Trees
- Location of Required Tree Preservation Fencing (thick MAGENTA)
- Location of Proposed Silt Control Fence (double CYAN)
- Property Boundary (BLUE)

TREE PROTECTION PLAN NOTES

- It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or ¾" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier,
- Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
- Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.
- Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
- Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
- No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a tree protection zone (TPZ). No root cutting is permitted, No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times.
- All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
- If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry.
- Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice, Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work.
- The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
- Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines, A person convicted of an offence under these by-laws is liable to a minimum fine of $500 and a maximum fine of $100,000 per tree, and /or a Special Fine of $100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention,
- Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work no less than 48 hours prior to conducting any specified work.

No.	Issue/Revisions	Date	By
1	Report Submission	14 Aug, '26	KH

Base Data: N&N Engineering Ltd. (topo & site plan)

kfci KUNTZ FORESTRY CONSULTING INC.
kuntzforestry.ca
consult@kuntzforestry.ca
289.837.1871
PO Box 1267 Lakeshore W
Oakville, Ontario L6K 0B3

Client
N&N Engineering Ltd.

Property
30 Winer Road
Puslinch, Ontario

Tree Inventory and Preservation Plan

Project	P5152	Figure
Date	14 August 2026	1
Scale	1:350	

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Appendix F
Correspondence

Docusign Envelope ID: 200870D4-5CEB-826D-804A-FC00B7E16317

Gmail M.(Shawn) Mashouf <smashouf@nandneng.com>

30 Winer Road, Puslinch - Major Site Alteration Permit

Adam Buitendyk <adamb@wellington.ca> Thu, Oct 22, 2026 at 2:57 PM
To: "M.(Shawn) Mashouf" <smashouf@nandneng.com>

Hi Shawn,

I reviewed the following documents you provided via email, examined aerial imagery of the subject property, and corresponded with Puslinch Township staff regarding this file:

- October 6, 2026 - 30 Winer Road EIS Review, Dougan Ecology
- May 26, 2026 - Site Alteration & Erosion Control Plan, N&N Engineering Ltd
- May 2026 – Landscape Plan + Notes, Gotfryd Group
- August 14, 2026 – Tree Inventory and Preservation Plan Report, Kuntz Forestry Consulting Inc.
- August 14, 2026 – Figure 1: Tree Inventory and Preservation Plan, Kuntz Forestry Consulting Inc.

From this review, it is my understanding that fill was imported to 30 Winer Road without a permit. This work has impacted a wetland and floodplain regulated by the Grand River Conservation Authority (GRCA) and some trees were damaged.

To resolve the Townships Site Alteration Bylaw infraction the property owner is now applying for Major Site Alteration Permit to complete the following corrective actions:

- Remove the unauthorized fill from the GRCA regulated areas.
- Restore the impacted natural features with landscaping illustrated on the Gotfryd Group's landscape plan.

To facilitate fill removal, re-grading and implement landscaping the Tree Inventory and Preservation Plan Report indicates 39 additional tree removals are necessary.

As part of the Major Site Alteration Permit application process, you contacted Wellington County to determine if a permit is required under the County's Forest Conservation Bylaw 5115-09.

Based on this information and my review, I can confirm that a permit under Wellington County's Forest Conservation Bylaw is not required to accompany the Major Site Alteration permit application.

Regards,

Docusign Envelope ID: 200870D4-5CEB-826D-804A-FC00B7E16317

Adam Buitendyk

Environmental Resource Specialist/Forester

County of Wellington Planning & Development

74 Woolwich Street

Guelph ON N1H 3T9

T 519.837.2600 x 2960

E adamb@wellington.ca

From: M.(Shawn) Mashouf <smashouf@nandneng.com>
Sent: Wednesday, October 21, 2026 4:13 PM
To: Adam Buitendyk <adamb@wellington.ca>; Camden Jermey <Camden.Jermey@cambium-inc.com>
[redacted]

[Quoted text hidden]

[Quoted text hidden]
[Quoted text hidden]

30 Winer Road
EIS 1st Submission Comment Response Matrix

Comment	Reviewer Comment (October 6, 2026)	Response (Cambium – October 23, 2026)	Action Completed
Key 1	Clarify whether a Terms of Reference (TOR) was developed and provide a copy if available.	Due to project timing and the limited period between retention and requested submission, a formal Terms of Reference was not prepared or approved prior to completion of the EIS. The scope of the assessment was developed based on applicable Township, County, Conservation Authority, and Provincial natural heritage requirements. Additional clarification regarding the assessment framework has been added to the revised EIS.	EIS updated – see Section 1.0 and 3.2
Key 2	Assess applicability of the County Forest Conservation By-law (5115-09).	The applicability of the Wellington County Forest Conservation By-law was reviewed. The woodland associated with the Site forms part of an approximately 401 ha contiguous woodland feature. Subsequent to submission of the original EIS, the project engineer consulted with Wellington County Planning and Development regarding the applicability of the by-law. Following review of the project documentation and consultation with Township of Puslinch staff, Adam Buitendyk, Environmental Resource Specialist/Forester, confirmed that a permit under the Wellington County Forest Conservation By-law is not required to accompany the proposed Major Site Alteration Permit application. The EIS has been updated accordingly.	EIS updated – see Section 7.2.1 and 8.0

Key 3	Include invasive species management recommendations within Summary of Recommendations.	The Summary of Recommendations (Section 8.0) has been updated to include implementation of invasive species management measures during restoration activities.	EIS updated – see Section 8.0
Key 4	Assess water balance impacts associated with fill removal adjacent to the PSW.	A discussion of hydrologic function and water balance has been added. Fill removal and ecological restoration activities are intended to restore more natural site conditions adjacent to the wetland. No drainage works, watercourse alterations, groundwater takings, or wetland encroachments are proposed. As such, adverse effects to wetland hydrologic function are not anticipated.	EIS updated – see Section 5.1
Tech 1	Community 3 classification inconsistency.	The community description has been corrected and revised for consistency. Community 3 is identified as a coniferous forest community (FOC) and not a swamp community.	EIS updated – see Section 4.4.1
Tech 2	Clarify bat habitat assessment methodology and snag tree determination.	The EIS has been revised to clarify the basis of the bat habitat assessment and limitations associated with the field investigations. In consideration of the circulated arborist inventory, features have been reviewed and the impact assessment updated accordingly.	EIS updated – see Section 4.6 and 5.7
Tech 3	Revise bat timing window to March 15-November 30.	Timing references have been revised throughout the report.	EIS revision – See Section 5.7 and 8.0

Tech 4	Confirm whether SCA registration is required.	The SAR bat assessment has been revised and expanded within Section 5.7. The updated assessment recognizes that woodland habitat within and adjacent to the Site may provide habitat opportunities for SAR bats; however, the area proposed for disturbance is limited to approximately 0.0331 ha of woodland edge habitat dominated by young to mid-aged, early successional trembling aspen and other common tree species. Although trembling aspen can provide bat roosting habitat where suitable roosting features are present, both the Tree Inventory and Preservation Plan and Cambium's field investigations identified a low abundance of potential bat roosting features within the proposed disturbance area. One snag and several dead standing trees were documented; however, no cavity trees, significant bark sloughing, large stem cracks, or other features indicative of high-quality bat roosting habitat were identified. In addition, the snag identified within the TIPP was confirmed by Cambium staff to be a highly decayed broken snag approximately 3 m in height, lacking suitable bat roosting features. The revised assessment concludes that potential impacts to SAR bats are expected to be limited due to the small extent of woodland alteration, retention of the majority of woodland habitat and ecological connectivity, implementation of tree protection measures, restoration of adjacent disturbed lands, and adherence to winter tree removal timing restrictions (December 1 to March 14). Based on these findings, registration or authorization under the *Species Conservation Act, 2025* is not anticipated to be required.	EIS updated – see Section 5.7 and 7.1

Tech 6	Confirm EIS assessed current Site Alteration Plan.	The EIS has been updated to include the current Site Alteration Plan and that the limits of disturbance, restoration areas, ESC measures, and tree removals correspond to the current design.	EIS updated throughout
Tech 7	Provide additional rationale for SWH screening.	The original Appendix D included with the submission was superseded by a revised Significant Wildlife Habitat screening table and did not fully reflect the final habitat screening completed for the Site and adjacent lands. Upon review, Appendix D has been updated to incorporate the correct screening assessment. The revised Appendix D identifies candidate Bat Maternity Colony Habitat, Amphibian Breeding Habitat (Woodland and Wetland), Marsh Bird Breeding Habitat, Woodland Area Sensitive Bird Breeding Habitat, Waterfowl Nesting Habitat, Deer Wintering Habitat (Stratum II), and habitat for Special Concern wildlife species where suitable habitats occur and targeted surveys were not completed. The impact assessment has been updated accordingly. These habitat types occur primarily within adjacent woodland and wetland habitats and outside of the proposed disturbance limits. Given the limited extent of development, implementation of mitigation measures, retention of habitat connectivity, and avoidance of wetland communities, significant adverse impacts to candidate Significant Wildlife Habitat are not anticipated.	EIS updated – See Appendix D

Tree Comment	Tree inventory, removals and preservation information insufficient.	A Tree Inventory and Preservation Plan (TIPP) was prepared by Kuntz Forestry Consulting Inc. and circulated to Cambium for review. It has been included as Appendix E of the report. The TIPP identifies tree species, size, condition, retention/removal status, protection measures, and tree protection fencing requirements. The woodland impact assessment has been updated to incorporate the findings of the TIPP and proposed tree protection limits. A summary of TIPP recommendations have been provided in Section 6.1 and 8.0 of the EIS.	Addressed through existing TIPP included in Appendix E. Summary of Recommendations provided in Section 6.1 and 8.0 of the EIS.