

Updated Environmental Impact Study

3024 Old Beverly Road Severance

Township of North Dumfries

Prepared for:

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Contents

1.	Introduction	1
2.	Background	2
3.	Environmental Policy Context	2
4.	Proposed Development	4
5.	Study Approach	5
5.1	Study Area	5
5.2	Field Survey	5
5.3	Vegetation Community Mapping	6
5.4	Wildlife Surveys	6
5.5	Species at Risk	6
6.	Existing Conditions	7
6.1	Geology and Soils	7
6.2	Topography and Drainage	8
6.3	Hydrology and Hydrogeology	8
6.4	Key Hydrologic Features	8
6.5	Natural Hazards	9
6.6	Recommended Vegetation Protection Zones	9
6.7	Vegetation Communities	9
6.8	Terrestrial Wildlife	11
6.8.1	Breeding Birds	11
6.8.2	Mammals	11
6.8.3	Amphibians and Reptiles	12
6.8.4	Species at Risk	12
6.8.5	Fish and Fish Habitat	18
7.	Significant Natural Heritage Features and Functions	18
7.1	Significant Woodlands	18
7.2	Significant Wetlands	18
7.3	Areas of Natural and Scientific Interest (ANSI)	19
7.4	Significant Habitat for Provincially Endangered and Threatened Species	19
7.5	Significant Wildlife Habitat	19

8.	Opportunities and Constraints.....	20
8.1	Natural Heritage System	20
8.2	Regulated Areas	20
9.	Impact Assessment and Recommendations	20
10.	Policy Conformity and Conclusions	26
11.	References	27

Figures

Figure 1: Site Location Map

Figure 2: Significant Natural Features

Figure 3: Wetland Boundary and Proposed Severance

Figure 4: Vegetation Communities

Tables

Table 1: Summary of Natural Environment Site Investigations

Table 2: Potential Endangered and Threatened Species within the Study Area

Table 3: Potential Impacts and Prevention, Mitigation and Restoration Measures

Appendices

Appendix A: Correspondence

Appendix B: Severance Sketch

Appendix C: List of Plant Species

Appendix D: Site Photolog

1. Introduction

Greer Galloway, a division of Jp2g Consultants Inc. was retained by 12649161 Canada Inc. to prepare an Environmental Impact Study (EIS) report in support of a proposed five (5) lot severance with one retained lot. The subject property is located at 3024 Old Beverly Road, Township of North Dumfries, Regional Municipality of Waterloo. Figure 1 shows the location of the property.

This report has been prepared to satisfy the requirements of the Township of North Dumfries and Grand River Conservation Authority (GRCA). The Township and GRCA are requesting an EIS as wetland is present in the property. See correspondence in Appendix A.

The purpose of this report is to characterize the existing conditions of the property and adjacent lands, by assessing background information and field assessments and evaluating the environmental impacts that the proposed severance may cause on the natural features. The report contains the information required for an EIS based on the Terms of Reference presented and approved by GRCA (see Appendix A), which include:

- Review and interpretation of background information.
- Describing current and proposed future land uses.
- A description of existing on-site and adjacent conditions and land uses (including the designation in the Official Plan and zoning in the Comprehensive Zoning- By-law) as well as any applicable legislation.
- Identification of an appropriate study area, typically the area of the anticipated disturbance plus 120 m.
- A general description of the methodology, dates, weather, timing, and location of field surveys.
- Delineation of the nature and boundaries (including mapping) of any significant features and ecological function on or adjacent to the site (i.e. the identification of vegetation communities using the Ecological Land Classification (ELC) system including soil assessment of all mapped and field – verified wetlands, a description of wooded areas if present, the role of the wooded areas with respect to wildlife, wetland features, and life and earth science features).
- Delineation of wetlands as per the protocol outlined within the Ontario Wetland Evaluation System (OWES), as well as any recommended setbacks (if applicable) in relation to the proposed development and key features.
- Identify and provide detailed descriptions of other hydrologic features in the study area (i.e. existing ditch and/or watercourses), their function, the broader sub-watershed that they are within, and evaluate hydrologic impacts to wetlands and other hydrologic features (Moffat Creek).
- A full plant list including ELC community categorization, denotation of any Species at Risk, and/or provincially/locally rare species. As well as lists of species (species at risk, plants, birds, mammals, reptiles, amphibians, other wildlife, fish species, etc.).
- Identify if suitable habitat exists on the property for known species at risk (including endangered and threatened species), as well as suitable habitat for any species at risk, and fish that may be observed during preparation of the study.
- Identify the area for development (dwelling, driveway and septic system) for each of the proposed severed lots and retained parcel with fewest potential impacts.
- Assess potential negative impacts (direct, indirect, short and long-term) of proposed severance to significant features/areas such as alterations to micro-climate or hydrogeological regimes, disconnections in natural corridors and linkages among natural heritage areas or features and discharges or withdrawals affecting air, water or soil.
- Identify the need of additional studies along with their scope.
- Demonstrate that there will be no negative impacts on the natural features or on their ecological functions, including no loss of wetland functions or contiguous wetland area and no net loss of fish habitat by identifying any measures which mitigate or compensate for any possible negative impacts including monitoring and net impacts that cannot be mitigated.

- Demonstrate how the proposed development is in conformity with applicable federal, provincial, regional, and municipal natural heritage policies.
- Conclusion as to whether or not the net impacts of the proposed severance after mitigation are negative, and whether the proposed severance is consistent with the intent of the Provincial Planning Statement.

2. Background

The approximately 11 ha property is located at 3024 Old Beverly Road, Part of Lot 9, RP 67R834 Part 1, Township of North Dumfries, County of Dufferin. The rectangular property is located near the east limit of the City of Cambridge, approximately 4.5 km east of Cambridge Downtown and approximately 20 km south of the City of Guelph. The property is just outside the City of Cambridge limits. It is bounded to the north by agricultural land, rural residential development and forest; to the south by Old Beverly Road, forest, commercial and rural development, to the east by North Dumfries Township Road 17, agricultural land and rural development; and to the west by Robinson Road, and residential development.

Impacted areas within the property due to residential development includes a dwelling, a garage and a driveway located southwest of the property, and an abandoned agricultural field on the east side. The rest of the property is vegetated. Access to the current residence and the old agricultural field is via Old Beverly Road.

The historical use of the property is agricultural. Aerial photography from 1954 shows the pond/wetland and agricultural fields. The current residence was not present at that time. Also, the photograph shows minimal vegetation along the fencerows dividing the agricultural fields.

According to the Township of North Dumfries Official Plan the property is zoned Agricultural (Countryside) and, in the Zoning By-law, the property is zoned Z.1 – Agricultural (site specific Exemption 20.1.65). In the Regional Official Plan, the property is zoned Protected Countryside, Rural Area and Beverly Environmentally Sensitive Landscape.

According to the Ministry of Natural Resources and Forestry (MNRF) NHIC online mapping, two small unevaluated wetlands are on the property. The Moffat Creek Swamp Provincially Significant Wetland is located approximately 145 m north of the property. Natural Heritage Features identified in the study area are presented in Figure 2.

3. Environmental Policy Context

This EIS report has been prepared according to the legislation and policies described in the following subsections:

Provincial Planning Statement

The Ontario Planning Act (1990) requires that planning decisions be consistent with the Provincial Planning Statement (PPS) that came into effect October 20, 2024. Section 4.1 of the PPS specifies policy related to protection of natural heritage features and functions.

Section 4.1.4 Development and Site Alteration shall not be permitted in:

- a. Significant wetlands in Ecoregions 5E, 6E and 7E; and*
- b. Significant coastal wetlands.*

Section 4.1.5 Development and Site Alteration shall not be permitted in:

- a. Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River);*
- b. Significant wildlife habitat; and*
- c. Significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Section 4.1.6 states that development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Section 4.1.7 states that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Section 4.1.8 states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Section 2.2 of the PPS specifies policies related to protect, improve or restore the quality and quantity of water.

Section 2.2.2 states that development and site alteration shall be restricted in or near sensitive surface water features and groundwater features such that these features and their related hydrologic functions will be protected, improved or restored.

Growth Plan for the Greater Golden Horseshoe

A Place to Grow Plan was established in 2019 and builds on the Provincial Planning Statement (PPS) to establish a unique land use planning framework for the Greater Golden Horseshoe (which extends eastward as far as Brighton). A key part of the Plan is Section 4.2.4 which governs development of lands adjacent to Key Hydrologic Features and Key Natural Heritage Features and states that a proposal for new development or site alteration within 120 m of a key natural heritage feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:

- a) is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
- b) is established to achieve and be maintained as natural self-sustaining vegetation; and
- c) for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 m measured from the outside boundary of the key natural heritage feature or key hydrologic feature.

Species at Risk Act

The purposes of the Species at Risk Act (SARA) are to prevent wildlife species in Canada from disappearing; to provide for the recovery of wildlife species that are extirpated (no longer exist in the wild in Canada), endangered, or threatened as a result of human activity; and to manage species of special concern to prevent them from becoming endangered or threatened. A series of measures applicable across Canada provides the framework to accomplish these goals. Some of these measures establish how governments, organizations, and individuals in Canada work together, while others implement a species assessment process to ensure the protection and recovery of species.

Endangered Species Act/ Species Conservation Act

Species listed on the Species at Risk in Ontario (SARO) list as endangered or threatened were protected under the *Endangered Species Act, 2007* (ESA). Section 9(1) of the ESA prohibited a person from killing, harming, harassing,

capturing or taking a member of a species listed as endangered, threatened or extirpated on the SARO list. Section 10(1) of the ESA prohibited the damage or destruction of habitat of a species listed as endangered or threatened on the SARO list.

On March 30, 2026, the Species Conservation Act (2025) came into force and replaced the Endangered Species Act, 2007 (ESA). The purpose of the Species Conservation Act is to provide for protection and conservation of the Extirpated, Endangered and Threatened species at risk classified by COSSARO while taking into account social and economic considerations. The Ministry of the Environment, Conservation and Parks is the authority that administers the *Species Conservation Act*.

Grand River Conservation Authority

The Grand River Conservation Authority (GRCA) regulates watercourses, wetlands, and hazardous lands (valleylands, shorelines, floodplains) under the Ontario Regulation 41/24, as made under Section 28 of the *Conservation Authorities Act*. The purpose of the regulation is to prevent and restrict development and site alterations near water and wetlands to protect the public from flooding, erosion dynamic beaches or unstable soil or bedrock. The regulation establishes guidelines for development, interference with wetlands and alterations to shorelines and watercourses.

Township of North Dumfries

The property is located within the jurisdiction of the Township of North Dumfries. The Township's Official Plan (November 2018) describes the planning policies for land use and their application to meet the specific needs of the communities.

4. Proposed Development

12649161 Canada Inc. is proposing to create five (5) new lots and one retained lot. The severed lots will be between 0.9 ha to 1.8 ha in size and located on the west part of the property. The owner will retain approximately 5.73 ha. Figure 3 and the Severance Sketch included in Appendix B show the proposed Lots.

The creation of new residential lots will require a Zoning By-law Amendment application as a condition of approval for the Consent Applications to ensure proper land use and protection of natural features. The application will establish site-specific zoning classifications such as the wetland area and associated buffer, which will be rezoned to the Environmental Protection Two zone (Z.12B). The area containing the proposed residential lots, excluding the area to be zoned Z.12B, will be rezoned to Z.2a Rural Residential. The remaining area (retained land) not zoned Z.12B or Z.2a will be maintained as Z.1 Agricultural. Additionally, the current Site-Specific Zoning Exemption (20.1.65) on the property will be removed.

Currently, the dwelling in the property is occupied. There is a driveway that allows access to the dwelling and garage from Old Beverly Road. The dwelling and garage will be decommissioned. The proposed five (5) lots will have access from Robinson Road. New driveways will be needed for each of these lots. Future residential development in the severed lots and retained land will be serviced by private wells and septic systems. There is a well and septic system that serve the existing dwelling. The Township requires the owner to demonstrate that future development in the new lots and retained land will not affect the ecological functions of the wetland.

5. Study Approach

5.1 Study Area

The approximate area of the property is 11-ha. The study area for this EIS is the property and adjacent land. A general description of adjacent lands within a 120 m radius of the property boundary is included. Site investigations were not performed on adjoining lands.

The study area includes natural, agricultural and residential areas. The desktop review included the following information sources:

- Ontario Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) geographic, species and natural areas information queries.
- Ontario Ministry of Natural Resources (MNR) online Wetland Mapping.
- Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2022).
- Ontario Breeding Birds Atlas (OBBA) – First and Second Atlas, Birds Studies Canada.
- Atlas of the Mammals of Ontario (Dobbyn, 1994).
- Geology, topography, hydrogeology, hydrology maps and reports.
- Existing aerial photography.
- Regional Official Plan (October 2024)
- Township of North Dumfries Official Plan (November 2018).
- Township of North Dumfries Zoning By-law No. 689-83 (November 2018).
- Provincial Planning Statement, 2024

5.2 Field Survey

The natural features were evaluated through field investigations. Field investigations were carried out to determine the existing conditions of the natural features, document breeding birds and other wildlife, identify wildlife habitat, identify vegetation communities, obtain a plant inventory, and determine the wetland boundary.

Table 1: Summary of Natural Environment Site Investigations

Date	Field Time	Weather	Inspection staff	Field Information
April 18 th , 2025	7:00 am to 2:00 pm	Cloudy, breeze 11°C	Y. Ramirez	Wetland Evaluation; plant inventory; breeding birds; wildlife and wildlife habitat assessment, bat roosting survey.
May 31 st , 2025	8:30 am to 3:00 pm	Cloudy, cool, windy, 14°C	Y. Ramirez	Wetland Evaluation; plant inventory; breeding birds; wildlife and wildlife habitat assessment.
July 12 th , 2025	7:00 am to 11:30 am	Sunny, hot Calm wind, humid 29°C	Y. Ramirez	Breeding birds; ecological land classification; plant inventory; wildlife and wildlife habitat assessments.
September 12 th , 2025	9:00 am to 12:00 pm	Sunny, cool, calm wind 16°C	Y. Ramirez	Wetland Evaluation, plant inventory; wildlife and wildlife habitat assessment.

The following methodology was applied to evaluate the natural features:

5.3 Vegetation Community Mapping

Vegetation communities were determined using a combination of aerial photography and field investigations. Aerial imagery allowed the delineation of distinct community boundaries and field assessments allow the collection of data to classify each community type. The Ecological Land Classification for Southern Ontario (Lee et al., 1998) and the 2008 list of vegetation types were used to classify the vegetation communities. All the vegetation communities within the study area were classified to at least the “ecosite” level (See Figure 4: Vegetation Communities).

The wetland boundary was determined by applying the Ontario Wetland Evaluation System: Southern Manual, 3rd Edition (Ministry of Natural Resources, 2014). The wetland boundary was determined using a combination of aerial photography and field investigations. During the site investigations and a site investigation performed with GVCA staff, the wetland boundary was determined by identifying wetland vegetation and soil samples. On September 12th, 2025, Ecologist Robert Messier from GVCA and Yazmin Ramirez from Greer Galloway staked/flagged the wetland boundary. A handheld GPS unit was used to mark the wetland boundary and applicable setbacks.

5.4 Wildlife Surveys

Breeding bird surveys were performed during the site visits on April 18th, May 31st and July 12th, 2025. Breeding bird survey points were done early in the morning, with low wind speed (when possible), and absence of rain/fog as per the Ontario Breeding Bird Protocol (OBBA). The observations were performed for 5 minutes to determine the breeding evidence. Figure 4 shows the location of the survey points.

The presence of frogs and toads and their habitat was determined by performing auditory surveys between April and July and recording all the incidental observations. The Marsh Monitoring Program’s Participants Handbook for Surveying Amphibians was applied (Birds Studies Canada, 2008).

Bats use two different habitats for roosting during the day. Hibernation roosts are found in caves, hollow trees, abandoned buildings, and abandoned mines. Maternity roosts used by bats are in woodlands with appropriate tree snags or cavities. A snag or cavity tree is defined as a standing live or dead tree greater than 25 cm in diameter at breast height (DBH), with cavities, caves, crevices, hollows, loose bark, and cracks. High quality or significant wildlife habitat (SWH) is defined as woodland with greater than 10 roost trees per hectare. To determine the presence of suitable habitat for bats on the property, a maternity roost survey was conducted on April 18th, 2025. The survey was conducted to identify trees with cavities, peeling bark or leaf clumps.

No other surveys were conducted, during the site investigations, all the observed species were documented, including birds, reptiles, amphibians, and mammals. Any sightings or signs (i.e. scat, tracks, vocalizations) indicating potential use of the site by wildlife was documented. Site assessments were performed from early in the morning (7:00-8:00 am) to early afternoon (1:00 pm) to observe wildlife, on warm days, with low wind speed and absence of rain as recommended in the survey protocols.

5.5 Species at Risk

Species at Risk (SAR) included those species listed in the SARO and Schedule 1 of the SARA. An assessment was conducted to determine the presence and potential habitat for SAR in the study area. An initial desktop review for potential Species at Risk (SAR) was conducted. The MNRF online NHIC map was consulted to identify the SAR likely present in the property and adjacent land. Available information was reviewed for additional records of SAR. No species-specific surveys were conducted for SAR.

6. Existing Conditions

The approximately 11-ha property is located at 3024 Old Beverly Road, Part of Lot 1, Concession 9, RP 67R834 Part 1, Township of North Dumfries, Regional Municipality of Waterloo. The rectangle-shaped property is located at the east limit of the City of Cambridge, approximately 4.5 km east of Cambridge Downtown and approximately 20 km south of the City of Guelph. There is a dwelling, a garage and a driveway. Access to the property is via Old Beverly Road. The dwelling is currently occupied. The existing driveway is approximately 5 m wide and has gravel surface. The current dwelling and driveway are located in the proposed Lot 5.

There is a culvert under the driveway that allows flow along the roadside ditch. There is an additional access driveway on the east side of the property. The driveway allows access to the abandoned agricultural field. There are several ATV trails within the property. One of the trails crosses through the wetland. A lot of debris is observed around the property, probably as a result of past agricultural activities. On the west side of the wetland, a pile of debris is present beside the wetland boundary.

On the east side, a ditch is present between the property and Shellard Side Road. A culvert was not observed to be present under the driveway of the adjacent property to the north. On the west side of the property, private residential properties located over Robinson Road, north of the property, have culverts under the driveways.

The property is covered with vegetation except where the dwelling, garage and driveway area and the area surrounding them. The area surrounding the dwelling and garage is covered with maintained grass with some native and non-native trees. The rest of the property is vegetated with forest and wetland which is mapped by the MNRF as an unevaluated wetland. The large wetland located west of the property drains toward the ditch along Old Beverly Road. The second unevaluated wetland is at the edge of the property on the northeast side. The remains of an old outhouse are present close to the wetland. A third wetland is present in the southeast corner of the property; it is a small wetland in a low area that receives surface water drainage from the property, and the ditches located along old Beverly Road and Shellard Side Road.

The agricultural field is not active; it was observed covered with hay-meadow vegetation. A photolog showing the existing conditions of the property is included in Appendix D.

Forest extends to the north and is present between the properties in a narrow area but is connected to a largest forest further north. Forest is also found south of the property, fragmented by Old Beverly Road. The forest south of the property is more than 25-ha in size. North and west of the property single family residential properties are found.

6.1 Geology and Soils

The area's landscape has been shaped by glacial processes of the Pleistocene Epoch. Most of the topographic features and overburden materials date from the latter part of the most recent glacial period known as the Wisconsin glacial; however, older structural features exist in the underlying limestone bedrock. The maximum ice extent occurred approximately 23,000 years ago when glacial ice covered all of Ontario and extended as far south as Ohio, USA. The ice sheet melting in the area laid down a locally thick layer of stony, sandy silt to silty sand-textured till. Post-glacial soils consist of recent alluvial deposits and organic soils within low-lying or poorly drained areas.

The bedrock geology in the vicinity of the site consists of dolostone of the Pleistocene age. Stony sandy to pink buff Wentworth Till is found in the area where the property is located.

The overburden geology is composed of unconsolidated deposits resulting primarily from glacial activity. Most of the property contains soils of the Dumfries and Killeen Series. The parental material of the soils is well drained calcareous gravelly, sandy loam stoney to moderately stoney. Organic soil (muck) is mapped on the west portion of the property. A

layer of marl is often found at the base of the organic matter. The soils in the property have been somewhat altered due to agricultural practices.

6.2 Topography and Drainage

The topography in the area varies from gently undulating ground moraine in large continuous areas to rugged relief associated with the kame moraine (Hoffman et al. 1964). The topography on the property is undulating. Elevations in the property were determined from the Ontario Base Mapping (MNR), ranging from 295 to 300 metres Above Sea Level (mASL). The highest elevation is reported in the east part of the property in the form of a small ridge. The lowest elevation is reported along the central part of the property.

Drainage in the property is determined by the slope and soil composition. The property is moderately undulated with low areas present on the west half portion of the property. Therefore, drainage is mainly determined by the infiltration capabilities of the soil. Overall, drainage is to the low areas where wetland is present.

6.3 Hydrology and Hydrogeology

There are no creeks or streams on the property. Three wetlands are present in the property and are separated from each other. The wetlands are not connected to a creek or other surface water feature. The wetlands receive drainages from the property, adjacent land and the roads through the roadside ditches. The rest of the property is mainly covered with meadow vegetation from past agricultural practices and forest.

The fractured dolostone bedrock forms the primary source of exploitable groundwater in the area. A search of the Well Record Database from the Ministry of the Environment, Conservation and Parks (MECP) found twenty-five (25) well records within a 0.5 km radius of the property. The MECP records suggest that water is found at depths ranging from 12 to 49 m mostly within sand/gravel and limestone bedrock. The well yields ranged from 11 to 114 L/min with most of the wells more than 25 m deep. A hydrogeological assessment should be undertaken to ensure that the proposed development will have access to sufficient supply water and to determine the water quality of the supply water as well as septic system suitability.

6.4 Key Hydrologic Features

The Growth Plan for the Greater Golden Horseshoe (GGGH) defines key hydrological features as:

- permanent streams
- intermittent streams
- inland lakes and their littoral zones,
- seepage areas and springs, and wetlands

This definition does not differentiate between wetlands considered Provincially Significant vs. those that are not although the Oak Ridges Moraine Conservation Plan (ORMCP) states that wetlands with surface areas of less than 0.5 ha are not considered to provide significant hydrological functions providing that it is demonstrated by a qualified person that the wetland do not constitute a permanent or intermittent surface water connection between the wetland and an adjacent key hydrologic feature or to provide significant recharge to the underlying aquifer.

Based on these definitions, we consider the larger wetland in the west part of the property to be a key hydrological feature but the two small wetlands within the retained lands are not considered significant features.

6.5 Natural Hazards

Natural hazards include floodplains, steep slopes, unstable soils, karst features etc. Natural hazards on the property are limited to flood risk in the low areas of closed drainage, and to the area bordering the wetland. No structures will be built in either of these hazard areas. The lots are proposed on higher elevation; however, a grading plan should be prepared to ensure future development in the new lots is safe from flooding hazard.

6.6 Recommended Vegetation Protection Zones

For key hydrologic features, the GPGGH requires a vegetation protection zone (VPZ), which:

- a) is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
- b) is established to achieve and be maintained as natural self-sustaining vegetation; and
- c) for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.

The proposed VPZ for the areas of interest is shown on Figure 3. We have recommended the minimum 30 m VPZ for the wetland component. Future dwellings, supply wells, septic systems, and any accessory buildings and structures should be outside the 30 m VPZ. The lots and retained land will have sufficient area outside the VPZ for dwellings, onsite services and accessory buildings and structures. Impacts to the wetlands are not expected as long as measures are applied to protect their ecological functions.

6.7 Vegetation Communities

The study area is located within the Stratford Ecodistrict 6E-1, where three-quarters of the land is covered with cropland and pasture. The vegetation in this district is diverse with deciduous forests composed of sugar maple (*Acer saccharum*), American beech (*Fagus grandifolia*), oak and ash species. Associated species include ironwood (*Ostrya virginiana*), American basswood (*Tilia americana*), large-toothed aspen (*Populus grandidentata*), paper birch (*Betula papyrifera*), yellow birch (*Betula alleghaniensis*), American elm (*Ulmus americana*), and black cherry (*Prunus serotina*), and to the lesser extent bitternut hickory (*Carya cordiformis*), blue beech (*Carpinus caroliniana*) and black walnut (*Juglans nigra*). Forest of green ash (*Fraxinus pennsylvanica*), black ash (*Fraxinus nigra*), red maple (*Acer rubrum*), and silver maple (*Acer saccharinum*) grow in moister sites (Wester et al., 2018).

Aerial photography from 1954 shows the property occupied with agricultural fields with vegetation found dividing the agricultural fields, along the property boundary and around the pond/wetland. Currently, the property is covered with vegetation.

Hedgerow vegetation is found along the north and south property boundaries separating the vegetation communities. Plant species found are also found in the vegetation communities. The hedgerow on the north part is composed of mature trees with shrubs and herbaceous species. The hedgerow vegetation on the south part of the property is mainly composed of shrub and herbaceous species.

Seven (7) vegetation communities were identified on the property. See Figure 4: Vegetation Communities. A list of plant species is included in Appendix C.

SWT2-9 – Gray Dogwood Mineral Thicket Swamp

This community is part of the large wetland, surrounding the swamp community. It is dominated with gray dogwood (*Cornus racemosa*). Other species found include slender willow (*Salix petiolaris*), red-osier dogwood (*Cornus sericea*), speckled alder (*Alnus incana*), tall buttercup (*Ranunculus acris*), Canada goldenrod (*Solidago canadensis*), common

buckthorn (*Rhamnus cathartica*), glossy buckthorn (*Frangula alnus*), wild privet (*Ligustrum vulgare*), eastern enchanter's nightshade (*Circaea canadensis*), common dandelion (*Taraxacum officinale*), sensitive fern (*Onoclea sensibilis*), Kentucky bluegrass (*Poa pratensis*), red fescue (*Festuca rubra*), and reed canary grass (*Phalaris arundinacea*).

SWD2-2 – Green Ash Mineral Deciduous Swamp

This community is part of the large wetland. Open water is observed during high precipitation events. Tree species found include green ash, silver maple, swamp white oak (*Quercus bicolor*), eastern white cedar (*Thuja occidentalis*), trembling aspen (*Populus tremuloides*), black ash (*Fraxinus nigra*), and Manitoba maple (*Acer negundo*). Shrub species found include red-osier dogwood, gray dogwood, glossy buckthorn, purple willow (*Salix purpurea*), water plantain (*Alisma subcordatum*), stinging nettle (*Urtica dioica*), hop sedge (*Carex lupulina*), jack-in-the-pulpit (*Arisaema triphyllum*), sensitive fern, common duckweed (*Lemna minor*), rice cutgrass (*Leersia oryzoides*), true forget-me-not (*Myosotis scorpioides*), northern bugleweed (*Lycopus uniflorus*), devil's beggarticks (*Bidens frondosa*), and reed canary grass.

MAS2-1 – Cattail Mineral Shallow Marsh

This community is found south side of the property adjacent to Old Beverly Road and the existing driveway. It is surrounded by swamp vegetation. It is dominated with broad-leaf cattail (*Thypha latifolia*). Other species found include red-osier dogwood, Bebb's willow (*Salix bebbiana*), purple willow, and gray dogwood.

CUW – Cultural Woodland

This community is dominant in the property. The woodland is formed from planting species and the naturalization of old agricultural land. This community is found around the wetland on higher elevations showing fresh and moist conditions. It is composed of native and non-native species. Tree species found include Norway maple (*Acer Platanoides*), apple (*Malus sp.*), balsam poplar (*Populus balsamifera*), Norway spruce (*Picea abies*), Manitoba Maple, trembling aspen, balsam fir (*Abies balsamea*), eastern white cedar, eastern red cedar (*Juniperus virginiana*), white ash (*Fraxinus americana*), green ash, American basswood, catalpa (*Catalpa speciosa*), eastern white pine (*Pinus strobus*), burr oak, black walnut, yellowwood (*Cladrastis kentukea*), Scotch pine (*Pinus sylvestris*), and American elm. Shrub species include staghorn sumac (*Rhus thyphina*), common buckthorn, glossy buckthorn, highbush cranberry (*Viburnum trilobum*), autumn olive (*Elaeagnus umbellata*), nannyberry (*Viburnum lentago*), beauty bush (*Kolkwitzia amabilis*), red elderberry (*Sambucus racemosa*), Tartarian honeysuckle (*Lonicera tatarica*), chokecherry (*Prunus virginiana*), common barberry (*Berberis vulgaris*), alternate-leaf dogwood (*Cornus alternifolia*), rocky mountain juniper (*Juniperus scopulorum*). Ground species found include bloodroot (*Sanguinaria canadensis*), wild lily-of-the-valley (*Maianthemum canadense*), tall hairy agrimony (*Agrimonia gryposepala*), Dam's rocket (*Hesperis matronalis*), Philadelphia fleabane (*Erigeron philadelphicus*), lily of the valley (*Maianthemum canadense*), wild strawberry (*Fragaria virginiana*), greater celandine (*Chelidonium majus*), garlic mustard (*Alliaria petiolata*), Canada goldenrod, common motherwort (*Leonurus cardiaca*), eastern enchanter's nightshade, and spinulose wood fern (*Dryopteris carthusiana*) among others.

FOCM6-3 – Dry-Fesh Scotch Pine Naturalized Coniferous Plantation

The old plantation located east of the property is now naturalized with other coniferous and deciduous species established in this area. Tree species found include Scotch pine, eastern white pine, balsam fir, green ash, American elm. Other species found include common buckthorn, common dandelion, white avens (*Geum canadense*), western bracken fern (*Pteridium aquilinum*), mosses.

CUT – Cultural Thicket

This community is found adjacent to the agricultural field. Small trees and shrub species are found and include common buckthorn, glossy buckthorn, gray dogwood, autumn olive, butternut (*Juglans cinerea*), Scotch pine, Eastern red cedar, and black walnut. Meadow species found surrounding the trees and shrubs include wrinkleleaf goldenrod (*Solidago rugosa*), viper's bugloss (*Echium vulgare*), wild carrot (*Daucus carota*), common milkweed (*Asclepias syriaca*), great mullein (*Verbascum thapsus*), common red raspberry (*Rubus idaeus*), common yellow wood-sorrel (*Oxalis stricta*), common dandelion, Canada goldenrod, gray goldenrod (*Solidago nemoralis*), early goldenrod (*Solidago juncea*), yellow avens (*Geum aleppicum*), red clover (*Trifolium pratense*), common St. John's-wort (*Hypericum perforatum*), tall hairy agrimony, white arrowleaf aster (*Symphotrichum urophyllum*), oxeye daisy (*Leucanthemum vulgare*), brown knapweed (*Centaurea jacea*), riverbank grape (*Vitis riparia*), Virginia creeper (*Parthenocissus quinquefolia*), orchard grass (*Dactylis glomerata*), and Kentucky blue grass (*Poa pratensis*).

CUM – Cultural Meadow

The agricultural field is not active and is it occupied with grasses and forbs. Species found include wild carrot, common milkweed, common ragweed (*Ambrosia artemisiifolia*), great mullein, common red raspberry, common yellow wood-sorrel, poison ivy (*Toxicodendron radicans*), common dandelion, common burdock, tall buttercup, wild strawberry, Canada goldenrod, tall goldenrod (*Solidago altissima*), gray goldenrod, early goldenrod, wrinkleleaf goldenrod, yellow avens, wild teasel (*Dipsacus fullunum ssp sylvestris*), red clover, viper's bugloss, tufted vetch (*Vicia cracca*), tall hairy agrimony, white arrowleaf aster, oxeye daisy, brown knapweed, bristlestem nettle (*Galeopsis tetrahit*), riverbank grape, Virginia creeper, orchard grass, and Kentucky bluegrass.

6.8 Terrestrial Wildlife

6.8.1 Breeding Birds

A total of twenty-seven (27) species of birds were recorded as incidental observations. American robin (*Turdus migratorius*), blue jay (*Cyanocitta cristata*), black-capped chickadee (*Poecile atricapillus*), mourning dove (*Zenaidura macroura*), American crow (*Corvus brachyrhynchos*), American goldfinch (*Spinus tristis*), northern cardinal (*Cardinalis cardinalis*), song sparrow (*Melospiza melodia*), common yellowthroat (*Geothlypis trichas*), chipping sparrow (*Spizella passerina*), gray catbird (*Dumetella carolinensis*), scarlet tanager (*Piranga olivacea*), downy woodpecker (*Picoides pubescens*), red-winged black bird (*Angelais phoeniceus*), cedar waxwing (*Bombycilla cedrorum*), brown-headed cowbird (*Molothrus ater*), European starling (*Sturnus vulgaris*), eastern phoebe (*Sayornis phoebe*), eastern meadowlark (*Sturnella magna*), eastern kingbird (*Tyrannus tyrannus*), northern flicker (*Colaptes auratus*), gray-crested flycatcher (*Myiarchus crinitus*), rose-breasted grosbeak (*Pheucticus ludovicianus*), common grackle (*Quiscalus quiscula*), field sparrow (*Spizella pusilla*), house finch (*Haemorrhous mexicanus*), and re-eyed vireo (*Vireo olivaceus*). The majority of the documented birds are common and widespread in Ontario and have been reported in the area except for Eastern Meadowlark, which is listed as a Threatened species under the SARO. The bird was heard in land to the south.

6.8.2 Mammals

A total of four (4) mammals were observed in or adjacent to the property. The animals were observed and/or scats or prints were found. These include white-tail deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*) scats, eastern grey squirrel (*Sciurus carolinensis*), and Virginia opossum (*Didelphis virginiana*).

6.8.3 Amphibians and Reptiles

Visual observations of amphibians and reptiles were completed during the site investigations. Northern leopard frogs (*Lithobates pipiens*) were heard in the wetland adjacent to the driveway. Two eastern gartersnakes (*Thamnophis sirtalis sirtalis*) were observed within the herbaceous vegetation. No other amphibians and/or reptiles were observed during the site investigations.

6.8.4 Species at Risk

General reports were obtained from the MNRF online NHIC database regarding records of SAR within the Study Area. A list of SAR records is included in the following Table 2.

Table 2: Potential Endangered and Threatened Species within the Study Area

Common Name	Scientific Name	Federal Status	Provincial Status	Probability of Occurrence	Rationale
Birds					
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	Threatened	Medium-High	Habitat includes hayfields, pastures, fallow or abandoned fields, meadows, tall grass prairie remnants, savannahs and alvar grasslands (COSEWIC, 2010a). Suitable habitat for Bobolink is found on the property.
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	Threatened	High	Habitat includes hayfields, pastures, fallow or abandoned fields, meadows, tall grass prairie remnants, savannahs and alvar grasslands (COSEWIC, 2011a). Suitable habitat for Eastern Meadowlark is found in the property.
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Special Concern	Special Concern	Medium-High	The Grasshopper Sparrow prefers grasslands with relatively sparse cover such as those in areas of poor soils, including alvars, moraines, and sand plains. It generally does not favour tall grass or moist meadows. The Grasshopper Sparrow also uses a variety of agricultural fields, from planted cereals to cattle pastures for breeding and feeding. Dry, close-grazed pastures on till moraines and limestone plains like the Carden and Napanee plains and those in Dufferin County, support the highest densities of Grasshopper Sparrow (COSEWIC, 2013a). Suitable habitat for Grasshopper Sparrow is found in the property.
Loggerhead Shrike	<i>Lanius ludovicianus</i>	No status eastern subspecies	Endangered	Low	Habitat includes dense trees or shrubs for nesting, elevated perches natural and artificial for hunting, mating, and territory advertisement, short to medium height grassy areas for foraging (COSEWIC, 2014a). Suitable habitat is not found on the property.
Barn Swallow	<i>Hirundo rustica</i>	Threatened	Special Concern	Low	The natural habitat of Barn Swallow includes caves, holes, crevices and ledges in cliff faces. However, anthropogenic features are often used in farmlands, rural, suburban areas, and

Common Name	Scientific Name	Federal Status	Provincial Status	Probability of Occurrence	Rationale
					villages where they build the nest around many kinds of structures, especially barns and other farm outbuildings, under bridges, wharves, boat-houses, and culverts (COSEWIC, 2011b). Suitable habitat is not found on the property.
Bank Swallow	<i>Riparia riparia</i>	Threatened	Threatened	Low	Bank Swallows nest in burrows in natural and man-made settings, wherever there are silt or sand deposits. Nests are often along riverbanks and in aggregate pits (COSEWIC, 2013b). Suitable habitat is not present in the property.
Chimney Swift	<i>Chaetura pelagica</i>	Threatened	Threatened	Low	Nesting habitat includes cave walls and hollow trees or tree cavities in old growth forests, man-made structures such as chimneys, barns, silos, and abandoned buildings. Chimney swift requires a vertical cavity for nesting and roosting, with interior surface that is porous but stable, and to which swifts can cling and attach their nest (COSEWIC, 2007a). Suitable habitat for Chimney swift is not found on the property.
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	Special Concern	Medium-High	The Eastern Wood-Pewee prefers mature and intermediate-age deciduous and mixed forests having an open understorey (COSEWIC, 2012a). Eastern Wood-pewee was not heard in the forest but habitat is found on the property.
Prothonotary Warbler	<i>Protonotaria citrea</i>	Endangered	Endangered	Low	Suitable habitat for this species includes lowland deciduous swamp or floodplain forest and their transitional zones. Those areas are dominated by silver maple, red maple, red ash, black ash, mature willow, buttonbush, and alder. Territories are almost entirely covered with standing water (e.g. permanent and semi-permanent pools of open water in swamp forests along the shore of, or inland from, the Great Lakes) or slowly flowing water (e.g. as found in wide, slow-moving, warm-water forested creeks draining into the Great Lakes) (Environment Canada, 2011). Suitable habitat is not present on the property.
Wood Thrush	<i>Hylocichla mustelina</i>	Threatened	Special Concern	Low	Wood Thrush nests mainly in second growth and mature deciduous and mixed forests, with saplings and well-developed understorey layers. The species prefers large forest mosaics and small forest fragments (COSEWIC, 2012b). Suitable habitat is not found on the property.
Acadian Flycatcher	<i>Empidonax virens</i>	Endangered	Endangered	Low	Acadian Flycatcher is an area-sensitive, neotropical migrant songbird that nest in large, mature, swampy woods and mature, well-wooded ravines. The nest is located in a

Common Name	Scientific Name	Federal Status	Provincial Status	Probability of Occurrence	Rationale
					forest having a closed, or nearly closed (>70%) canopy, and an open understory (COSEWIC, 2010b). Suitable habitat for Acadia Flycatcher is not found in the property.
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered	Endangered	Low	Suitable nesting areas include open deciduous forest with little understory and a high density of dead trees used for nesting and perching. They are found in a variety of natural and disturbed areas (COSEWIC, 2007b). Suitable habitat is not present on the property.
Black Tern	<i>Clodinas niger</i>	No Status	Special Concern	Low	Prefer habitat for Black Tern are limestone-based, rich, freshwater marshes with an abundance of emergent vegetation along rivers, lakes or inland locations. It prefers wetland in excess of 20 ha in size with an equal portion of open water and dense emergent vegetation (Peter S.B., 2012). Suitable habitat for Black Tern is not found on the property.
Least Bittern	<i>Botaurus exilis</i>	Threatened	Threatened	Low	Least Bitterns are found in a variety of wetland habitats, but their preferred habitat is cattail marshes with a mix of open pools and channels. Preferred habitat consists of robust-emergent-dominated but interspersed wetlands free of purple Loosestrife and European Common Red, with limited urban land use and high proportion of wetlands in the surrounding landscape. The presence of stands of dense vegetation is essential for nesting because the nests of least Bittern sit on platforms of stiff stems (COSEWIC, 2009). Habitat is not present on the property.
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Not at Risk	Special Concern	Low	The bald Eagle nest in a variety of habitats and forest types near major lakes or rivers where they catch fish. They nest in large trees such as pines and poplars (Amstrong, 2014). Suitable habitat is not found on the property.

Amphibians and Reptiles

Western Chorus Frog	<i>Pseudacris triseriata</i>	Threatened	Not at Risk	Medium	The Western Chorus Frog requires both terrestrial and aquatic habitats in close proximity. Terrestrial habitat consists mostly of humid prairie, moist woods, meadows, marshes, bottomland swaps, and temporary ponds in open county. For reproduction and tadpole development, this species requires seasonally dry, temporary ponds that are devoid of predators such as fish. The western chorus frog overwinters underground or under surface cover, such as fallen logs (COSEWIC, 2008a). Western Chorus frogs were not heard or seen on the property but the marsh provides suitable habitat for this species.
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Common Name	Scientific Name	Federal Status	Provincial Status	Probability of Occurrence	Rationale
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Special Concern	Low	The Snapping Turtle prefers slow-moving water with soft mud bottom and dense aquatic vegetation. Snapping turtles can be found in almost every kind of freshwater habitat. Nesting occurs on sand and gravel banks along waterways, including artificial dams and railway embankments. Hibernation takes place beneath logs, sticks/overhangs, banks, stumps, submerged logs, deep anoxic mud in marshy areas, and floating mats of vegetation. The nesting season occurs through June into July with hatchlings emerging in late September–early October (COSEWIC, 2008b). Suitable habitat for Snapping Turtle is not found in the wetland.
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	Special Concern	Not at Risk	High	Habitats include ponds, marshes, lakes and slow-moving creeks. Midland Painted Turtles prefer waterbodies with soft bottoms and areas to bask like logs and rocks protruding from the water (COSEWIC, 2018a). Suitable habitat is found in the wetland.
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	Threatened	Special Concern	Medium	This species is semi-aquatic frequenting the edges of ponds, streams, marshes, swamps or bogs. The species prefers quite, shallow water with low dense vegetation and also requires areas with good exposure to sunlight for basking (COSEWIC, 2002). Suitable habitat is found in the property.
Eastern Milksnake	<i>Lampropeltis traingulum</i>	Special Concern	Not at Risk	Medium	Habitats include areas with suitable coverage that range from prairies to meadows, pastures, hayfields, rocky outcrops, rocky hillsides and forests (COSEWIC, 2014b). This species was not observed; however, potentially suitable habitat is present within the vegetation.

Mammals

Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered	Low	Hibernation roosts for the three species are found in caves, hollow trees, abandoned buildings, and abandoned mines. Most species choose maternity roosts in woodlands with appropriate tree cavities, caves, crevices, under loose bark, and cracks in cliffs. Little Brown Myotis is found in buildings and rocky habitats (COSEWIC, 2013c). Suitable habitat for bats within the property is minimal as the forest is young.
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered	Low	
Tri-coloured Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered	Low	

Insects

Monarch	<i>Danaus plexippus</i>	Endangered	Special Concern	High	Caterpillars feed on milkweed plants found in meadows and open areas. Adult butterflies are found in diverse habitats where they feed on nectar from a variety of wildflowers
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Common Name	Scientific Name	Federal Status	Provincial Status	Probability of Occurrence	Rationale
					(COSEWIC, 2016). Adult Monarch butterflies and caterpillars were observed on the property.
Plants					
Black Ash	<i>Fraxinus nigra</i>	Not Listed	Endangered	High	Black ash is predominantly a wetland species of swamps, floodplains and fens. It has an intermediate light requirement and a tendency toward greater abundance in more alkaline sites. Most sites in which it is dominant are flood prone, where its high tolerance of seasonal flooding appears to offer a competitive advantage. Black ash also is present in upland forests, but it is less abundant than in wet areas. The Black ash is threatened by the introduced emerald ash borer (EAB), an Asian wood-boring beetle that reached southwestern Ontario in 1992 (COSEWIC, 2018b). Black Ash is present in the wetland.
Hairy Valerian	<i>Valeriana eludis ssp. ciliata</i>	Endangered	Endangered	Low	Hairy Valerian is found on wet and mesic prairies and fens, can occur in drier sites such as hillsides and bluffs with groundwater flow. It occurs in full sun or light shade, and is sometimes associated with calcium-rich sites. Three subpopulations occur in dry, formerly open sites that are undergoing succession to shrub thicket (COSEWIC, 2018c). Suitable habitat is not found on the property.
Butternut	<i>Juglans cinerea</i>	Endangered	Endangered	High	Preferred habitat is in neutral to calcareous soils, with a pH that ranges from 5.5 to 8. Often found in areas with rich well-drained mesic loams. Suitable habitat includes floodplains, streambanks, terraces, and ravine slopes (COSEWIC, 2017). A Butternut tree is present on the property.

Three (3) Species at Risk were observed during the site investigations (Black Ash, Butternut and Monarch). Black Ash is listed as an Endangered species under the SARO and not at risk under in Schedule 1 of the SARA. Butternut is listed as an Endangered species under the SARO and Schedule 1 of the SARA. Monarch is listed as Species Concern under the SARO and an Endangered species under Schedule 1 of the SARA.

Monarch Butterflies were observed during the site investigations as wildflowers are present in the meadow, cultural thicket, along the edges of the forest and along the property lines. Monarch butterflies and/or caterpillars can be harmed during the construction of future development. Measures are recommended to prevent harm to caterpillars and adult butterflies.

Black Ash trees are present in the wetland. Black ash is predominantly a wetland species of swamps, floodplains and fens. The Black Ash is threatened by the introduced emerald ash borer (EAB), an Asian wood-boring beetle that reached

southwestern Ontario in 1992 (COSEWIC, 2018b). Some of the trees are infected with the EAB, with some observed dead. A 30 m setback has been applied to protect the wetland and Black Ash trees. Impacts to Black Ash are not expected.

Per Ontario Regulation 6/24, the prohibitions in clause 9(1)(a) of the ESA (against killing, harming, harassing, capturing or taking) apply to any living Black Ash tree with a diameter at the breast height (DBH) of 8 cm or more that are located in areas of the province identified in schedule 1 of Ontario Regulation 6/24, unless a report prepared by a qualified professional identifies the tree as “unhealthy” in accordance with the regulation. The property is in the areas listed in Schedule 1.

A butternut tree is present in the retained land. Figure 4 shows the location of the butternut. The tree is young but was observed to be infected with the canker. For retainable Butternuts, a minimum protective buffer of a 25 m radius from the stem of each Butternut is required to prevent root disturbance. A larger area up to 50 m is also considered protected habitat for the tree. Within the 25 m buffer area, activities that would remove or significantly compact the roots and soil, and cause direct harm to the Butternut are not permitted. Within the 25-50 metre buffer area, activities that would significantly damage or destroy habitat e.g., by impacting the tree’s ability to disperse seeds, are also not permitted. Removal of other vegetation and careful logging practices within this radius are permitted. If future development is proposed that could affect the butternut and/or its habitat, a butternut health assessment should be carried out by a qualified Butternut health assessor to determine the health of the tree and the compensation measures to be applied.

Habitat for grassland species such as Bobolink, Eastern Meadowlark and Grasshopper sparrow is found in the abandoned agricultural field. The Species were not heard and/or observed. Eastern Meadowlark was heard in adjacent land to the south. Suitable habitat is within the retained land. Measures should be applied to protect the species and their habitat if future development is planned. Prior to development the meadow should be assessed to determine the presence of grassland species.

The Eastern Wood-Pewee prefers mature and intermediate-age deciduous and mixed forests having an open understory (COSEWIC, 2012). Suitable habitat is found in the property and adjacent land; although, Eastern Wood-pewee was not heard and/or observed in the property.

Suitable habitat for Western Chorus Frog is found in the wetlands but the species was not heard. Direct impacts to the species are not anticipated as development is not permitted in the wetland and a 30m setback has been applied to protect its ecological functions.

The wetlands in the property do not provide suitable habitat for Snapping Turtle. It is possible that the species is found in the property as it travels large distances to reach nesting sites and suitable habitat is found in wetlands to the north and south of the property. Impacts to Snapping Turtle are not anticipated.

Eastern Ribonsnake and Eastern Milksnake were not observed during the site investigations; however, habitat is present in the property. Measures should be applied if the species are found between the construction areas.

The majority of the forest in the property is young. The few old trees observed with cavities did not show any sign of being used by bats. Impacts to bats are not expected.

If an impact on a Species at Risk or its habitat cannot be avoided, a person(s) should contact MECP and/or MNRF to discuss options, including applying for an authorization under the ESA. In situations where an activity is not registered with or authorized by the MECP, a person(s) must comply with the ESA by modifying proposed activities to avoid impacts to Species at Risk and habitat protected under the ESA.

6.8.5 Fish and Fish Habitat

The wetlands in the property are not directly connected to the Moffat's Creek or tributaries. Fish were not observed in any of the three wetlands. The wetlands do not provide suitable habitat for fish as there are not connected to other surface water features and therefore, water quality degrades resulting on unsuitable habitat for fish.

7. Significant Natural Heritage Features and Functions

7.1 Significant Woodlands

Significant Woodlands have been identified on Map 6B of the Township of Dumfries Official Plan. Significant Woodland is not identified on the property or adjacent land. Therefore, impacts to Significant Woodlands are not anticipated.

7.2 Significant Wetlands

Provincially Significant Wetlands (PSWs) are those areas identified by the province as being the most valuable. They are determined by a science-based ranking system known as the Ontario Wetland Evaluation System (OWES).

Based on the online MNR online NHIC mapping, two small unevaluated wetlands are in the property. The Moffat Creek Swamp Provincially Significant Wetland is located north, west and south of the property with the closest area of the wetland approximately 90 m southwest of the property.

Three wetlands are present in the property. Two small wetlands are located in the retained land the wetlands are approximately 380 m² and 890 m². The smallest wetland is located north of the property and it developed from a man-made pond. The pond appears in the 1954 aerial photo. Early spring was observed with water with minimal submergent vegetation. Vegetation is present on the slope and top of bank. In the September visit, the pond was completely dry. A 30 m setback has been established to protect its ecological functions. Although the wetland provides ecological functions, it does not qualify to be significant as per the GPGGH. This wetland does not need to be rezoned Environmental Protection as it is not connected to a key hydrological feature.

The second wetland is present in the south-east corner of the property. This wetland is present in a low area where drainage from the roads and the property accumulates. In the September visit the wetland was completely dry. A 30 m setback has been applied to protect it. Although the wetland provides ecological functions, it does not qualify as significant, it does not need to be rezoned Environmental Protection as it is not connected to a key hydrological feature.

The largest wetland is in the west portion of the property. It covers an approximate area of 1.4 ha with marsh and swamp. The wetland crosses the property from north to south. A culvert under Old Beverly Road close to the wetland was not found; however, a culvert west of the existing driveway is present. Also, a culvert is present under the existing driveway. Based on direct observation, drainage from the road and the property is captured in the road ditch and part directed to the wetland. Surface water from precipitation accumulates in this wetland. Open water was observed in part of the wetland. A 30 m setback (VPZ) has been applied to protect the ecological functions of the wetland and future development from flooding hazard. As part of the application of consent, this wetland and 30m setback will be rezoned Environmental Protection (See Figure 3). The wetland is affected by an ATV trail that crosses it. A pile of debris adjacent to the wetland serves as a boundary. Mature trees are present in the pile. Fallen trees are also present in this area. A restoration plan is recommended to remove the debris, restore the wetland bank with native soil and plant native species without affecting the hydrological functions of the wetland.

Future development in the retained land and the new lots should be outside the wetlands and the 30m setbacks. Currently, there is a driveway in the proposed Lot 5 that allows access to the dwelling from Old Beverly Road. The driveway is within the 30 m setback but it will not be used as it is planned a new driveway to be connected to Robinson Road. It is expected that surface water from the road and the property will drain into the roadside ditch in a north and south direction. Currently, there is not a defined ditch and define flow direction between the property and Robinson Road. Private properties north of the property have culverts under the driveways. Part of the surface water captured in the roadside ditch flows north toward Moffatt's Creek and part flows southward. There is a culvert under Robinson Road at the intersection with Old Beverly Road. Surface water flow through this culvert appears to be from east to west. It is recommended that the culverts include riprap on both openings to avoid erosion.

7.3 Areas of Natural and Scientific Interest (ANSI)

The property is not within an Area of Natural and Scientific Interest (ANSI).

7.4 Significant Habitat for Provincially Endangered and Threatened Species

The general habitat of species that are listed as endangered or threatened is automatically protected under the Endangered Species Act (ESA), 2007. Development shall not be permitted within the habitat of endangered and threatened species, except in accordance with applicable provincial and federal requirements. Special Concern species listed under the ESA are not protected. The Ministry of Natural Resources and Forestry (MNRF) issues authorizations regarding wildlife identified in the schedules (Ont. Reg. 669/98) under the Fish and Wildlife Conservation Act (FWCA). Some species under the ESA (Endangered, Threatened and Special Concern) are also listed in the FWCA schedules. In the case of ESA Special Concern species, the FWCA prevails as the ESA does not provide protection to Special Concern species. Recommended measures should be implemented to avoid harm to the species and their habitat.

Three (3) Species at Risk were heard and/or observed during the site investigations (Black Ash, Butternut and Monarch). The property is not within habitat designated for the maintenance, survival, and/or the recovery of natural occurring or introduced populations of endangered or threatened species. However, habitat for endangered species is found within the property.

Significant habitat for Monarch is not found in the property; however, milkweed and other wildflowers are present and provide food to adult butterflies and caterpillars. Monarch butterfly is listed as a Concern Species under the SARO and it is not protected. Measures should be applied to avoid harm to the species if it is present during the removal of vegetation and construction of development.

Black Ash trees are present in the wetland. Some of the trees are infected with the EAB, with some observed dead. A 30 m setback has been applied to protect the wetland and Black Ash trees. Impacts to Black Ash are not expected. It has been recommended to remove the debris adjacent to the wetland. A Black Ash Health Assessment will be required to determine if a permit is required and the measures to be applied to protect the species and its habitat.

A butternut tree is present in the retained land. Butternut is listed as an Endangered Species in the SARO. Future development in the retained land is not proposed. A butternut health assessment must be conducted prior to any activity that could affect the tree and/or its habitat to determine the measures to be applied.

7.5 Significant Wildlife Habitat

Wildlife habitat are areas where plants, animals, and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-

migratory species (PPS, 2024). Wildlife habitat is considered significant where it is: ecologically important in terms of features, functions, representation, or amount; and contributes to the quality and diversity of an identifiable geographic area or Natural Heritage System.

Significant Habitat is identified on Map 5A of Township of North Dumfries Official Plan. Significant Habitat is not identified on the property or land adjacent to the property. Impacts to wildlife are not anticipated as long as measures are applied to avoid harm to wildlife.

8. Opportunities and Constraints

8.1 Natural Heritage System

The property is not within an Area of Natural and Scientific Interest or a Provincially Significant Wetland but unevaluated wetland is present. The wetland represents a constraint to the proposed severance as it restricts the area that can be affected by development; the large wetland and the applied setback will be rezoned Environmental Protection to protect its ecological functions. Conservation of the wetland and the forest within the wetland setback will allow continuity of functions, such as providing habitat for wildlife and supporting a high diversity and abundance of native plant species.

Impacts on the hydrologic functions of the wetland are not anticipated, as long as future development is placed outside the wetland setback, grading for future development is properly established and in compliance with regulatory requirements, and the new driveways and septic systems are designed and constructed to avoid impacts to its hydrology functions.

Development in the retained land is not proposed but this lot has sufficient area for future development which can be accessed via Old Beverly Road. This lot will continue to be zoned agricultural (Z.1).

8.2 Regulated Areas

Grand River Conservation Authority regulates activities in natural and hazardous areas subject to processes such as flooding, erosion, dynamic beaches, or unstable soil or bedrock (Ont. Reg. 41/24).

The owner of the property is proposing to create five new lots and retain land. Three wetlands have been identified within the property. A 30 m setback has been applied to each wetland to protect their ecological/hydrologic functions and to protect future development from flooding hazard.

Lot 4 and 5 (See Figure 3) have a minimal area of approximate 2,000 m² with the rest of the lots (Lots 1, 2 and 3) to have more than 2,000 m² available for development. Dwellings, driveways, septic systems and wells should be accommodated in the available area outside the wetland and its 30 m setback.

Lot 4 will contain the existing garage and a section of the driveway. The garage and part of the driveway within this lot will be decommissioned. Lot 5 contains the dwelling, driveway, septic system, and supply well which are outside the 30m setback except the driveway. The dwelling will be demolished with the future dwelling constructed in the existing dwelling footprint. Future residence in this lot will be accessed via Robinson Road.

Development in the retained land is not proposed. Therefore, changes in hydrology are not expected. Land use for the retained land will continue to be Agriculture. Permitted uses are those specify in the Zoning By-law document.

9. Impact Assessment and Recommendations

An evaluation of the impacts is provided in the following table.

Table 3: Potential Impacts and Prevention, Mitigation and Restoration Measures

Potential Impacts	Prevention, Mitigation and Restoration Measures
Significant Wetlands	
- There are no significant Wetlands in the property. - Three unevaluated wetlands are present in the property.	- The two small wetlands will be located in the retained land. A 30 m setback has been established to protect the ecological functions of these wetlands. - The largest wetland will be within the five proposed lots. A 30 m setback has been established to protect the ecological functions of the wetlands. The wetland and the area within the setback will be zoned Environmental Protection Two (EP2) 12B – 12B. - All future development in the new lots must be located outside the wetland and the 30m setback. - Impacts to wetland are not anticipated as long as future development in the proposed five new lots is outside the wetland and its setback. - Vegetation in the wetland and setback should be maintained in its current conditions. - The pile of debris located adjacent to the wetland should be carefully removed to avoid impacts to the wetland and wildlife potentially to be found in it. - A natural barrier composed of native plant species is recommended at each lot along the wetland setback limit to restrict activities in the setback and ensure protection of the wetland. - A grading plan should be prepared to ensure grading around development allows proper drainage, avoids erosion, and development is protected from flooding.
Habitat for Threatened and Endangered Species	
Direct Impacts during Construction: - Harm to butternut and its habitat. - Harm to Monarch butterfly and caterpillar during removal of vegetation. - Removal of butterfly habitat. - Harm to Turtles during movement between habitats for nesting or wintering. - Harm to snakes.	- It is recommended that construction workers be briefed on the potential species to be found on the area for development and made them familiar with the regulations of the ESA. - If development is planned in the retained land, a butternut health assessment should be conducted to determine the category of the tree and the measures to be applied. - Best practices should be implemented during the construction to ensure species are not harmed by equipment or workers activities. - Prior to beginning activities each day, checks for wildlife should be conducted thorough a visual inspection of the work area and immediate surroundings. Areas with wildflowers including milkweeds should be inspected for the presence of Monarch caterpillars. - Restrict all activities, vehicles and structures to the designated areas. Minimize any disturbance to the surrounding areas. The designated areas should be clearly marked. The areas not to be disturbed should be clearly marked on-site with signs or by installing a protection fence. - The construction area should be inspected prior to beginning construction to ensure that Monarch caterpillars are not harmed by the work. - Restrict construction activities to the area designated for construction. Minimize any disturbance to the surrounding areas. - Litter and other waste material must be appropriately contained and promptly disposed of.

Potential Impacts	Prevention, Mitigation and Restoration Measures
	• Avoid harm to any SAR. Many species are protected under provincial and/or federal legislation. Legal protection of egg-laying species applies to their eggs as well. Penalties for contravening these Acts are severe. • Stand back and allow the animal to leave the site. Wildlife may be encouraged to move away from the work area by shouting, waving of arms, clapping of hands or gentle redirection using a broom. Contact a project biologist/wildlife service provider for assistance if needed (e.g., if young animals are found). Do not unnecessarily harass any wildlife. • Turtles may need to be helped to safety. All the turtle species in Ontario are protected under provincial and/or federal legislation. If a turtle is found in the work area, it can be gently removed to a safe location nearby. Wear gloves or use a broom to steer the turtle into a bucket or other container. Handle with care to avoid injury to the turtles or yourself, since turtles may bite or scratch. Turtles may also wet themselves when handled. • Many species of snake are also protected under provincial and/or federal legislation. If a snake is found in the work area, it should be gently herded to a safe location. • Work should stop immediately if any species protected under the Endangered Species Act, 2007 are seen in or near the work site. A picture should be taken, if possible, to confirm the sighting, and contact the Ministry of the Environment, Conservation and Parks-Species at Risk Branch at NHICrequest@ontario.ca. Additional measures may be required by the Ministry before work can resume.
Indirect Impact during Construction • Removal of Monarch food resources (wildflowers). •	• Inspection of the area prior to removal of vegetation to ensure Monarchs are not harmed. • Restrict noise related to work to day hours and avoid unnecessary running of machinery causing noise. • Restrict all activities, vehicles and structures to the designated areas. • Keep secure stockpile materials, vehicles and structures against wildlife entry. • Litter and other waste material must be appropriately contained and promptly disposed of.
Direct Impacts Post-Construction: • Harm of butterflies flying on the garden area of the residences.	• Use of native wildflowers is recommended for landscaped areas. • The current owner and future owners of the new lots should be aware of the presence of SAR and the need to limit disturbance to SAR habitat. • Residents should refrain from catching butterflies or caterpillars if present in gardens. • Use of native wildflowers is recommended for gardens. • Avoid dumping organic and inorganic waste in the forest and wetland within the new and retained lots.
Wildlife	
Potential Impacts	Prevention, Mitigation and Restoration Measures
Direct Impacts during Construction: • Disturbance of wildlife movement. • Destruction of mammals, amphibians and bird habitat in the area for development.	• Application of erosion and sedimentation control measures. • Removal of vegetation prior to nesting season (April 15th – August 31st).

Potential Impacts	Prevention, Mitigation and Restoration Measures
- Reduction in the wildlife connectivity and habitat. - Potential contravention of the Migratory Bird Convention Act., 1994 if removal of habitat takes place during the breeding season. - Increase of mortality of wildlife due to increase of traffic.	- Perform searches prior and after the removal of the vegetation to ensure fauna will not be affected by machinery. - The use of 'Clean Equipment Protocol' during construction activities is strongly recommended to reduce the spread of exotic species of plants. - Workers must be vigilant and check work areas for the presence of breeding birds and nests containing eggs and/or young. If breeding birds and/or nests are encountered, works should not continue in the location of the nest until after August 31st (or as soon as it has been determined that the young have left the nest). Please note that the breeding bird season in the subject area extends from April 1st to August 31st. Therefore, works should commence after August 31st if practical. - Workers must be vigilant and check work areas for the presence of wildlife. If animals are encountered, work should be temporarily suspended until the animal is out of harm's way. Activities which may cause adverse impacts to a species or habitat (e.g. use of heavy equipment) should commence after Aug 31st. - Construction of a natural fences along the edges of the forest/wetland to prevent damage to the natural heritage features or disturbance of wildlife life cycles.
Indirect Impacts during Construction - Harm to wildlife by machinery during movement of wildlife to other areas of the property - Harm to wildlife trap between machinery.	- Inspection of machinery prior to operation to ensure wildlife is not using it. - Workers should be aware of presence of wildlife and potential for them to cross through or enter the construction area. - Workers must be vigilant and check work areas for the presence of snakes and turtles. If turtles or snakes are encountered, work should be temporarily suspended until the animal is out of harm's way.
Direct Impacts Post-Construction: - Increase of generalist species. - Increase predation of native fauna by domestic pets (e.g. cats), particularly small mammals and ground nesting birds. - Changes in wildlife behavior due to outside lighting.	- Pets should not be allowed to run off-leash through the natural areas. - Minimize the use of outdoor lights. - Outdoor lighting should be low wattage, energy efficient and producing minimal glare to prevent impacts on wildlife.
Terrestrial Habitat	
Direct Impacts during Construction: - Removal of vegetation. - Removal of native substrate for foundations and grading. - Damage of vegetation out of the construction area by machinery.	- Use of fencing to establish the working area and to avoid unnecessary damage to the vegetation. - Vegetation clearing is recommended to take place before April 1st or after August 31st to avoid contravention of the Migratory Bird Convention Act, 1994 unless it can be confirmed that there are no nesting birds in the area to be cleared. - Application of erosion and sedimentation control measures. - Storage, handling and disposal of material used or generated (e.g. organics, soil, grass, woody debris, temporary stockpiles, etc.) during the site preparation should be carried out in a manner that prevents these materials from entering into naturalized areas in the vicinity of the excavation site. - Clean/screened topsoil should be used on the landscaped areas of the property.

Potential Impacts	Prevention, Mitigation and Restoration Measures
Indirect Impacts during Construction: • Deposit of material on adjacent land.	• Proper disposal of cut vegetation to avoid the spreading of invasive species. • Minimize the area to be impacted. • Silt fencing should be established and regularly inspected to ensure that adjacent areas are not affected by construction activities.
Direct Impacts Post-Construction: • Introduction of non-native species as part of the green areas of the residences. • Lack of tree cover. • Loss of vegetation due to refuse/vegetation dumping on the forested area out of the development. • Degradation of vegetation due to the use of lawn fertilizers.	• Removal of erosion and sediment control structures once the vegetation has stabilized. • Revegetation of areas affected by construction activities with native species. • Removal of invasive species. • Use of native species in gardens and for landscaping. • Maintain a permanent fence or natural barrier along the property boundaries (similar to the natural fences present in adjacent properties) to avoid the spreading of non-native species and the deposition of garbage carried by the wind. • Avoid the removal of vegetation in the wetland setback area. • Avoid dumping organic and inorganic waste in the forest and wetland within the new and retained lots.
Hydrology/Hydrogeology	
Direct Impacts during Construction: • Changes in hydrology/hydrogeology (Runoff / Infiltration) as a result of excavations and exposure of native material. • Contamination of groundwater due to inappropriate installation of septic systems	• The construction contractor should have a spills kit and an emergency plan in the case of spills. • Minimize changes to existing land contours and drainage patterns due to grading to reduce/eliminate potential for changes to the existing drainage and hydrology. • A grading plan should be prepared to protect development from flooding. • A separate water supply and septic system suitability study is recommended. This study would be based on MECP Guideline D-5-5 and D-5-4 (individual On-site Sewage Systems). • Culverts under the future driveways should be installed with riprap blankets at the outlet ends to prevent scour. • Storage or stockpiling of material should be in designated areas within the proposed area to be affected and covered to avoid runoff or deposition in the forest/wetland. • To the extent practical, carry out refuelling of generators and construction equipment offsite. All onsite refuelling is to be carried out over an area provided with spill containment. • The construction contractor should have a spills kit and an emergency plan in the case of spills. • Construct septic systems in accordance with the Building Code and supervise installation by a certified installer. • Systems to manage drainage from impervious areas should be placed away from the forest/wetland in an area where drainage can be dispersed on a broad area. • Grading around future development should allow for a broad dispersal of runoff. • Granular material should be used for driveway surfaces and maintained to ensure no changes in runoff and drainage patterns as pre-construction conditions.

Potential Impacts	Prevention, Mitigation and Restoration Measures
Indirect Impacts during Construction: • Spills • Sedimentation • Contamination of water • Runoff • Groundwater recharge	• Application and erosion control measures. • SWM measures to maximize at-source infiltration of clean roof water. • Operation of Machinery restricted to the development areas. • Preparation and application of a Spill Plan.
Direct Impacts Post-Construction: • Contamination of groundwater due to failure of septic beds. • Increase of amount of precipitation available for runoff and recharge. • Changes in natural hydraulic cycles due to construction of driveways and dwellings.	• Granular material should be used for driveway surfaces and maintained to minimize alternations to runoff and drainage patterns. • Avoid paving areas to maintain natural infiltration. • Regular inspection and pumping of septage. • Abandonment of any dry or unsuitable wells in accordance with O. Reg. 903. • Restrict the use of fuels and other chemicals to contained areas if spills are reported. • Avoid stormwater to be discharge directly to the wetland area. • LID techniques should be applied by property owners when possible and appropriate to facilitate natural infiltration.

10. Policy Conformity and Conclusions

The owner of the property is proposing to create five (5) residential lots and a retained land parcel. To protect the natural heritage features present in the property, as part of the Consent Application, the zoning in the new lots will change. The developable area within the new lots will be rezoned Z.2A Rural Residential. The large wetland and the 30 m setback will be zoned Z.12B Environmental Protection 2. The retained land which will occupy an approximate area of 5.7 ha will continue to be zoned Z.1 Agricultural. In addition, development should not be permitted in the two wetlands located in the retained land. Therefore, the proposed severance will comply with the PPS as the natural heritage features will be protected.

The property is not within Significant Woodland, Significant Wildlife Habitat and Significant Habitat for Endangered and Threatened. However, three species listed in the SARO and Schedule 1 of the SARA are present. Impacts to significant natural heritage features and their functions are not anticipated, as sufficient area is available outside the wetland and measures to avoid and/or compensated harm to SAR have been recommended. If future development is proposed in the retained land, a Butternut Health Assessment Report should be prepared and submitted to the MECP to determine if an authorization under the ESA is required. An Ash Health Assessment will be required if restoration activities are performed within the wetland and/or setback.

The wetlands in the property do not provide suitable habitat to fish as they are not connected to other surface water features. Therefore, impacts to fish or fish habitat are not expected as a result of the proposed severance.

Provided that standard environmental protection practices are followed during construction and all development is outside the wetland and its setback (VPZ); construction of new residential dwellings will not adversely affect the hydrologic functions of the wetland or the ecological value of the forest and wetland areas. Indeed, the naturalization and restoration of the VPZ will meaningfully improve the ecological health of the identified hydrologic features.

Impacts to groundwater and surface water are not expected as services required for the new lots will need to comply with applicable legislation regarding quality and quantity. It is recommended to maintain the undeveloped areas with current vegetation and/or remove invasive species and plant native species, and the driveways with gravel to continue allowing natural infiltration. A grading plan needs to be prepared for proper drainage and to ensure development is protected from flooding. A separate water supply and septic system suitability study is recommended. This study would be based on MECP Guideline D-5-5 and D-5-4.

In conclusion, the proposed severance will comply with the PPS policies as the key hydrological features within the property will be protected with a 30 m setback (PVZ) and measures have been recommended to avoid and/or mitigate impacts to the features. Recommendations to avoid and/or mitigate potential impacts have been proposed and are considered adequate. Therefore, it is our opinion that the proposed severance will have low impact on the natural features within the property and Moffat Creek Provincially Significant Wetland, and their ecological functions.

I trust that this report is complete within the Township of North Dumfries and Grand River Conservation Authority Terms of Reference and sufficient for your present requirements. Please contact me at your convenience if you have any questions about this report or our recommendations.

GREER GALLOWAY, a division of Jp2g Consultants Inc.



Yazmin Ramirez Avila, M.Sc.
Biologist

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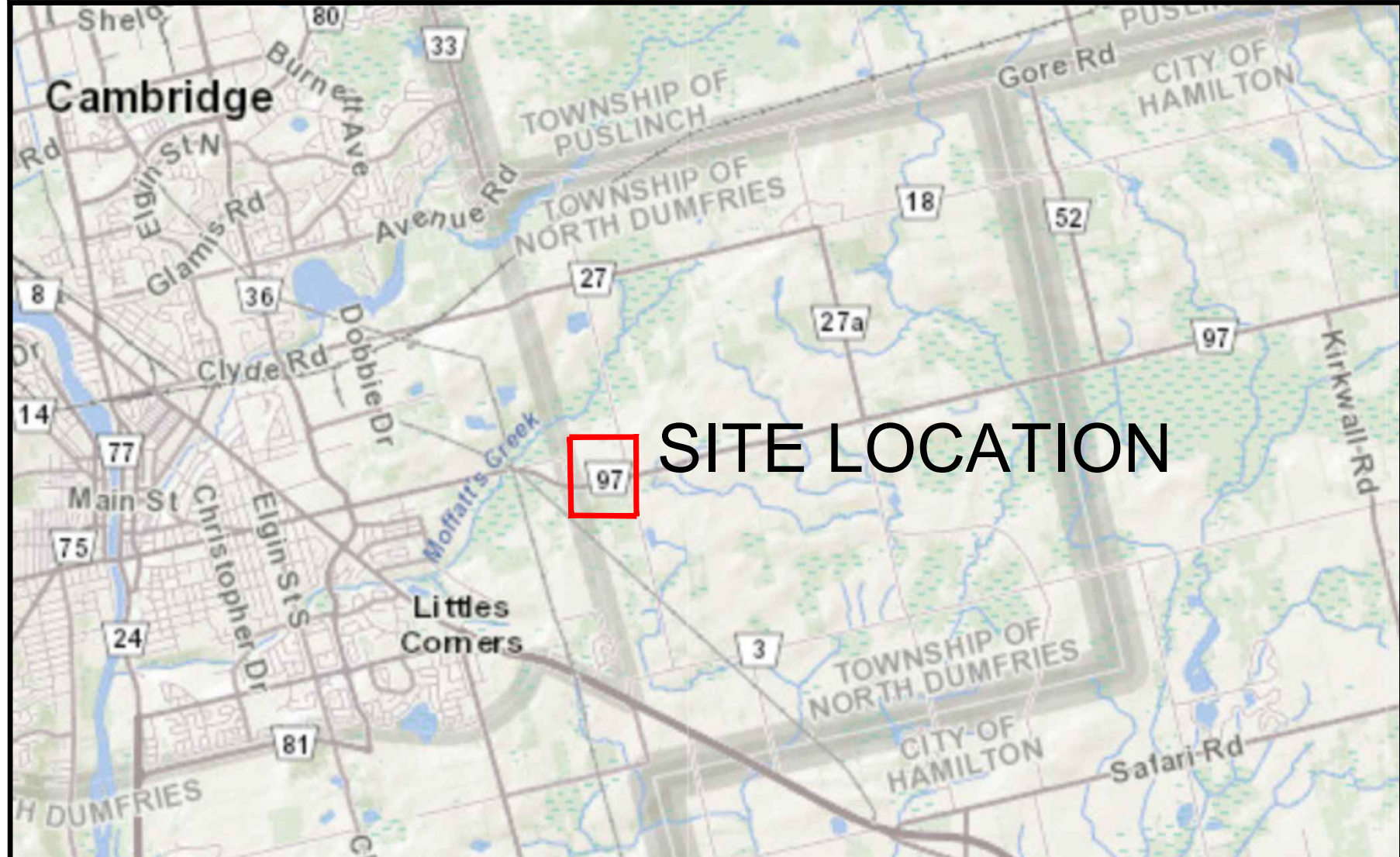
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Figures



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2. WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM Jp2g. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT Jp2g FOR DIRECTION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM Jp2g.
5. THE POSITION OF POLE LINES, CONDUITS, WATERWAYS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARY

1	6/25/2026	BCF	FINAL VERSION
No.	YYYY-MM-DD	BY	DESCRIPTION
STAMP		STAMP	

PROJECT

3024 OLD BEVERLY ROAD

CAMBRIDGE, TOWNSHIP OF NORTH DUMFRIES

DRAWING

SITE LOCATION MAP



GREER GALLOWAY

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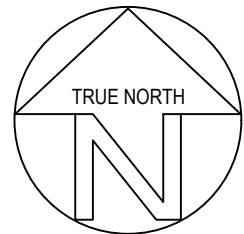
100 WALLBRIDGE LOYALIST ROAD, R.R. #6, BELLEVILLE, ON, N8N 4Z5

T: 613-966-3000

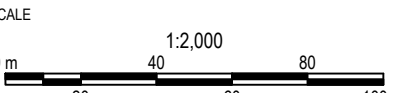
BELLEVILLE@JP2G.COM

Jp2g PROJECT No.: 25-6005A

NORTH



SCALE



CLIENT No.:

DRAFTED: B. CRUZ-FUENTES

DESIGNED: Y. RAMIREZ

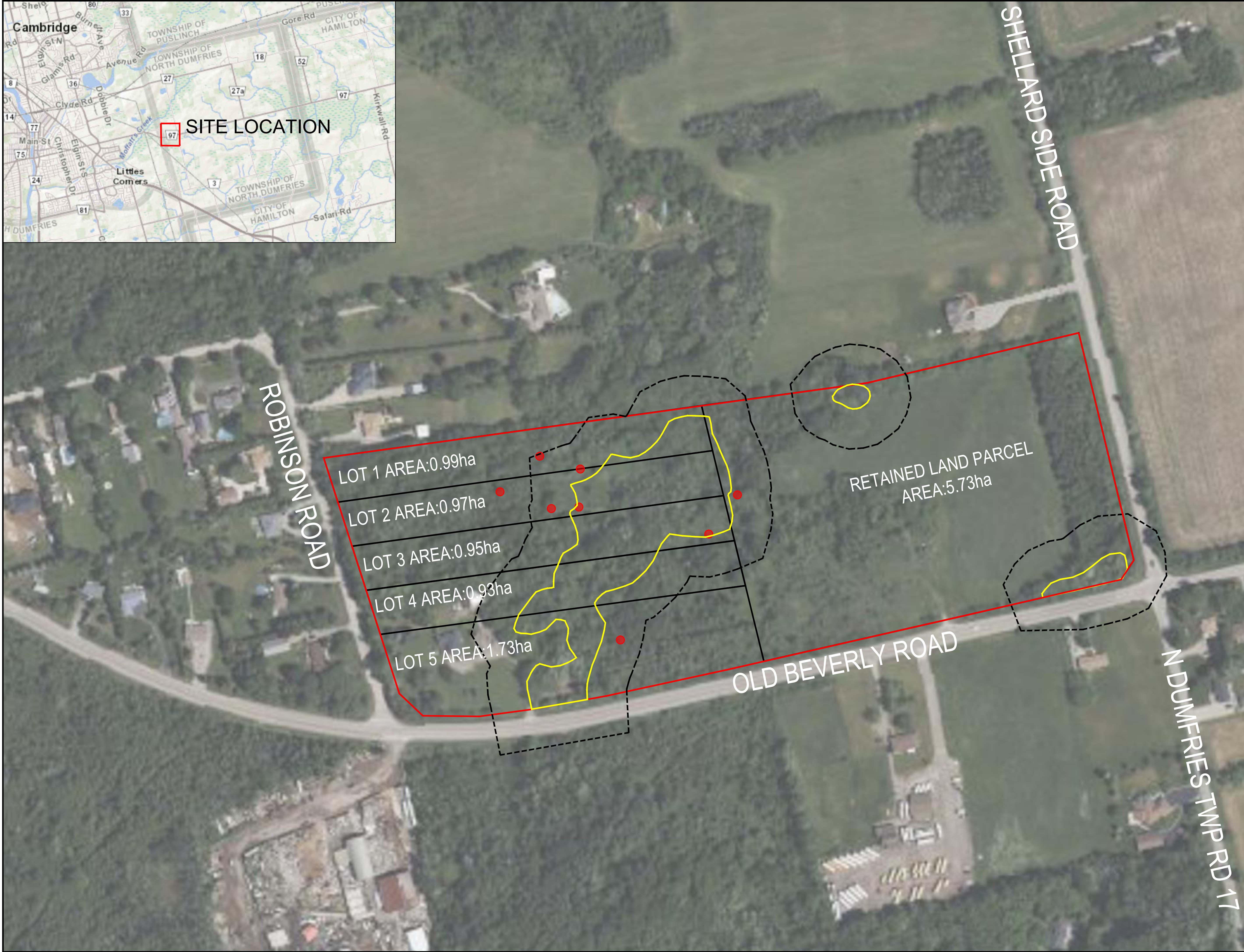
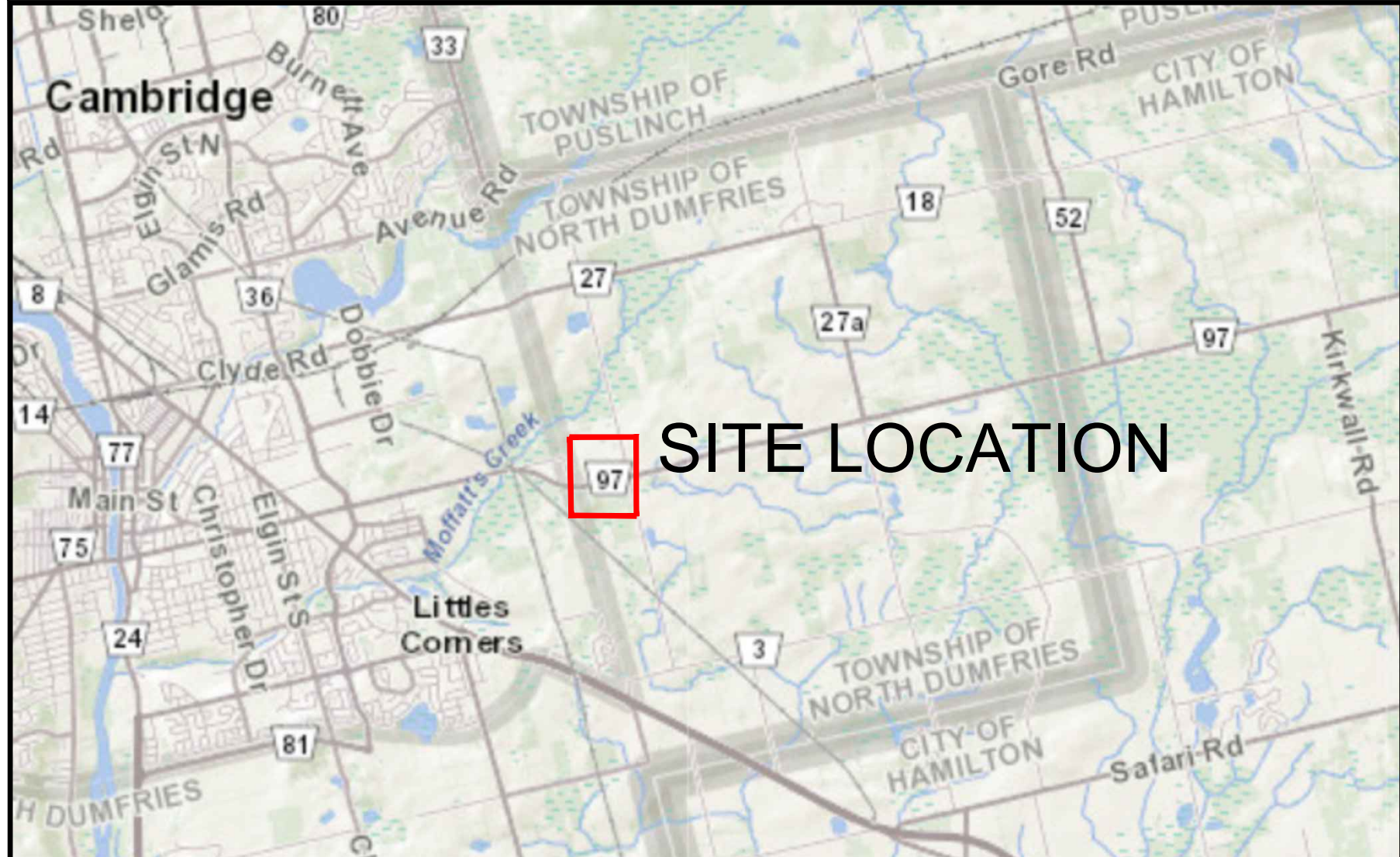
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APPROVED: Y. RAMIREZ

SHEET #

FIGURE 1

FILE NAME: \\S:\ENVIRONMENTAL\ACT\20250606\606A - 1 CAMP ROYAL ESDS DRAWINGS\606A\REPORT FIGURES\DWG LAYOUT FIGURE 1.DWG (P. 25) 2025-06-25



DISCLAIMER NOTES

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- PROPERTY BOUNDARY
- PROPOSED LOTS
- WETLAND BOUNDARY
- 30m SETBACK
- SOIL SAMPLE LOCATION

1	6/25/2026	BCF	FINAL VERSION
No.	YYYY-MM-DD	BY	DESCRIPTION

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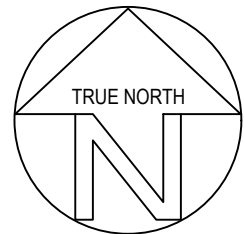
PROJECT
3024 OLD BEVERLY ROAD
CAMBRIDGE, TOWNSHIP OF NORTH DUMFRIES

DRAWING
PROPOSED SEVERANCE

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TRUE NORTH

SCALE

1:1,250

0 m 20 40 60 m

CLIENT No.:

DRAFTED: B. CRUZ-FUENTES

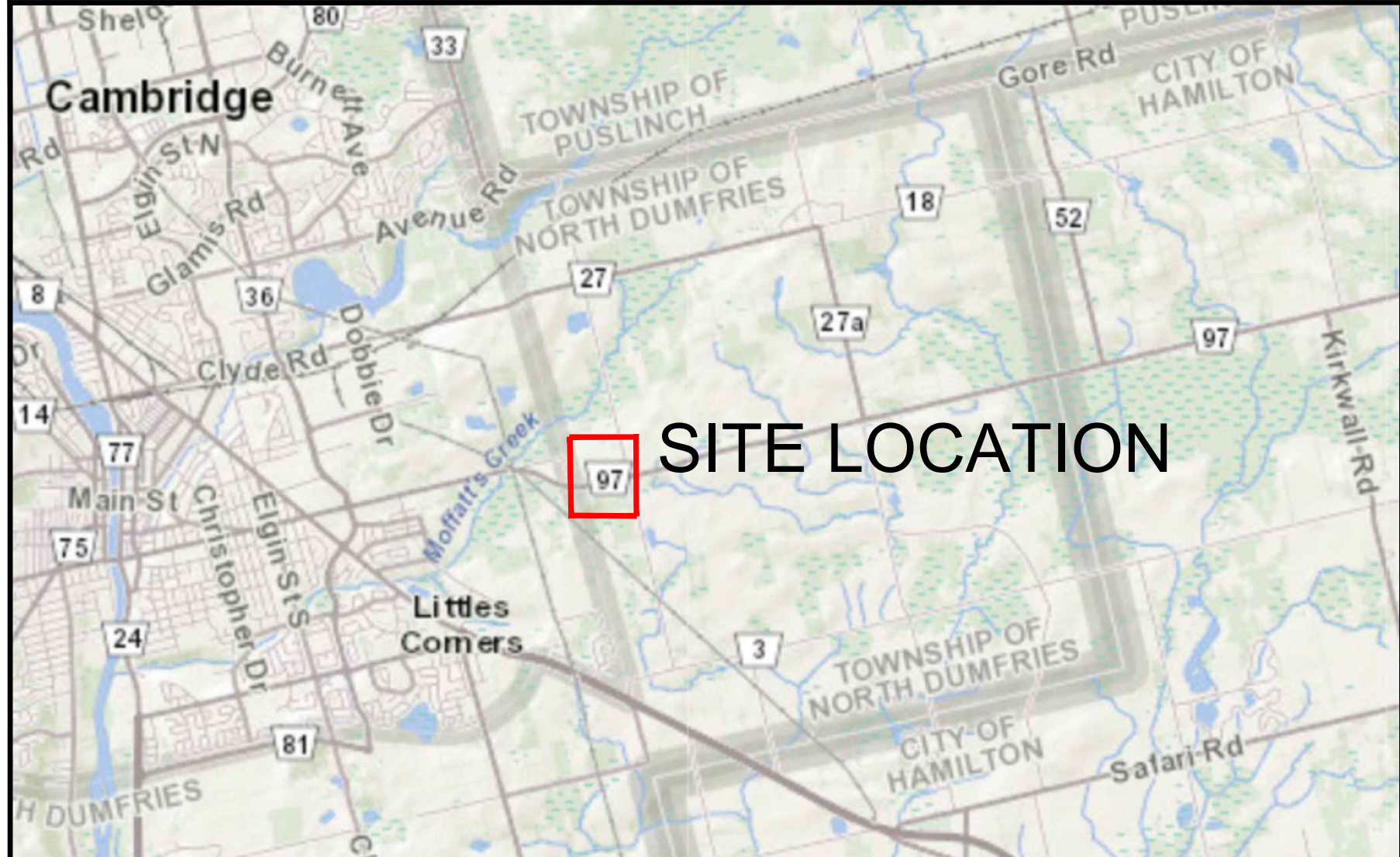
DESIGNED: Y. RAMIREZ

REVIEWED: Y. RAMIREZ

APPROVED: Y. RAMIREZ

SHEET #

FIGURE 3



DISCLAIMER NOTES

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
- WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM Jp2g. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT Jp2g FOR DIRECTION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCES/CONFLICTS TO Jp2g FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM Jp2g.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARY

FOCM6-3-SCOTCH PINE NATURALIZED CONIFEROUS PLANTATION

SWD2-2-GREEN ASH MINERAL DECIDUOUS SWAMP

SWT2-9-GRAY DOGWOOD MINERAL THICKET SWAMP

MAS2-1-CATTAIL MINERAL SHALLOW MARSH

WOM-MIXED WOODLAND

CUM1-MINERAL CULTURAL MEADOW

CUT1-MINERAL CULTURAL THICKET

H-HEDGEROW

BREEDING BIRD SURVEY

BUTTERNUT

1	6/25/2026	BCF	FINAL VERSION
No.	YYYY-MM-DD	BY	DESCRIPTION
STAMP		STAMP	

PROJECT

3024 OLD BEVERLY ROAD

CAMBRIDGE, TOWNSHIP OF NORTH DUMFRIES

DRAWING

VEGETATION COMMUNITIES

GREER GALLOWAY

a division of Jp2g Consultants Inc.

100 WALLBRIDGE LOYALIST ROAD, R.R. #6, BELLEVILLE, ON, K8N 4Z5
T: 613-966-3000
BELLEVILLE@JP2G.COM

Jp2g PROJECT No.: 25-6005A

TRUE NORTH

SCALE

0 m 1:1,250 20 40 60 m

CLIENT No.:

DRAFTED: B. CRUZ-FUENTES

DESIGNED: Y. RAMIREZ

REVIEWED: Y. RAMIREZ

APPROVED: Y. RAMIREZ

SHEET #

FIGURE 4

Appendix A

Correspondence



The TOWNSHIP of
NORTH DUMFRIES

106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario – N0B 1E0

December 5, 2024

12649161 Canada Inc.
18 Conferous Crt
Brampton, ON
L6R 1M5

Email: ajayprab@hotmail.com

Re : **Pre-Consultation
Proposed Zoning By-law Amendment and Consent Applications
for 3024 Old Beverly Road
Concession 9, Pt Lot 1, RP 67R834 Pt 1; North Dumfries
Roll No.: 300105000806401
File No: PC-21/24**

Dear Mr. Sharma,

Thank you for your interest in investing in the Township of North Dumfries. A pre-consultation application was circulated to agencies and departments on October 31st, 2024. The Township and agencies have provided specific comments pertaining to your application, which are attached to this letter for your information. Please contact the appropriate representative for any questions you may have.

It may be determined during the review of the formal application submission that additional studies or information is required as a result of issues arising during the processing of the application. The applicant will be required to provide these technical studies and information, as identified by the Township and agencies, at their own expense.

Please note that comments provided as part of this pre-consultation are valid for a period of up to two years subject to changes in legislation/policies.

PROPOSAL

The subject property, municipally addressed as 3024 Old Beverly Road, is located northwest of the intersection of Old Beverly Road and Shellard Road. The irregularly shaped lot is approximately 11.32 hectares (27.97 acres) in size with a corresponding lot frontage of approximately 187.1 metres onto Robinson Road.

The property currently consists of a residential dwelling, a commercial nursery, natural/vegetation areas and vacant land. There is a range of surrounding land uses, including: residential, agricultural, environmental areas, and employment/industrial lands.



The TOWNSHIP of **NORTH DUMFRIES**

106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario – N0B 1E0

As per the submitted severance sketch plan, it is understood that the applicant proposes to sever the subject property to create six new rural residential lots on the approximate west half of the land parcel. The six severed lots would have lot areas of approximately 0.9-1.0 hectares. Access to the proposed severed lots would be provided from Robinson Road. It has been assumed that the remainder of the property (the retained lands) will remain in its existing condition.

According to the submitted sketch plan, the six Severed Lots will have varying lot widths, ranging from approximately $\pm 34.5\text{m}$ to $\pm 35.5\text{m}$. Approximate lot depths of the severed lots range from $\pm 272.5\text{m}$ to $\pm 284.5\text{m}$. The severed lots also have estimated lot areas of 0.9 to 1.0 hectares. At this time details have not been provided regarding the dimensions of the Retained Lot.

The subject property is currently zoned as Zone Z.1 – Agriculture with exemption 20.1.65. Exemption 20.1.65 is as follows:

Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming Schedule 'A', Section 20.1.65 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

a) a commercial nursery including the sale of plants and shrubs

subject to the following:

b) all uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings existing on the lands as shown on the map forming Schedule 'A', Section 20.1.65 of this By-law, together with approved area for parking and access thereto.

TOWNSHIP PLANNING COMMENTS

The subject property is designated and zoned as follows:

a. Regional Official Plan

- i. Protected Countryside
- ii. Rural Area
- iii. Beverly Environmentally Sensitive Landscape.

b. Township Official Plan

- i. Map 2: Agricultural (Countryside)
- ii. Map 3a: Proposed Regional Corridor, and located on Regional Road
- iii. Map 5A: Environmentally Sensitive Landscape & Natural Heritage System
- iv. Map 6: Moffat Creek Watershed Study Area
- v. Map 7: Rural Area, and Protected Countryside

c. Zoning By-law No. 689-83

- i. Z.1 – Agriculture (Site Specific Exemption 20.1.65)



The TOWNSHIP of
NORTH DUMFRIES

106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario – N0B 1E0

Staff have reviewed the pre-consultation submission regarding the proposed development and offer the following comments:

- Section 6.1.3.2 of the Township Official Plan states that “*all development applications within Environmentally Sensitive Landscapes are subject to all applicable policies of this Plan and the ROP*”. Further, Section 6.1.3.4 states that “*the creation of new lots for non-farm related residential units within Environmentally Sensitive Landscapes is only permitted within Rural Settlement Areas*”.

Consequently, a scoped Environmental Impact Statement (EIS) prepared by a qualified ecological consultant is required. The EIS must explicitly demonstrate that the proposed severed lots are not environmentally sensitive. If the EIS indicates that the area is environmentally sensitive, the development proposal cannot proceed due to Township Official Plan policy section 6.1.3.4.

Before starting the EIS, a draft terms of reference should be prepared and sent to GRCA staff for review, in consultation with Township and Region of Waterloo Staff.

Given the significance of the potential EIS findings, Township Staff would recommend that the applicant proceed with preparing the draft terms of reference and the full EIS before submitting the formal Consent Applications. **Further details on the EIS requirements are noted in Comment #3 of this document, as well as in the provided GRCA comments (see Consolidated Comments).**

1. The following formal planning applications are required to permit this proposal:
 - Six Consent Applications (One for each lot being created)
 - Zoning By-law Amendment Application (required as a condition of approval for the Consent Applications)
2. Section 2.10.3 of the Township Official Plan currently states that within the *Rural Area* designation, the Township may permit the creation of new lots for residential infill within an existing grouping of rural residential lots that have not already been designated as a Rural Settlement Area, if the proposal complies with subsections a) through e). However, the Provincial Planning Statement, 2024 (PPS, 2024) overrides certain policies in our current Official Plan.

Specifically, the PPS, 2024 simplifies lot creation policies in Rural Area designations. The primary requirement is to confirm that the lots created are suitable for the provision of sewage and water services. In this case, confirmation should be provided that each lot can be serviced by its own water well and septic system.



The TOWNSHIP of
NORTH DUMFRIES

106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario – N0B 1E0

3. As noted, a scoped Environmental Impact Statement (EIS) prepared by a qualified ecological consultant is required as part of a complete application due to the potential impacts on wetlands located on the property, which are regulated under the Conservation Authorities Act and Ontario Regulation 41/24. The EIS must demonstrate that the lot creation and development will not negatively impact the wetlands. The wetland limits must be flagged by the consultant and confirmed in the field by GRCA staff. A draft term of reference should be prepared and sent to GRCA staff for review, in consultation with Township and Region of Waterloo staff, before starting the EIS.
4. As the subject property is adjacent to a Listed Heritage Resource property on the Township's Heritage Register, a Cultural Heritage Impact Assessment (CHIA) prepared by a qualified individual is required. The CHIA will evaluate the potential impacts of the proposed development on the adjacent cultural heritage resource and recommend appropriate conservation measures.
5. A complete application must also include a Stormwater Management Report, Site Grading Plans for each lot, and a Functional Servicing Report confirming that the new lots can accommodate their own respective well and septic systems.
6. A Traffic Impact Study (TIS) is required to assess the projected increase in traffic generated by the new lots. Entrance Permits will be required for each new lot created.
7. A Zoning By-law Amendment application is required as a condition of approval for the Consent Applications to ensure proper land use and protection of natural features. This application should establish site-specific zoning classifications as noted below:
 - The staked GRCA wetland area and associated buffer, as identified in the EIS, must be rezoned to the Environmental Protection Two zone (Z.12B).
 - The area containing the proposed residential lots, excluding the area to be zoned Z.12B, will be rezoned to Z.2a Rural Residential.
 - The remaining area not zoned Z.12B or Z.2a will be maintained as Z.1 Agricultural.

Additionally, the current Site-Specific Zoning Exemption (20.1.65) on the property must be removed. The exemption permits a commercial nursery use within the existing buildings. However, as the existing building and access would need to be removed for this development, the zoning exemption is rendered inapplicable.

CONSENT / SEVERANCE APPLICATION REQUIREMENTS

The following are required to be submitted as part of a Complete Application (Consent):

- 1) Cover Letter
- 2) Completed Consent Application forms (1 form for each new lot created)
- 3) Consent Sketch (as per application form drawing requirements)
 - Showing existing/proposed wells, septic systems, building footprints, setbacks, etc.

Telephone: 519-632-8800 Fax 519-632-8700 E-mail: planning@northdumfries.ca

Website: www.northdumfries.ca



The TOWNSHIP of **NORTH DUMFRIES**

106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario – N0B 1E0

- 4) Legal Survey (existing, and proposed lots)
- 5) Scoped Environmental Impact Statement (EIS)
- 6) Cultural Heritage Impact Assessment (CHIA)
- 7) Planning Justification Report
- 8) Traffic Impact Study
- 9) Site Grading Plans (for each new lot)
- 10) Functional Servicing Report
- 11) Stormwater Management Report

Following a Conditional Approval of the Consent applications, a Zoning By-law Amendment application will be required as a Condition of Approval, as noted in Comment #7. In addition to the studies and plans required as part of a complete Consent application, the following items will be required to be submitted with the formal Zoning By-law Amendment application:

- 1) Cover Letter
- 2) Zoning By-law Amendment Application + fees
- 3) Draft Zoning By-law Amendment Text
- 4) Site Plan

2024 Fees:

- Township Fees (Consent Application)
 - Consent – Creation of One New Lot: \$3,100.00
 - Consent – Any additional lots created: \$4,000.00 (\$800.00 x 5 lots)
 - Refundable Peer Review Deposit (Standard): \$6,660.00
 - Cultural Heritage Impact Assessment Peer Review Deposit: \$5,750.00
 - EIS Peer Review Fee: TBD
 - GRCA Fees: TBD
- Additional Township Fees, following Conditional Approval of Consent Application
 - Administration Fee for Approval: \$335.00
 - Cash in lieu of Parkland: \$7,500.00
 - Preparation of Development Agreement: \$2,075.00
 - Zoning By-law Amendment (ZBA) Fees:
 - ZBA Application Fee (Amend to Residential): \$3,575.00
 - Refundable Peer Review Deposit (Standard): \$6,660.00

Please note: The fees listed above are valid only until December 31, 2024. The Township will release updated application fees for the 2025 calendar year on January 1, 2025. Please reach out to Township Staff for up-to-date application fees prior to submission of a formal application.



The TOWNSHIP of
NORTH DUMFRIES

106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario – N0B 1E0

TOWNSHIP AND AGENCY COMMENTS

Comments were provided by the following departments and commenting agencies:

1. Bell Canada: CA.Circulations@wsp.com
Comments provided on November 1, 2024
2. Canada Post – Brad Biskaborn: Brad.Biskaborn@canadapost.postescanada.ca
Comments provided on October 31, 2024
3. GRCA – John Brum: jbrum@grandriver.ca
Comments provided on November 14, 2024
4. Regional Municipality of Waterloo – Matthew Colley:
MColley@regionofwaterloo.ca
Comments provided on November 6, 2024
5. Waterloo Catholic District School Board – Isabelle Lung Ler:
Isabelle.LungLer@wcdsb.ca
Comments provided on November 15, 2024
6. Fire Department – Eric Yates: eyates@northdumfries.ca
Comments provided on November 1, 2024
7. Engineering and Public Works Department – Sandy Bucholtz:
sbucholtz@northdumfries.ca
Comments provided on November 26, 2024
8. Building Department – Shannon Black: sblack@northdumfries.ca
Comments provided on November 25, 2024

Should you have any questions, please do not hesitate to contact me at blinklater@northdumfries.ca or by telephone at 519-632-8800 ext. 129.

Yours sincerely,

Brock Linklater

Brock Linklater
Senior Planner



November 14, 2024

Via email

GRCA File: PC21-24 3024 Old Beverly Rd

Brock Linklater
Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
P.O. Box 1060
Ayr, ON N0B 1E0

Dear Brock Linklater,

**Re: Pre-Consultation Application (PC-21/24)
3024 Old Beverly Road, Township of North Dumfries
12649161 Canada Inc. (c/o Ray Wellman)**

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application that proposes to sever the subject lands by creating six new rural residential lots.

Recommendation

In support of these proposed severances and development under the Planning Act, the GRCA would require the preparation and submission of a scoped Environmental Impact Study. We would also recommend that the confirmed wetland limits and buffers be zoned to an appropriate zone to further restrict development in these areas.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Request for Comments, Proposed Consent and Zoning By-law Amendment, 3024 Old Beverly Road, Township of North Dumfries (prepared by Township of North Dumfries and dated October 31, 2024); and,
- Proposed Lot Sketch, 2024 Old Beverly Road, Township of North Dumfries (prepared by Applicants and dated September 17, 2024).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a

regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available in our office indicates that the subject lands contain three wetland areas and their regulated areas (refer to the enclosed map). As a result, a portion of the subject lands are regulated by the GRCA in accordance with the Conservation Authorities Act, R.S.O. 1990, c. C.27, as amended and Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation).

In the GRCA's area of jurisdiction, Section 28 of the Conservation Authorities Act prohibits the following activities, as specified under Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits), unless approved through issuance of a permit:

- 1.) Activities to straighten, change, divert or interfere in anyway with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.
- 2.) Development activities within:
 - hazardous lands including floodplain, steep slopes, or erosion hazards and within the 15-metre regulated area and in areas of unstable soils or bedrock,
 - wetlands and within the 30-metre regulated area from the wetland boundary,
 - river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse and within the 15-metre regulated area,
 - areas that are adjacent or close to the shoreline of the Great Lakes- St. Lawrence River system or to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards and within the inland 15-metre regulated area.

In the enclosed map, the GRCA has numbered the proposed lots and notes that the proposed lots lines for Lots 1 to 3 appears to bisect a wetland area. Further, the lot lines between Lots 5 and 6 may also traverse another wetland pending future confirmation of the wetland limits. While we would recommend that the lot lines not bisect the wetland areas, at minimum, the applicants will need to demonstrate that there is sufficient area on these proposed new lots to accommodate a new dwelling, septic system, and/or any other development and maintain a sufficient buffer from the wetland area. The wetland limits will need to be confirmed and a supporting scoped Environmental Impact Study (EIS) be submitted in support of the future Planning Act applications.

We would also recommend that the confirmed wetland limits and buffers be zoned to an appropriate zone to further restrict development in these areas.

Based on the foregoing, the GRCA would recommend the following in support of the future Planning Act applications:

- A scoped EIS to be prepared by a qualified ecological consultant. The EIS is required to demonstrate that the lot new creation and development would not have a negative hydrologic impact on the wetland areas. The wetland limits would also need to be flagged by the ecological consultant and confirmed in the field by GRCA staff at an appropriate time of year. Prior to starting the EIS, we would request that a draft terms of reference be prepared and reviewed by GRCA staff, in consultation with the Township and the Region of Waterloo.
- The confirmed wetland limits and buffers be zoned to an appropriate zone to further restrict development in these areas.

The above-noted application is within a GRCA area of interest due to the presence of the wetlands on the subject lands. When formal applications are received, the GRCA will confirm the applicable plan review fees and the applicant will be required to submit fees and/or be invoiced for the review of these applications in accordance with the GRCA's Plan Review Fee schedule in effect at that time. If applicable, additional fees for permits will be required for any new development/site alteration within the GRCA's regulated areas under Ontario Regulation 41/24. Our current fee schedule is available under the Planning & Development section on our website at www.grandriver.ca.

Should you have any questions, please contact the undersigned at 519-621-2763, ext. 2233 or via email at jbrum@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Brum', with a long horizontal flourish extending to the right.

John Brum
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: Ray Wellman (via email)
Ajay Sharma, 12649161 Canada Inc. (via email)
Matthew Colley, Katrina Fluit & Environmental Planning, Region of Waterloo (via email)



Legend

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



**Township of North Dumfries
Pre-Submission Consultation (PC-21/24)
November 2024
Consent and Zoning By-Law Amendment
3024 Old Beverly Road**

The subject lands are located northwest of the intersection of Old Beverly Road and Shellard Road in the Township of North Dumfries. The subject lands are 11.32 hectares in size and consists of a residential dwelling on private well and septic and vacant land. Surrounding land use activities are primarily rural residential and agricultural.

The owner/applicant is proposing to sever the subject property to create six new rural residential lots. The west half of the site will contain the six proposed infill lots while the east half of the property will remain its existing condition. The six lots will vary in size but are roughly just under 1.0 hectare each.

The subject lands are zoned Agricultural with Site Specific Exemption 20.1.65 which would permit a commercial nursery including the sale of plants and shrubs in the existing buildings on the site. A Zoning By-Law Amendment would be required to facilitate the rural residential lots.

The subject lands are designated as Protected Countryside, Rural Area, and Beverly Environmentally Sensitive Landscape in the Regional Official Plan (ROP).

Regional Official Plan (ROP) Conformity

The subject lands are designated as Protected Countryside and Rural Area on Map 7 of the ROP. Supporting the Countryside policies in the ROP seek to protect the countryside from urbanization and inappropriate rural activities, while sustainably managing its natural resources for the needs of current and future generations. The primary land uses permitted in the Rural Area designation includes agricultural uses, agriculture-related use and secondary uses.

Development applications to create new residential lot within the Prime Agricultural or Rural Area designations are only permitted in specific circumstances as per Policy 6.E.1:

- a) create a lot for a second residence designated under Heritage Act that would become surplus to the farm operation as a result of a proposed consolidation of the farm; and
- b) within the Rural Area designation, to create new infill lots for residential purposes within an existing grouping of rural residential lots that has not been designated in an Area Municipal Official Plan as a Rural Settlement Area, and subject to Policy 6.E.10.

Regional Staff acknowledge that the owner/applicant is proposing to create these lots as per the Rural Infill Policy 6.E.10 in the ROP. This policy does permit residential infill within an existing group of rural residential lots not designated as a Rural Settlement Area within the Area Municipal Official Plan.

However, the subject lands are located entirely within the Beverly Environmentally Sensitive Landscape (ESL) as designated on Map 4 of the ROP. In addition, the subject lands are not located within a Rural Settlement Area. Development and the creation of new lots are prohibited within an ESL as per ROP Policy 7.B.8 which specifies, 'the creation of new lots for *non-farm residential units* within Environmentally Sensitive Landscapes is only permitted within Rural Settlement Areas.' The definition of a non-farm residential unit is 'any dwelling unit that is not in conformity with the definition of an agricultural-related residential unit.'

Therefore, given the subject lands are in the Beverly Environmentally Sensitive Landscape and not within a Rural Settlement Area and the related ROP policies do not permit lot creation with the Environmentally Sensitive Landscapes, the proposed rural infill lots do not conform with the policies of the ROP.

Contact

Community Planning

Matthew Colley

Senior Planner

519-577-6241

MColley@regionofwaterloo.ca

Please note: Comments and requirements are based on the information provided by the applicant during the pre-submission process. Should new details and/or information become available through the application process, the above-noted requirements are subject to change.



The TOWNSHIP of
NORTH DUMFRIES

MEMORANDUM

To: Development Services, Township of North Dumfries

Attention: Brock Linklater, Senior Planner

From: Sandy Bucholtz, Engineering Technologist

Re: Request for Comments

Date: Thursday, November 14, 2024

Application(s): PC-21-24
Owner(s): Ray Wellman
Civic Address: 3024 Old Beverly Rd

Comments:

The Engineering and Public Works Department has reviewed the following information.

- Package as distributed by Planning

We offer the following comments

- A site and grading plans will be required for each new lot.
- A Traffic Impact Study (TIS) will be required.
- A Storm Water Management report will be required.
- An entrance permit will be required for each new lot.

Brock Linklater

From: Shannon Black
Sent: November 25, 2024 3:55 PM
To: Planning
Subject: RE: Request for Comments - Pre-Consultation Application for 3024 Old Beverly Road - File No. PC-21-24

Brock

Building comments on this are as follows

- The lots should be rezoned to the Township's zoning classification of 2A
- Confirmation that the lots can accommodate well and septic and appropriate separation to groundwater and adjacent wells and septic.
- CHIA required with formal submission

Shannon Black, CBCO
Director of Development Services/Chief Building Official

The Corporation of the Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
P.O. Box 1060
Ayr, Ontario N0B 1E0

☎ 519-632-8800 📠 519-632-8700
✉ sblack@northdumfries.ca

Website: www.northdumfries.ca



Do you really need to print? Think green.

Confidentiality Notice: This email correspondence (including any attachments) may contain information which is confidential and/or exempt from disclosure under applicable law, and is intended only for the use of the designated recipient(s) listed above. Any unauthorized use or disclosure is strictly prohibited. If you are not the intended recipient, or have otherwise received this message in error, please notify the sender by replying via email, and destroy all copies of this original correspondence (including any attachments). Thank you for your cooperation.

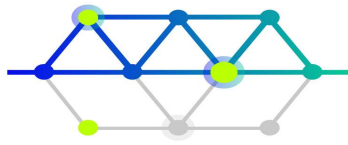
Christina Blazinovic

From: Eric Yates
Sent: November 1, 2024 8:47 AM
To: Brock Linklater; Planning
Cc: Robert Shantz
Subject: RE: Request for Comments - Pre-Consultation Application for 3024 Old Beverly Road - File No. PC-21-24

No comments.

Eric Yates, CFEI
Deputy Chief, Chief Fire Prevention Officer
North Dumfries Fire Department
501 Scott Street
Ayr, ON N0B 1E0
p.519-632-8800 x138
m.519-242-4608
f.519-632-8700
eyates@northdumfries.ca





GrandBridge
ENERGY

November 5, 2024

P/C 21-24
3024 Old Beverly Rd., North Dumfries

Township of North Dumfries
2985 Greenfield Rd
Ayr, ON NOB 1E0
Attn: Brock Linklater

Via - E-mail

Re: 3024 Old Beverly Rd., North Dumfries, proposal to sever the land to create six new lots

GBE will require a legal survey showing the existing property, existing dwelling, existing hydro plant, proposed severance(s), proposed dwelling(s) and proposed electric plant. The survey must include dimensions of the existing lot, proposed lots, proposed dwellings and placement of existing and proposed electric plant. GBE will NOT approve of a severance on a lot without service. All GBE and ESA minimum clearances to existing hydro plant must be met.

The Owner/Applicant will be required to enter into an Agreement with GBE to establish the terms, conditions and cost to service the proposed stacked townhouse development.

If easements are required as a result of this application, the Owner/Applicant will be responsible for 100% cost.

If relocation or upgrade is required as a result of this application, the Applicant will be responsible for 100% cost.

Additional conditions maybe added when the application goes through the formal application process.

Refer to GBE Residential Spec book at www.grandbridgeenergyplus.com

Hydro poles/guy wires and anchors/padmout transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners' expense.

All planting near GBE owned overhead power lines and padmout equipment must be installed in accordance with <http://www.esasafe.com/assets/image/Tree-Planting.pdf>

Must maintain required clearances (ESA & GBE) from existing overhead electrical plant.

Owner/Applicant may be required to provide ESA clearance calculations to existing overhead and underground electrical distribution equipment. Calculations must be signed off by a P.Eng.

As per GBE, Current Conditions to Service, latest edition, only one service per property is permitted.

Should additional information be required, kindly contact me at your convenience.

Kindest Regards,
GRANDBRIDGE ENERGY INC.
Helen Robinson
Engineering Contract Administrator

Brock Linklater

From: BISKABORN, Brad <Brad.Biskaborn@canadapost.postescanada.ca>
Sent: October 31, 2024 11:22 AM
To: Brock Linklater
Subject: RE: Request for Comments - Pre-Consultation Application for 3024 Old Beverly Road - File No. PC-21-24

Hi Brock,

Currently addresses around 3024 Old Beverly Rd and addresses along Robinson Rd, receive mail delivery to an RMB (rural mailbox).

Any additional addresses created because of this development, would also receive mail delivery to an RMB.

For further details (*if required by the developer/owner/tenant), please reach out to Canada Post Customer Service 1-866-607-6301

Thank-you.

Regards,

Brad Biskaborn
Delivery Services / CANADA POST
Kitchener / Cambridge / Waterloo

Brock Linklater

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: November 1, 2024 1:06 PM
To: Brock Linklater
Subject: RE: Request for Comments - Pre-Consultation Application for 3024 Old Beverly Road - File No. PC-21-24



November 1, 2024

Brock Linklater
Planning Services
Township of North Dumfries

**Re: Bell Canada Standard Response to Pre-consultation Circulations
3024 Old Beverly Road, Township of North Dumfries;
Your File No. PC-21-24.**

Brock Linklater,

Bell Canada has received the pre-consultation circulation regarding the above noted application.

Bell Canada is currently evaluating the most effective means to collaborate with municipalities towards the goals of the *'More Homes for Everyone'* and *'More Homes Built Faster'* Acts . This includes assessing how we can consistently and appropriately process and respond to pre-consultation circulations for Planning Act applications from municipalities across Ontario.

As an interim solution, we are providing the following standard response to all pre-consultation circulations from municipalities. **If there are development proposal-specific concerns that are not addressed by our standard response, please forward your questions to planninganddevelopment@bell.ca.** Bell Canada wishes to reserve our right to request formal conditions once the Draft of Plan of Subdivision, Draft Plan of Condominium and/or Site Plan applications have been deemed complete.

Bell Canada Pre-consultation Comments:

Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans / Composite Utility Plan (CUP) at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The following paragraphs are to be included as a condition of approval for any Draft of Plan of Subdivision, Draft Plan of Condominium and/or Site Plan application(s):

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The above-noted conditions will remain in effect until said conditions are officially cleared by Bell Canada as part of the formal approval process.

To ensure that we can provide detailed provisioning comments, and to subsequently clear conditions, please ensure that all servicing plans / CUP, including updates to such plans, are sent to planninganddevelopment@bell.ca.

Concluding Remarks:

Thank you for the opportunity to actively participate in this process. To ensure that we can continue to monitor and actively participate in the planning process, please continue to circulate all planning applications, including formal circulations, pre-circulations and re-circulations to circulations@wsp.com.

We note that WSP operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

Brock Linklater

From: Planning <planning@wcdsb.ca>
Sent: November 15, 2024 4:30 PM
To: Planning
Subject: Re: Request for Comments - Pre-Consultation Application for 3024 Old Beverly Road - File No. PC-21-24

Hi,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comment(s)/condition(s):

1. The applicant should be aware that any Education Development Charges shall be collected prior to the issuance of a building permit(s).

Kind regards,

Isabelle Lung Ler
Planning Technician
Waterloo Catholic District School Board
Phone: 519-578-3677 x 2355
Email: Isabelle.LungLer@wcdsb.ca

Brock Linklater

From: Sarah West <sarah_west@wrdsb.ca>
Sent: November 22, 2024 4:32 PM
To: Planning
Subject: Re: [Planning] FW: Request for Comments - Pre-Consultation Application for 3024 Old Beverly Road - File No. PC-21-24

We have no comments.



Sarah West
Senior Planner
Waterloo Region District School Board
51 Ardelt Avenue, Kitchener ON, N2C 2R5
Email: sarah_west@wrdsb.ca
Website: www.wrdsb.ca

Jp2g No. 25-6005A

February 25, 2025

Mr. Ray Wellman
866 Harold Road
Stirling, ON, K0K 3E0

Attn Ray Wellman
rwellm2007@sympatico.ca

Re Proposal for an Environmental Impact Study for a proposed 6 New Rural Residential Lots on the property located at 3024 Old Beverly Road, Township of North Dumfries

Dear Ray:

Greer Galloway (a division of Jp2g Consultants Inc.) is pleased to provide this proposal to carry out a Scoped Environmental Impact Study for a property located at 3024 Old Beverly Road, Township of North Dumfries, Regional Municipality of Waterloo. As we understand, the owner of the property is proposing to create six (6) new rural residential lots.

According to the Pre-Consultation Application (PC-21/24) letter issued by the Grand River Conservation Authority dated November 14 and the Pre-Consultation letter issued by the Township of North Dumfries dated December 5, 2024 a Scoped Environmental Impact Study is required to be submitted to the Township as part of the Consent Application and to the Conservation Authority as part of the permit application as a wetland is present on the property.

In general, an environmental impact study will contain a review of available background information, and an assessment of the natural heritage features present in the subject property which is obtained from site visits.

The proposed scope of work for the study includes:

- Review and interpretation of background information which includes but not limited to:
 - Ontario Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) geographic, species and natural areas information queries.
 - Aquatic Species at Risk online Maps (Fisheries and Oceans Canada).
 - Fish ON-Line (Ministry of Natural Resources and Forestry) online mapping.
 - Reptiles and Amphibians of Ontario Range Maps – Online Tool (Ontario Nature).
 - Ontario Breeding Birds Atlas (OBBA) – First and Second Atlas (Bird Studies Canada, et al. 2006).
 - Atlas of the Mammals of Ontario (Dobbyn 1994).
 - Potential Significant Wildlife Habitat per the Ecoregion 6E Criteria (2015).
 - Geology, topography, hydrogeology, hydrology maps and reports.
 - Reports such as Site Grading Plan, Functional Servicing Report, Stormwater Management Report, and Planning Justification Report that are required to be submitted with the Consent Application as well as any other technical report available for the property and/or study area.
 - Existing aerial photography.
 - Federal, provincial, regional, and municipal natural heritage policies.
- A description of the development proposal and purpose.
- A description of existing on-site and adjacent conditions and land uses (including the designation in the Official Plan and zoning in the Comprehensive Zoning- By-law) as well as any applicable legislation.
- Identification of an appropriate study area, typically the area of the anticipated disturbance plus 120 m.
- A general description of the methodology, dates, weather, timing, and location of field surveys.
- Delineation of the nature and boundaries (including mapping) of any significant features and ecological function on or adjacent to the site (i.e. the identification of vegetation communities using the Ecological Land Classification (ELC) system including soil assessment of all mapped and field – verified wetlands, a description of wooded areas if present, the role of the wooded areas with respect to wildlife, wetland features, and life and earth science features).



- Delineation of wetlands as per the protocol outlined within the Ontario Wetland Evaluation System (OWES), as well as any recommended setbacks (if applicable) in relation to the proposed development and key features. Confirmation of the boundaries of any wetland feature on the property will be completed through a staking exercise with staff members from the Conservation Authority and the Township. This will be completed using a high-accuracy GPS device (accurate to within 10 cm) and in the time frame of between June and September.
- Identify and provide detailed descriptions of other hydrologic features in the study area (i.e. existing ditch and/or watercourses), their function, the broader sub-watershed that they are within, and evaluate hydrologic impacts to wetlands and other hydrologic features (Moffat Creek).
- A full plant list including ELC community categorization, denotation of any Species at Risk, and/or provincially/locally rare species. As well as lists of species (species at risk, plants, birds, mammals, reptiles, amphibians, other wildlife, fish species, etc.).
- Identify if suitable habitat exists on the property for known species at risk (including endangered and threatened species), as well as suitable habitat for any species at risk, and fish that may be observed during preparation of the study.
- Identify the area for development (dwelling, driveway and septic system) for each of the proposed severed lots and retained parcel with fewest potential impacts.
- Assess potential negative impacts (direct, indirect, short and long-term) of proposed severance to significant features/areas such as alterations to micro-climate or hydrogeological regimes, disconnections in natural corridors and linkages among natural heritage areas or features and discharges or withdrawals affecting air, water or soil.
- Identify the need of additional studies along with their scope.
- Demonstrate that there will be no negative impacts on the natural features or on their ecological functions, including no loss of wetland functions or contiguous wetland area, no net loss of fish habitat by identifying any measures which mitigate or compensate for any possible negative impacts including monitoring and net impacts that cannot be mitigated.
- Demonstrate how the proposed development is in conformity with all applicable federal, provincial, regional, and municipal natural heritage policies.
- Conclusion as to whether or not the net impacts of the proposed severance after mitigation are negative, and whether the proposed severance is consistent with the intent of the Provincial Policy Statement.

Greer Galloway will complete at least two field reconnaissance visits to identify plant species, vegetation communities, SAR and wildlife (reptiles, amphibians, mammals, fish). Field investigations will be performed applying the recommended protocols for assessment of plants and animals based on the review of background information. Field reconnaissance will be carried out in the growing season (spring-summer) of 2025.

The cost to carry out the Environmental Impact Assessment is \$----- excluding HST and not including any additional surveys that might be required by regulatory agencies (i.e., The Region of Waterloo, the Township of North Dumfries, Grand River Conservation Authority, MNRF, and MECP) and meetings. We do not expect that additional studies will be requested but this is partially dependent on additional surveys required by the regulatory agencies as a result of reviewing these TORs and findings as a result of the proposed work so we cannot rule out the possibility.

Please contact us at your convenience if you have any questions regarding our recommended scope of work and associated costs.

Yours truly,

Geer Galloway a Division of Jp2g Consultants Inc.

Yazmin Ramirez, M.Sc.
Senior Biologist

Yazmin Ramirez

From: Ray Wellman <rwellm2007@sympatico.ca>
Sent: Monday, March 3, 2025 1:22 PM
To: Yazmin Ramirez; Ajay Sharma; Charles Mitz
Subject: Fwd: 3024 Old Beverly Rd - GRCA Approved EIS Terms of Reference

Good afternoon

Brock from north dumfries Planning department has now approved the latest EIS after Getting agreement from Grca on your latest proposal

Please plan to move forward asap

Thanks

Ray wellman
Sent from my iPhone

Begin forwarded message:

From: Ray Wellman <rwellm2007@sympatico.ca>
Date: March 3, 2025 at 1:17:09 PM EST
To: Brock Linklater <blinklater@northdumfries.ca>, Ray Wellman <rwellm2007@sympatico.ca>
Cc: Ajay Sharma <ajayprab@hotmail.com>, Planning <planning@northdumfries.ca>
Subject: Re: 3024 Old Beverly Rd - GRCA Approved EIS Terms of Reference

Good afternoon

Thanks for getting back to us

I will instruct Greer Galloway to proceed asap

Thanks

Ray wellman
Sent from my iPhone

On Mar 3, 2025, at 10:34 AM, Brock Linklater <blinklater@northdumfries.ca> wrote:

Hi Ray,

The GRCA reached out to me this morning to confirm that the updated EIS Terms of Reference is acceptable as presented, with no further revisions or additions to the scope required.

You may now proceed with undertaking and completing the EIS in accordance with the details outlined in the approved Terms of Reference. Should you have any questions or require further clarification as you move forward, please don't hesitate to reach out.

Thank you,

Brock

Brock Linklater, BURPI
Senior Planner

The Corporation of the Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
P.O. Box 1060
Ayr, Ontario N0B 1E0

☎ 519-632-8800 ext. 129
✉ blinklater@northdumfries.ca

Website: www.northdumfries.ca

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<image006.jpg>

Do you really need to print? Think green.

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From: Ray Wellman <rwellm2007@sympatico.ca>

Sent: February 28, 2025 5:24 PM

To: Brock Linklater <blinklater@northdumfries.ca>

Cc: Ajay Sharma <ajayprab@hotmail.com>; Planning <planning@northdumfries.ca>

Subject: Re: 3024 Old Beverly Rd Proposed scoped EIS attached from Greer Galloway comments from GRCA

Thanks

Have a great weekend

Ray

Sent from my iPhone

On Feb 28, 2025, at 2:56 PM, Brock Linklater
<blinklater@northdumfries.ca> wrote:

Good afternoon Ray,

Thanks for sending over the updated Terms of Reference for 3024
Old Beverly Rd. Confirming receipt.

I have sent this to the GRCA for review and confirmation, and will
let you know once I hear back from them.

Kind regards,

Brock

Brock Linklater, BURPI
Senior Planner

The Corporation of the Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
P.O. Box 1060
Ayr, Ontario N0B 1E0

☎ 519-632-8800 ext. 129
✉ blinklater@northdumfries.ca

Website: www.northdumfries.ca

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From: Ray Wellman <rwellm2007@sympatico.ca>

Sent: February 28, 2025 11:54 AM

To: Brock Linklater <blinklater@northdumfries.ca>; Ray Wellman
<rwellm2007@sympatico.ca>; Planning <planning@northdumfries.ca>;
Ajay Sharma <ajayprab@hotmail.com>

Subject: Fwd: 3024 Old Beverly Rd Proposed scoped EIS attached from Greer Galloway comments from GRCA

Good morning

I have attached revised EIS to address some additional issues from grca

Please forward to grca group and confirm you got this ok

Ray wellman
Sent from my iPhone

Begin forwarded message:

From: Yazmin Ramirez
<yazmin.ramirez@jp2g.com>
Date: February 28, 2025 at 10:02:23 AM EST
To: ray wellman <rwellm2007@sympatico.ca>, Charles Mitz <charles.mitz@jp2g.com>
Subject: RE: RE: 3024 Old Beverly Rd Proposed scoped EIS attached from Greer Galloway comments from GRCA

Good morning Ray,
See attached updated proposal.
Let me know if you have any questions.
Regards,

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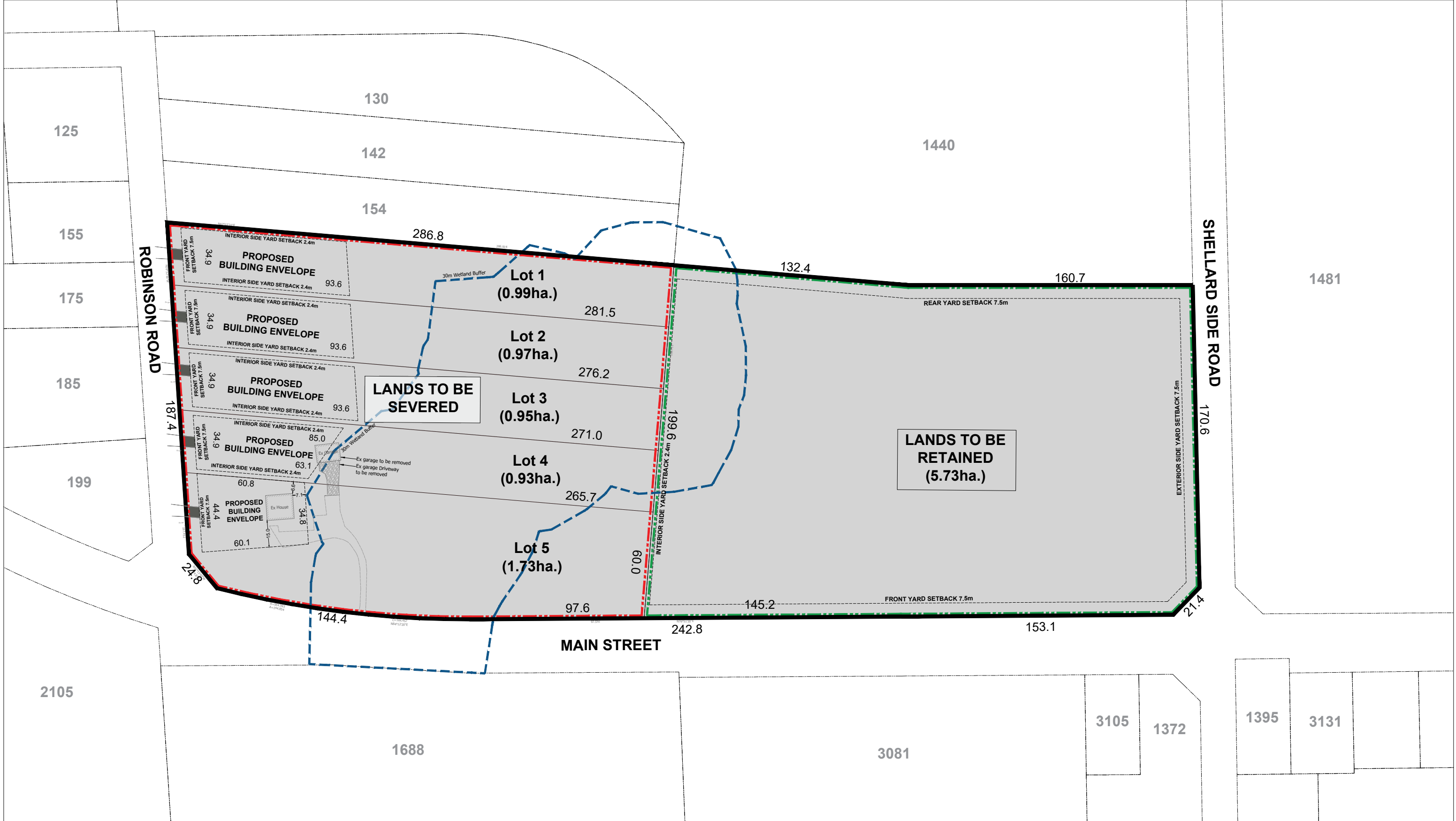
Yazmin Ramirez M. Sc.
Senior Biologist | Project Manager
Greer Galloway, a division of Jp2g Consultants Inc.

1620 Wallbridge Loyalist Road, R.R. #5, Belleville | K8N 4Z5, Ontario, Canada
e: yazmin.ramirez@jp2g.com | w: www.greergalloway.com
p: 613-966-3068x347

[CONFIDENTIALITY NOTICE](#)

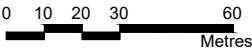
Appendix B

Severance Sketch



Severance Sketch

3024 Old Beverly Road, North Dumfries



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:2000 | June 22, 2026 | Project No.: 26008 | Drawn By: EF/HS



Appendix C

List of Plant Species

Table 1. List of Plant Species

	Scientific Name	Family	S Rank	G Rank
Trees				
Manitoba Maple	<i>Acer negundo</i>	Sapindaceae	S5	G5
Norway Maple	<i>Acer platanoides</i>	Sapindaceae	SNA	GNR
Silver Maple	<i>Acer saccharinum</i>	Sapindaceae	S5	G5
Sugar Maple	<i>Acer saccharum</i>	Sapindaceae	S5	G5
White Birch	<i>Betula papyrifera</i>	Betulaceae	S5	G5
Northern Catalpa	<i>Catalpa speciosa</i>	Bignoniaceae	SNA	G4
Eastern Red Cedar	<i>Juniperus virginiana</i>	Cupressaceae	S5	G5
Eastern White Cedar	<i>Thuja occidentalis</i>	Cupressaceae	S5	G5
Bur Oak	<i>Quercus macrocarpa</i>	Fagaceae	S5	G5
Swamp White Oak	<i>Quercus bicolor</i>	Fagaceae	S4	G5
Yellowwood	<i>Cladrastis kentukea</i>	Fagaceae	SNA	G4
Black Walnut	<i>Juglans nigra</i>	Juglandaceae	S4?	G5
Butternut	<i>Juglans cinerea</i>	Juglandaceae	S2?	G3
Black Ash	<i>Fraxinus nigra</i>	Oleaceae	S4	G5
Green Ash	<i>Fraxinus pennsylvanica</i>	Oleaceae	S5	G5
White Ash	<i>Fraxinus americana</i>	Oleaceae	S5	G5
Balsam Fir	<i>Abies balsamea</i>	Pinaceae	S5	G5
Eastern White Pine	<i>Pinus strobus</i>	Pinaceae	S5	G5
Scotch Pine	<i>Pinus sylvestris</i>	Pinaceae	SNA	GNR
White Spruce	<i>Picea glauca</i>	Pinaceae	S5	G5
Apple	<i>Malus sp.</i>	Rosaceae	?	G5
Black Cherry	<i>Prunus serotina</i>	Rosaceae	S5	G5
Balsam Poplar	<i>Populus balsamifera</i>	Salicaceae	S5	G5
Eastern Cottonwood	<i>Populus deltoides</i>	Salicaceae	S5	G5
Large-tooth Aspen	<i>Populus grandidentata</i>	Salicaceae	S5	G5

	Scientific Name	Family	S Rank	G Rank
Trembling Aspen	<i>Populus tremuloides</i>	Salicaceae	S5	G5
Basswood	<i>Tilia americana</i>	Tiliaceae	S5	G5
American Elm	<i>Ulmus americana</i>	Ulmaceae	S5	G5
Shrubs				
Staghorn Sumac	<i>Rhus thyphina</i>	Anacardiaceae	S5	G5
Common Barberry	<i>Berberis vulgaris</i>	Berberidaceae	SNA	GNR
Speckled Alder	<i>Alnus incana</i>	Betulaceae	S5	G5
Beauty Bush	<i>Kolkwitzia amabilis</i>	Caprifoliaceae	SNA	GNR
Red Elderberry	<i>Sambucus racemosa</i>	Caprifoliaceae	S5	G5
Tatarian Honeysuckle	<i>Lonicera tatarica</i>	Caprifoliaceae	SNA	GNR
Gray Dogwood	<i>Cornus racemosa</i>	Cornaceae	S5	G5
Alternate-leaf Dogwood	<i>Cornus alternifolia</i>	Cornaceae	S5	G5
Red-osier dogwood	<i>Cornus sericea</i>	Cornaceae	S5	G5
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	Cupressaceae	S5	G5
Autumn Olive	<i>Elaeagnus umbellata</i>	Elaeagnaceae	SNA	GNR
European Privet	<i>Ligustrum vulgare</i>	Oleaceae	SNA	GNR
Common Buckthorn	<i>Rhamnus cathartica</i>	Rhamnaceae	SNA	GNR
Glossy Buckthorn	<i>Frangula alnus</i>	Rhamnaceae	SNA	GNR
Chokecherry	<i>Prunus virginiana</i>	Rosaceae	S5	G5
Common Red Raspberry	<i>Rubus idaeus</i>	Rosaceae	SNR	G5
Common Prickly Ash	<i>Zanthoxylum americanum</i>	Rutaceae	S5	G5
Bebb's Willow	<i>Salix bebbiana</i>	Salicaceae	S5	G5
Slender Willow	<i>Salix petiolaris</i>	Salicaceae	S5	G5
Purple Willow	<i>Salix purpurea</i>	Salicaceae	SNA	G5
Highbush Cranberry	<i>Viburnum opulus</i>	Viburnaceae	S5	G5
Nannyberry	<i>Viburnum lentago</i>	Viburnaceae	S5	G5
Red Elderberry	<i>Sambucus racemosa</i>	Viburnaceae	S5	G5

	Scientific Name	Family	S Rank	G Rank
Vines				
Hedge Bindweed	<i>Calystegia sepium</i>	Convolvulaceae	S5	G5
Bittersweet Nightshade	<i>Solanum dulcarama</i>	Solanaceae	SNA	GNR
Riverbank Grape	<i>Vitis riparia</i>	Vitaceae	S5	G5
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	Vitaceae	S4?	G5
Ferns				
Western Bracken Fern	<i>Pteridium aquilinum</i>	Dennstaedtiaceae	S5	G5
Sensitive Fern	<i>Onoclea sensibilis</i>	Dryopteridaceae	S5	G5
Spinulose Wood Fern	<i>Dryopteris carthusiana</i>	Dryopteridaceae	S5	G5
Herbs				
Poison Ivy	<i>Toxicodendron radicans</i>	Anacardiaceae	S5	G5
Queen Anne's Lace (Wild Carrot)	<i>Daucus carota</i>	Apiaceae	SNA	GNR
Common Milkweed	<i>Asclepias syriaca</i>	Apocynaceae	S5	G5
Jack-in-the-Pulpit	<i>Arisaema triphyllum</i>	Araceae	S5	G5
Brown Knapweed	<i>Centaurea jacea</i>	Asteraceae	SNA	GNR
Canada Goldenrod	<i>Solidago canadensis</i>	Asteraceae	S5	G5
Coltsfoot	<i>Tussilago farfara</i>	Asteraceae	SNA	GNR
Common Burdock	<i>Arctium minus</i>	Asteraceae	SNA	GNR
Common Dandelion	<i>Taraxacum officinale</i>	Asteraceae	SNA	G5
Common Ragweed	<i>Ambrosia artemissifolia</i>	Asteraceae	S5	G5
Common Yarrow	<i>Achillea millefolium</i>	Asteraceae	SNA	G5
Chicory	<i>Cichorium intybus</i>	Asteraceae	SNA	GNR
Devil's Beggarticks	<i>Bidens frondosa</i>	Asteraceae	S5	G5
Early Goldenrod	<i>Solidago juncea</i>	Asteraceae	S5	G5
Goat's Beard	<i>Tragopogon dubius</i>	Asteraceae	SNA	GNR
New England Aster	<i>Symphyotrichum novae-angliae</i>	Asteraceae	S5	G5
Oxeye Daisy	<i>Leucanthemum vulgare</i>	Asteraceae	SNA	GNR

	Scientific Name	Family	S Rank	G Rank
Philadelphia Fleabane	<i>Erigeron philadelphicus</i>	Asteraceae	S5	G5
Spotted Joe-pye-weed	<i>Eupatorium maculatum</i>	Asteraceae	S5	G5
Tall Goldenrod	<i>Solidago altissima</i>	Asteraceae	S5	G5
White Arrowleaf Aster	<i>Symphyotrichum urophyllum</i>	Asteraceae	S4	G5
Wrinkleleaf Goldenrod	<i>Solidago rugosa</i>	Asteraceae	S5	G5
Jewelweed (Spotted Touch-me-not)	<i>Impatiens capensis</i>	Balsaminaceae	S5	G5
Common Viper's-Bugloss	<i>Echium vulgare</i>	Boraginaceae	SNA	GNR
True Forget-me-not	<i>Myosotis scorpioides</i>	Boraginaceae	SNA	G5
Dame's Rocket	<i>Hesperis matronalis</i>	Brassicaceae	SNA	G4G5
Garlic Mustard	<i>Alliaria petiolata</i>	Brassicaceae	SNA	GNR
Wild Teasel	<i>Dipsacus fullonum ssp. sylvestris</i>	Caprifoliaceae	SNA	GNR
Bladder Campion	<i>Silene vulgaris</i>	Caryophyllaceae	SNA	GNR
Bird's-foot Trefoil	<i>Lotus corniculatus</i>	Fabaceae	SNA	GNR
Black Medic	<i>Medicago lupulina</i>	Fabaceae	SNA	GNR
Red Clover	<i>Trifolium pratense</i>	Fabaceae	SNA	GNR
Tufted Vetch	<i>Vicia cracca</i>	Fabaceae	SNA	GNR
Herb Robert	<i>Geranium robertianum</i>	Geraniaceae	S5	G5
Bristly Black Currant	<i>Ribes lacustre</i>	Grossulariaceae	S5	G5
Wild Black Currant (Gooseberry)	<i>Ribes americanum</i>	Grossulariaceae	S5	G5
Bristlestem Nettle	<i>Galeopsis tetrahit</i>	Lamiaceae	SNA	GNR
Common Motherwort	<i>Leonurus cardiaca</i>	Lamiaceae	SNA	GNR
Heal-all	<i>Prunella vulgaris</i>	Lamiaceae	S5	G5
Northern Bugleweed	<i>Lycopus uniflorus</i>	Lamiaceae	S5	G5
False Solomon's-seal	<i>Maianthemum racemosum</i>	Liliaceae	SNA	G5
Wild Lily-of-the-Valley	<i>Maianthemum canadense</i>	Liliaceae	S5	G5
Eastern Enchanter's Nightshade	<i>Circaea canadensis</i>	Onagraceae	S5	G5
Common Helleborine	<i>Epipactis helleborine</i>	Orchidaceae	SNA	GNR

	Scientific Name	Family	S Rank	G Rank
Common Yellow Woodsorrel	<i>Oxalis stricta</i>	Oxalidaceae	SNA	G5
Bloodroot	<i>Sanguinaria canadensis</i>	Papaveraceae	S5	G5
Greater Celandine	<i>Chelidonium majus</i>	Papaveraceae	SNA	GNR
Curly Dock	<i>Rumex crispus</i>	Polygonaceae	SNA	GNR
Tall Buttercup	<i>Ranunculus acris</i>	Ranunculaceae	SNA	G5
Tall Hairy Agrimony	<i>Agrimonia gryposepala</i>	Rosaceae	S5	G5
White Avens	<i>Geum canadense</i>	Rosaceae	S5	G5
Wild Strawberry	<i>Fragaria virginiana</i>	Rosaceae	S5	G5
Yellow Avens	<i>Geum aleppicum</i>	Rosaceae	S5	G5
Cleavers	<i>Galium aparine</i>	Rubiaceae	S5	G5
Great Mullein	<i>Verbascum thapsus</i>	Scrophulariaceae	SNA	GNR
Stinging Nettle	<i>Urtica dioica</i>	Urticaceae	SNA	G5
Aquatic				
Common Duckweed	<i>Lemna minor</i>	Araceae	S5	G5
Water Plantain	<i>Alisma subcordatum</i>	Alismataceae	G5	S4?
Grasses, Sedges & Rushes				
Hop Sedge	<i>Carex lupulina</i>	Cyperaceae	S5	G5
Fescue Sedge	<i>Carex brevior</i>	Cyperaceae	S4	G5
Kentucky Bluegrass	<i>Poa pratensis</i>	Poaceae	S5	G5
Orchard Grass	<i>Dactylis glomerata</i>	Poaceae	SNA	GNR
Red Fescue	<i>Festuca rubra</i>	Poaceae	S5	G5
Reed Canary grass	<i>Phalaris arundinacea</i>	Poaceae	S5	G5
Rice Cutgrass	<i>Leersia oryzoides</i>	Poaceae	S5	G5
Red-top Grass	<i>Agrostis stolonifera</i>	Poaceae	?	GNA
Timothy grass	<i>Phleum pratense</i>	Poaceae	SNA	GNR
Broad-leaved cattail	<i>Typha latifolia</i>	Typhaceae	SNA	G5

Nature Conservancy conservation concern ranking (2025). G – Global Level, S – Provincial Conservation Status.

SRANK Definition

S1 – Critically imperiled - At very high risk of extirpation in the province due to restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.

S2 – Imperiled - At high risk of extirpation in the province due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

S3 – Vulnerable - At moderate risk of extirpation in the province due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

S4 – Apparently Secure - It denotes that a species is apparently secure, with over 100 occurrences in the province.

S5 – Secure - Indicates that a species is widespread in Ontario, it is demonstrably secure in the province.

SNA - Not Applicable - A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities.

SNR - Unranked – National or subnational conservation status not yet assessed.

GRANK definition

G1 – Critically Imperiled – At very high risk of extinction or collapse due to very restricted range, very few populations or occurrences, steep declines, severe threats, or other factors.

G2 – Imperiled – At very high risk of extinction or collapse due to very restricted range, very few populations or occurrences, steep declines, severe threats, or other factors.

G3 – Vulnerable - At moderate risk of extinction or collapse due to a fairly restricted range, relatively few populations or occurrences, recently and widespread declines, threats, or other factors.

G4 – Apparently secure – At fairly low risk of extinction or collapse due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as result of local recent declines, threats or other factors.

G5 – Secure - At very low risk of extinction or collapse due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.

GNR – Unranked – Global rank not yet assessed.

GNA - Not Applicable - A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities.

T - denotes that the rank applies to a subspecies variety.

Appendix D

Site Photolog



Photo 1. Gray Dogwood Thicket Swamp.

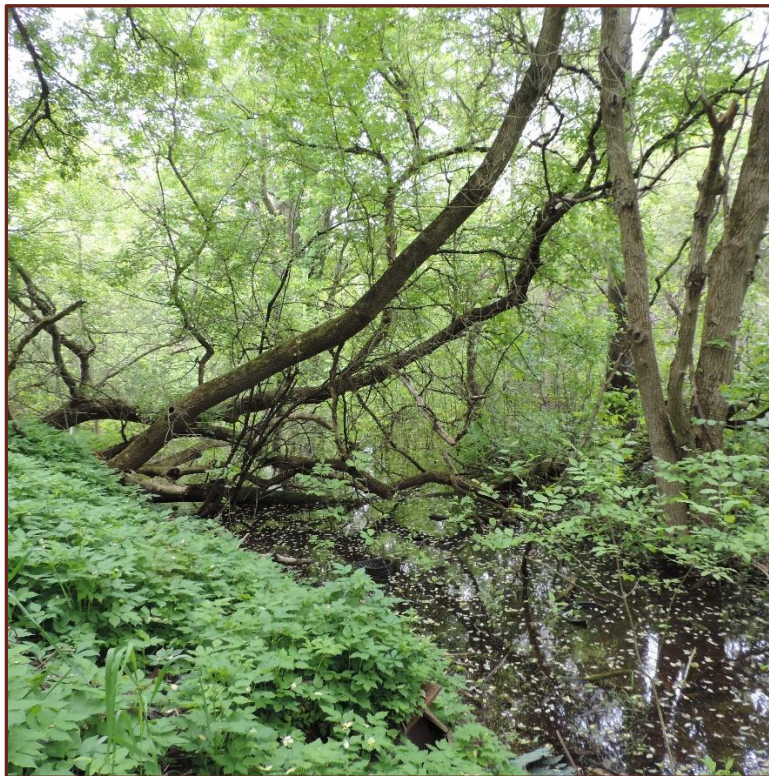


Photo 2. Green Ash Deciduous Swamp.

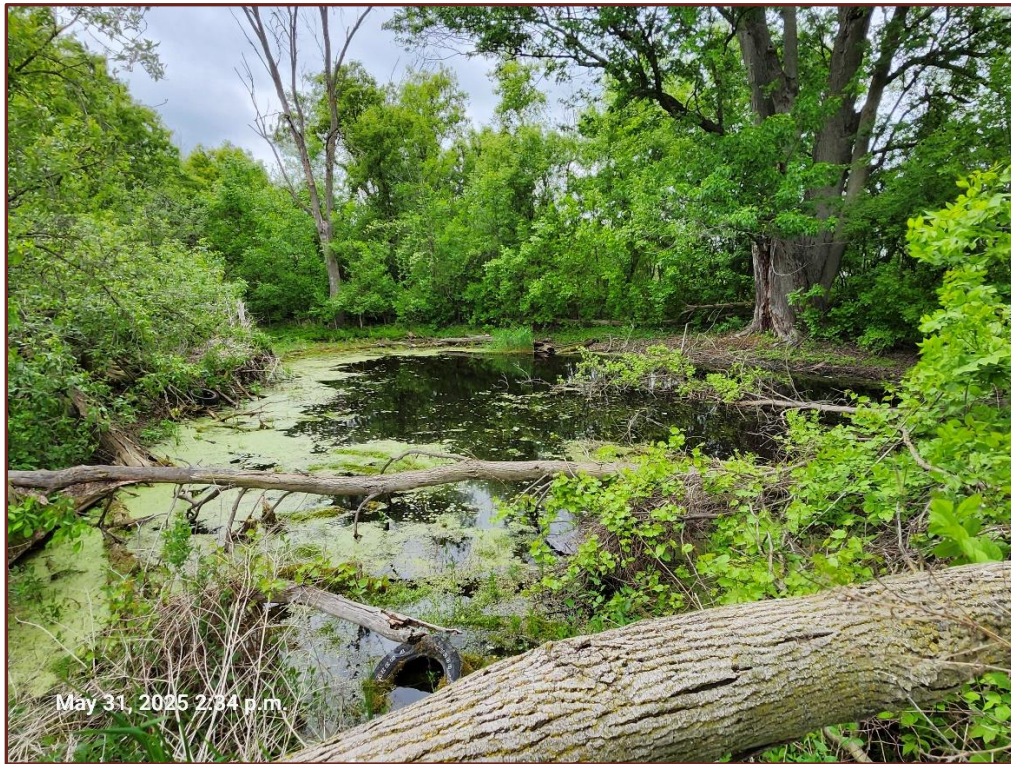


Photo 3. Green Ash Deciduous Swamp (Old Pond) located on the north property line.



Photo 4. Green Ash Deciduous Swamp located on the southeast corner of the property.



Photo 5. Looking south the Cattail Shallow Marsh.



Photo 6. A view of the Cultural Woodland where the new lots are proposed.



Photo 7. Looking North the Scotch Pine Naturalized Coniferous Plantation.



Photo 8. A view of the Cultural Thicket.



Photo 9. Looking north the Cultural Meadow.

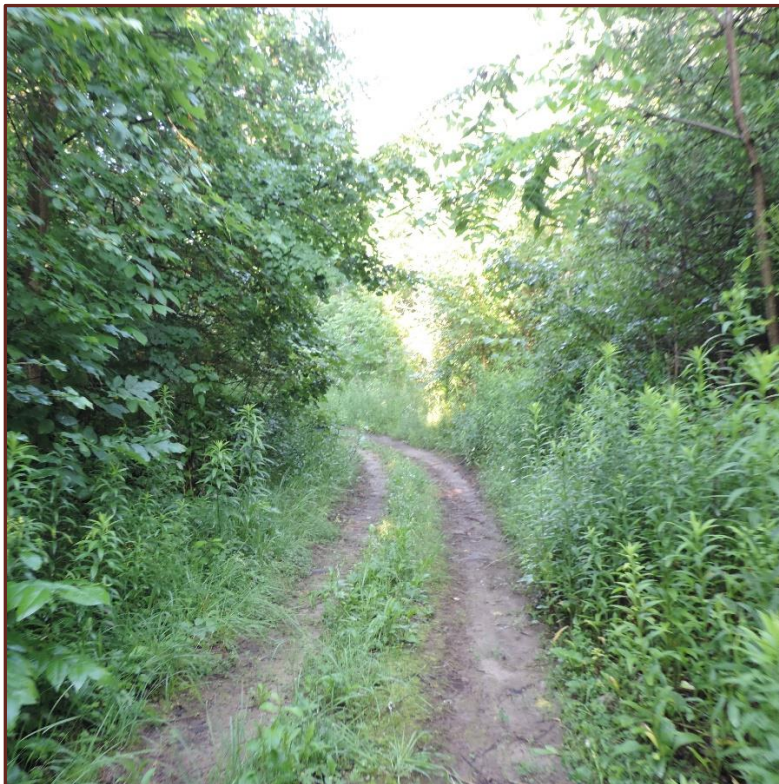


Photo 10. One of the ATV trails present in the property.



Photo 11. Looking south the drainage area between the property and Robinson Road.

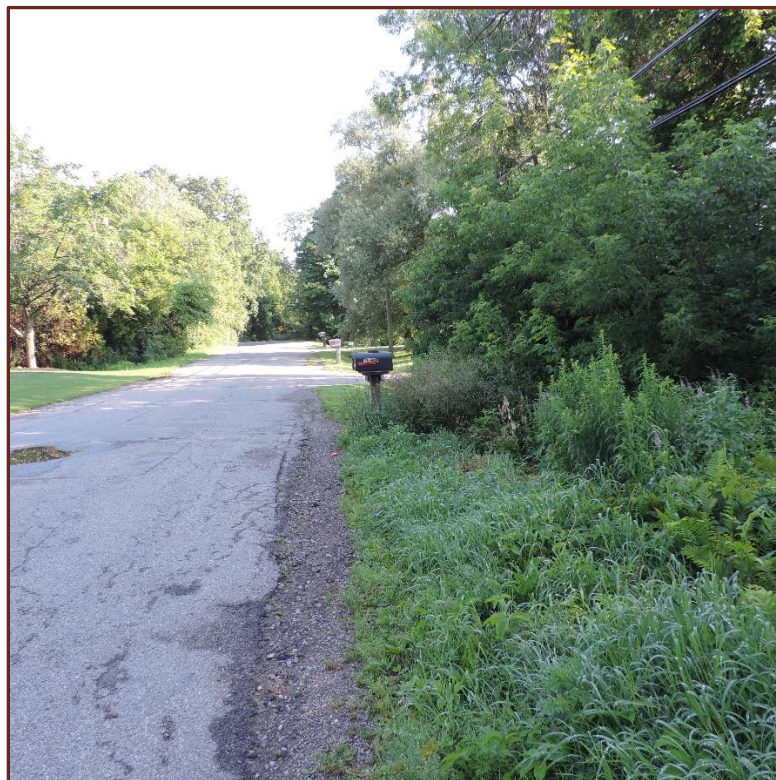


Photo 12. Looking north the area between the property and Robinson Road without a define ditch.



Photo 13. A view of the ditch and culverts under the neighbours' driveways.



Photo 14. A view of the driveway in the retained land with access via Old Beverly Road.