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ENVIRONMENTAL IMPACT ASSESSMENT

7072 Sixth Line, Milton, Ontario

Project No.: 24-0774
Prepared for: 1000377643 Ontario Inc.
Date: December 17, 2025

Report Version: 02

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Attention: Andy Sidhu

SUBJECT: ENVIRONMENTAL IMPACT ASSESSMENT 7072 SIXTH LINE, MILTON, ONTARIO

EnVision Consultants Ltd. is pleased to present the enclosed Environmental Impact Assessment for the Site described as 7072 Sixth Line, located in the Town of Milton, Region of Halton, Ontario. Please find the document attached for your review. The study outlines the proposed development, field investigations undertaken to assess potential environmental impacts and recommends mitigation measures to help maintain the form and function of the natural heritage features found within the area of influence of the proposed development.

Thank you for the opportunity to complete this assignment. Please contact the undersigned with questions or comments.

Yours sincerely,

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QUALITY MANAGEMENT

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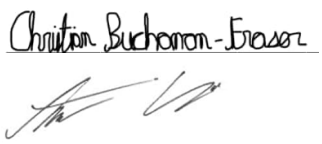
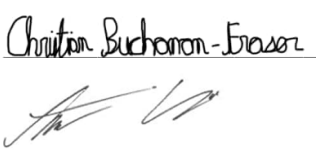
SIGNATURE			
REVIEWED BY	Alex Stettler	Alex Stettler	
SIGNATURE			
DATE	June 29, 2025	December 17, 2025	

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1. INTRODUCTION

EnVision Consultants Ltd. (EnVision) was retained by 1000377643 Ontario Inc. (the 'Client') to conduct an Environmental Impact Assessment (EIA) at 7072 Sixth Line, Milton, Ontario; herein, referred to as the 'Site'. This review also includes consideration for a larger Study Area defined as the lands beyond 120 m of the Site. It should be noted that this EIA is intended to support a larger Subwatershed Impact Study (SIS) which includes the Site.

The Site is approximately 1.34 hectares (3.31 acres) in size. The Site is bounded by Sixth Line to the east and agricultural fields to the north, south and west. A fenced off trailer parking lot and associated two-storey building currently exists within the Site associated with a commercial trucking business. A watercourse which is a Tributary of Middle Sixteen Mile Creek, and its associated riparian area is also present in the northeastern portion of the Site. Adjacent to the tributary corridor, recent natural heritage restoration works were completed within the Site.

This study aims to identify the location and extent of regulated natural heritage features and functions in accordance with provincial and municipal legislation and policies in order to define constraints and opportunities for development. The study also identifies potential impacts associated with the proposed development works and recommends measures to mitigate those impacts while evaluating compliance with the applicable planning network. The information presented in this report is based on review of relevant background information sources, consultation with relevant agencies and authorities and direct observations through field investigations. This EIA conforms with the guidelines outlined within the Halton Regional Official Plan (office consolidation May 2024), the Official Plan of the Town of Milton (office consolidation December 2024) and the Terms of Reference (ToR) submitted and awaiting review by the Town of Milton for approval.

2. ENVIRONMENTAL POLICY REVIEW

2.1. FEDERAL FISHERIES ACT (1985)

In Ontario, Fisheries and Oceans Canada (DFO) manages fish habitat and the Ontario Ministry of Natural Resources (MNR) manages fisheries. Fish and fish habitat are protected under the federal Fisheries Act, last amended on August 28, 2019. The protection provisions of the Fisheries Act apply to all fish and fish habitat throughout Canada, and include 2 key prohibitions, specifically:

- Subsection 34.4(1) – No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish.
- Subsection 35(1) – No person shall carry on any work, undertaking or activity that results in the harmful alteration, disruption or destruction of fish habitat.

Proponents are responsible for planning and implementing works, undertakings or activities in a manner that avoids harmful impacts, specifically the death of fish and the harmful alteration, disruption or destruction (HADD) of fish habitat. Where proponents believe that their work, undertaking or activity will result in negative impacts to fish or fish habitat that cannot be fully mitigated, a Fisheries Act Authorization may be required.

Background review and field investigations revealed an internal watercourse (i.e., Tributary of Middle Sixteen Mile Creek) within the northeastern portion of the Site. A description of the existing aquatic habitat and fish community is discussed in Section 4.7.

2.2. MIGRATORY BIRDS CONVENTION ACT (1994)

The federal Migratory Birds Convention Act (MBCA) protects the nests, eggs and young of most bird species from harassment, harm or destruction. No permitting or authorization is required under the MBCA; however, proponents who fail to comply with the legislation may be fined if found to be in contravention of the MBCA. Migratory birds may be nesting in the vicinity of the site from April 1 to August 31, and vegetation clearing outside of this period is the primary mechanism through which proponents avoid potential contravention of the MBCA. If vegetation clearing must occur within the breeding bird window, clearing may be permissible if nesting birds are not impacted.

Natural and semi-natural vegetation communities within the Site have the potential to provide nesting habitat for migratory birds. Removal of vegetation within the Site is required for development. See Section 7 for discussion of recommended vegetation clearing timing restrictions.

2.3. ONTARIO ENDANGERED SPECIES ACT (2007)

The Ontario Endangered Species Act (ESA) came into force in June 2008. Species may be listed as Endangered, Threatened or Special Concern on the Species at Risk in Ontario (SARO) List (O. Reg. 240/08). Species listed as Endangered or Threatened, as well as their habitats (e.g., areas essential for breeding, rearing, feeding, hibernation and migration) are afforded legal protection under the ESA.

Subsection 9(1) of the ESA states that:

No person shall,

(a) kill, harm, harass, capture or take a living member of a species that is listed on the SARO List as an Extirpated, Endangered or Threatened species; and,

Subsection 10(1) of the ESA states that:

No person shall,

(a) damage or destroy the habitat of a species that is listed on the SARO List as an Endangered or Threatened species.

However, under subsection 17(1) of the ESA, the Minster may issue a permit that authorizes a person to engage in an activity that would otherwise be prohibited by subsection 9(1) or 10(1) if certain conditions outlined in subsection 17(2) are satisfied.

A review of Species at Risk (SAR) identified through the background information review and agency consultation and their potential relevance to the Site is provided in Section 5.3 and Appendix F.

2.4. PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (PPS) (Ontario Ministry of Municipal Affairs and Housing [OMMAH]) is a planning document that provides a framework for, and governs development within, the province of Ontario. In order to preserve various ecological resources deemed significant in the province, development lands must be assessed for the presence of natural heritage features prior to construction. These natural heritage features (listed below) are both defined and afforded protections under the PPS. Linkages between natural heritage features, surface water and groundwater features are also recognized and afforded similar protections under the policy. Section 4.1.2 of the PPS also requires that the diversity and connectivity of all natural heritage features and the long-term ecological function of natural heritage systems be maintained, restored or improved where possible. Further to this, natural heritage systems within Ecoregions 6E and 7E are to be identified as per Section 4.1.3 of the PPS.

Under the PPS, development or site alteration is prohibited within significant wetlands in Ecoregions 5E, 6E and 7E and in significant coastal wetlands, but may be allowed adjacent to these features provided the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts to these features or their ecological functions. Development may be permitted in or adjacent to significant wetlands north of Ecoregions 5E, 6E and 7E, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River), significant wildlife habitat (SWH), and significant Areas of Natural and Scientific Interest (ANSI), provided there will be no negative impacts to these features or their ecological function due to the proposed undertaking. In addition, development and site alteration is not permitted in fish habitat unless in accordance with provincial and federal legislation.

Natural heritage features as defined by the PPS include:

A. fish habitat;
B. habitats of Endangered and Threatened species;
C. significant ANSI;
D. significant wetlands;

E. significant coastal wetlands;
F. other coastal wetlands in Ecoregions 5E, 6E and 7E;
G. SWH;
H. significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River); and,
I. significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River).

A review of natural heritage features and functions identified in the PPS and their relevance to the Site is presented Section 5 and summarized in Table 5-1.

2.5. CONSERVATION AUTHORITIES ACT AND ONTARIO REGULATION 41/24 (2024)

The Conservation Authorities Act (CAA), originally enacted in 1946, provided the legal framework for the establishment and operation of Conservation Authorities across Ontario. Its purpose was to provide for the organization and delivery of programs and services that further the conservation, restoration, development, and management of natural resources in watersheds in Ontario. Over time, amendments have modified the scope of authority and regulations under the CAA, streamlining development approvals and refining the roles of Conservation Authorities.

Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits) replaced all previous Conservation Authority regulations. This regulation introduced updated definitions, reduced the regulated areas around provincially significant wetlands (PSWs), and removed permit tests related to pollution and conservation of land.

Based on the Conservation Halton (CH) Planning & Permits Map which maps the CH's approximate regulated areas, it indicates that the northern and eastern portions of the Site are within the CH's Regulation Limit which in turn contains hazard areas deemed by the CH. As such, surrounding the regulated watercourse on Site is a Meander Belt Hazard and Shoreline 100 Year Flood Elevation Hazard. Other hazards are identified within the Study Area on the eastern side of Sixth Line; however, it is anticipated that these hazards are prevented from impacting the Site by the existing roadway and thus, are not a concern and will not be discussed further.

Moreover, development or site alteration within the CH's regulated area may be permitted provided development is conducted in accordance with existing policies. A description of the potentially impacted regulated watercourse within the Site and Study Area is provided in Section 4.7.

Further, due to the previous placement of unauthorized fill within the Site, restoration works were required by the CH prior to the review and potential approval of the proposed Site re-development. Following an inspection of the Site on July 13, 2023, CH staff (Appendix A; E. Grifin, pers. comm. April 9, 2024) confirmed a large gravel truck parking lot had been constructed within the Site and within CH's regulated area. The Site had been previously stripped of topsoil, stockpiled within the Site and replaced with gravel. To address CH restoration requirements, the proponent had previously submitted a Restoration Agreement Application to CH, which included a development concept plan indicating the limit of the CH regulated area and the development limit to demonstrate where the restoration works would occur (i.e., removal or gravel and seeding). The Restoration Agreement Application and proposed works were approved by the CH on April 9, 2024.

Following approval, restoration was undertaken within the Site by reducing the gravel parking lot area to no longer encroach into the regularly allowance associated with the watercourse hazard (i.e., 15 m setback from the top of slope). The regulatory allowance area was then reseeded to complete the required restoration works. The restoration works were confirmed completed by the CH based on a Site inspection on December 17, 2024, and a File Closure Letter was provided to the Landowner by CH (Appendix A; E. Griffin pers. comm. December 18, 2024). As the restoration works had been completed and all conditions of the Restoration Agreement had been met, no further enforcement action related to the unauthorized fill placement were required. However, separate approvals and permits related to the proposed Site re-development will be require from CH.

2.6. HALTON REGION OFFICIAL PLAN (2024)

The Halton Region Official Plan (HROP) (office consolidated May 2024) generally outlines the long-term goals and objectives for Halton Region's urban structure, growth, policy guidelines and management of resources. However, due to recent legislative changes (i.e., Bill 23, More Homes Built Faster Act, 2022), as of July 1, 2024, the HROP is no longer a Regional Plan. Instead, it now serves as a local plan for each of the four local municipalities in Halton (i.e., the City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville) until it is revoked or amended by the respective municipality.

Moreover, review of Map 1: Regional Structure within the HROP indicates the tributary within the Site and associated riparian areas extending into the Study Area are designated within the Regional Natural Heritage System (RNHS), while the remainder of the Site and Study Area is designated as Urban Area. Map 1A: Provincial Plan Areas and Land Use Designations, indicates the Study Area is outside of Provincial Plan Areas such as the Greenbelt Plan. As such, Provincial Plans and associated policies will not be discussed further. Map 1G: Key Features within the Greenbelt and RNHS further designates the RNHS within the Study Area as a Key Feature. All other HROP Maps (i.e., Map 1B to 1F and Map 2 to Map 6) were reviewed and not ecologicalilly relevant and thus, will not be discussed further.

Part III of the HROP outlining Land Stewardship Policies includes policies regarding the RNHS. Policy 115.2 of the HROP indicates the RNHS consists of areas designated on Map 1, the shoreline along Lake Ontario and Burlington Bay, and significant habitats of Endangered and Threatened species not included in the designation of Map 1. With Policy 115.3 outlining the approach to protecting and enhancing components of the RNHS being a system approach. This policy also outlines Key Features of the RNHS which includes:

a) significant habitat of Endangered and Threatened species;
b) significant wetlands;
c) significant coastal wetlands;
d) significant woodlands;
e) significant valleylands;
f) SWH;
g) significant ANSI; and,
h) fish habitat.

Policy 115.4 also outlines that the RNHS includes (among other things), regulated flood plains as determined by the appropriate Conservation Authority. Policy 116.1 indicates the boundaries of the RNHS may be refined through a Subwatershed Study, Environmental Impact Assessment or similar study based on a ToR accepted by the Halton Region. Currently, no boundary adjustments to the RNHS within the Site are proposed and thus, Policies 116.2 and 116.3 will not be discussed further. Similarly, as Provincial Plans are not applicable to the Site, Policy 117.1 will not be discussed.

Through an applied systems-based approach (Policy 118), the Halton Region (Policy 118[2] a.) prohibits development/site alteration within significant wetlands, significant coastal wetlands, significant habitat of Endangered and Threatened species and fish habitat except in accordance with provincial and federal legislation or regulations. Significant wetlands were not identified within the Study Area. Legislation and regulations related to fish habitat and significant habitat of Endangered species will be discussed in later sections of this EIA. Additionally, (Policy 118[2] b.) alterations to any components of the RNHS are not permitted unless it has been demonstrated that natural features, areas and their ecological functions are not negatively impacted.

Policy 118(3) requires an EIA to be completed if it meets the criteria of Policy 118(3.1). Policy 118(3.1) requires an EIA for proposed development/site alterations that are located wholly or partially inside or within 120 m of the RNHS. As the RNHS is present within the Site, this EIA was undertaken to identify natural heritage features within the Study Area and recommend mitigation measures to mitigate potential impacts to identified features. Remaining RNHS policies found within the HROP were reviewed (i.e., Policies 118[3.2] through 132); however, they provided general guidance for development (e.g., sewers, agricultural lands, etc.) within the Halton Region and thus, not relevant to the policy discussion.

Lastly, Part III of the HROP includes a constraint to development section for Key Features within the RNHS. Policy 139.2 outlines that in addition to the land use designations that prescribe conditions for development, there are seven areas where development is subject to further conditions or constraints. Six of which do not apply to the Site as they are not ecologically based and/or apply to features not present within the Site. The only applicable constraint refers to Key Features (i.e., tributary) within the RNHS (Policy 139.11 and 139.12). Policy 139.11 and 139.12 generally outlines that policies within the HROP are intended to help direct local municipalities in developing more detailed policies to protect Key Features. As such further details related to RNHS and specific feature protection (e.g., setback distances from the RNHS towards development, etc.) were not found within the HROP.

2.7. TOWN OF MILTON OFFICIAL PLAN (2024)

The Town of Milton Official Plan (TMOP) (office consolidation December 2024) is a policy document intended to direct the land use decisions and managing change within the Town of Milton. The TMOP provides the framework for development and outlines land use policies, including those related to the RNHS and the Town of Milton's Natural Heritage System (TMNHS).

The TMNHS policies are outlined in Section 4.8 of the TMOP and the RNHS policies are included in Section 4.9 of the TMOP. From review of the TMOP schedules, Schedule D: Urban Area Planning Districts, Character Area and Community Improvement Area shows the Site is located within the Derry Green Corporate Business Park Planning District.

As such the Derry Green Corporate Business Park Secondary Plan policies are outlined in Section C9 of the TMOP and where applicable, are included in the discussion below.

Review of Section 4.8 of the TMOP, Policy 4.8.1.1 indicates the TMNHS consists of the RNHS and the Greenbelt Natural Heritage System, which are shown on Schedule 1, A and B. As such, these schedules were reviewed and Schedule 1: Town Structure Plan designates the tributary feature as part of the TMNHS. The remaining lands are designated as Employment and Urban Area. Similarly, Schedule B: Urban Land Use Area designates the tributary feature also as part of the TMNHS and the remaining lands as Industrial Area. Policy 4.8.1.3 outlines that Key Features within the RNHS and Greenbelt system are shown on Schedule M and the Town of Milton will ensure that these Key Features are protected through studies related to development and/or site alteration. Schedule M indicates the tributary is a natural heritage system Key Feature which is outside of the Greenbelt Natural Heritage System. Lastly, objectives of the TMNHS (Policy 4.8.1.6) are to generally protect, maintain, preserve and enhance various components which make up the TMNHS.

Review of Section 4.9 of the TMOP policies (Policies 4.9.1.1 to 4.9.3.12) appear to support and generally be derived from the HROP, reflecting previous policies discussed in Section 2.6 of this EIA. Overall, the Town of Milton supports and promotes the policy concepts provided by Halton Region. For example, Policy 4.9.3.1 b) of the Town of Milton does not permit alteration to components of the RNHS unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function. Thus, refer to Section 4.9 of the EIA for a discussion related to the RNHS consistent and applicable with TMOP policies. Overall, no development is proposed within the features which comprise the RNHS (i.e., watercourse) as the proposed re-development of the Site will incorporate required setbacks to minimize potential impacts to the RNHS.

Moreover, Section C9 of the TMOP outlines the policies of the Derry Green Corporate Business Park Secondary Plan which is intended to establish a more detailed planning framework for the Derry Green Corporate Business Park Planning District in support of the general policy framework provided by the Official Plan (Policy C.9.1.1). Further Section C.9.5.4 outlines the secondary plan's natural heritage system (i.e., TMNHS) policies. Policy C.9.5.4.2 indicates lands in the TMNHS are shown Schedules C.9.A and C.9.B consists of Key Features and functions including:

a) habitat complexes consisting of valleylands, forest, thicket, meadow, wetland and associated restoration areas;
b) watercourse corridors; and,
c) buffers.

Consistent with other TMOP schedules, the tributary is mapped as part of the TMNHS on Schedules C.9.A and C.9.B. Policy C.9.5.4.6 outlines the criteria for buffers within the TMNHS, and those relevant to the Site include:

a) Watercourse Corridors – 10 m from the greatest hazard (Regional Storm flood plain or stable top of bank.
d) Wetlands – 15 m from the boundary of all other wetlands.
e) Hedgerows – 10 m from the drip line.

Policy C.9.5.4.7 a) indicates that the TMNHS designations have been delineated in a conceptual manner based on the functional recommendations of various other studies and the boundaries are subject to field verification as part of the preparation of the SIS and any areas regulated by CH must be consistent with the policies of CH. As such, field investigations were undertaken to document the existing conditions of the Site and this EIA was undertaken to inform the larger SIS which includes the Site. Setback requirements of CH will be discussed in later sections of the EIA.

Policy C.9.5.4.7 c) requires that Endangered and Threatened Species identified within the secondary plan area through the Subwatershed Update Study, prior to the earlier of site alteration, the proponent will be required to address impacts, if any, to Endangered and Threatened species through consultation with the Ministry of Environment and Conservation of Parks (MECP). As an Endangered species was observed on Site, consultation with MECP was undertaken as part of this EIA and will be discussed in later sections of the EIA.

This EIA conforms with the guidelines outlined within the HROP, TMOP and the ToR submitted to and awaiting review by the Town of Milton.

3. STUDY APPROACH

3.1. TERMS OF REFERENCE

A ToR for the larger SIS was prepared and submitted to the Town of Milton for review. However, during the preparation of this EIA, the submitted ToR is currently under review by the Town of Milton.

3.2. AGENCY CONSULTATION AND BACKGROUND INFORMATION REVIEW

The following agencies and information sources were consulted in preparation of this study (databases originally accessed September 2024):

- MECP staff (A. McAllister, Management Biologist, pers. comm. December 20, 2024);
- MNR staff (M. Gibson, pers. comm. November 5, 2024);
- MNR Ontario Geohub online datasets;
- CH staff (E. Griffin, Compliance Inspector, pers. comm. April 9, 2024);
- HROP (office consolidation May 2024);
- TMOP (office consolidation December2024);
- iNaturalist internet site;
- DFO Aquatic SAR online mapping tool;
- Natural Heritage Information Centre (NHIC) Make a Map: Natural Heritage Areas;
- Ontario Breeding Bird Atlas (OBBA) internet site (Bird Studies Canada, 2006);
- Ontario Butterfly Atlas (OBA) internet site (Toronto Entomologists' Association, 2024);
- Ontario Reptile & Amphibian Atlas (ORAA) internet site (Toronto Entomologists' Association, 2019); and,
- Satellite imagery.

A copy of all email correspondences from the regulatory agencies is provided in Appendix A. A complete list of references used in preparation of this study is provided in Section 11 of this EIA.

3.3. SPECIES AT RISK SCREENING

As part of the background review, a comprehensive list of SAR potentially present at the Site was assembled from the following sources (databases originally accessed September 2024):

- Agency consultation as noted above;
- NHIC Make a Map, 1 km grid squares 17NJ9422 and 17NJ9522;
- OBA, 10 km atlas square 17NJ92;
- OBBA, 10 km atlas square 17NJ92;
- ORAA, 10 km atlas square 17NJ92; and,
- iNaturalist species search results.

After assembling the list of potential SAR, a screening exercise was completed to evaluate the potential of each species and associated habitat to occur within the Site based on current Site conditions. This assessment identifies SAR species that may be relevant to the Site and warrant further consideration during field investigations and/or impact assessment, and those that are not relevant to the Site and are thus excluded from further consideration. Results of the SAR screening are summarized in Section 5.3 and Section 5.4, with the complete assessment matrix included in Appendix E.

3.4. FIELD INVESTIGATION

Field investigations were undertaken in order to confirm and further characterize the natural heritage features and functions on or adjacent to the Site. Field investigations were undertaken between October 2024 and September 2025, and included botanical inventories, Ecological Land Classification (ELC) vegetation community mapping, amphibian calling surveys, bird breeding surveys, a Butternut Health Assessment, bat habitat suitability assessment and aquatic habitat assessment as outlined in this section and summarized in Table 3-1 below.

Table 3-1: Field Investigation Details

DATE	TIME/ DURATION	WEATHER CONDITIONS*	SURVEYS COMPLETED
OCTOBER 8, 2024	10:05 AM to 12:02 PM	Cloudy, ±12°C, slight breeze, no trace of precipitation	Site Reconnaissance Survey
FEBRUARY 12, 2025	7:10 AM to 1:45 PM	Cloudy, ±-4°C, gentle breeze, no trace of precipitation	Bat Habitat Suitability Assessment
APRIL 21, 2025	10:05 PM to 10:10 PM	Mostly clear skies, ±9°C, slight breeze, no trace of precipitation	Amphibian Calling Survey (Round 1)
MAY 12, 2025	10:30 PM to 10:35 PM	Cloudy, ±19°C, calm, no trace of precipitation	Amphibian Calling Survey (Round 2)
MAY 22, 2025	12:55 PM to 5:15 PM	Cloudy, ±19°C, slight breeze, rain	ELC Vegetation Community Survey (Spring)
JUNE 2, 2025	2:17 PM to 4:10 PM	Clear skies, ±16°C, light air, no trace of precipitation	Butternut Health Assessment
JUNE 11, 2025	8:25 AM to 9:45 AM	Clear skies, ±17°C, gentle breeze, no trace of precipitation	Breeding Bird Survey (Round 1)
JUNE 23, 2025	10:56 PM to 10:59 PM	Clear skies, ±30°C, slight breeze, no trace of precipitation	Amphibian Calling Survey (Round 3)
JULY 7, 2025	7:15 AM to 8:00 AM	Clear skies, ±25°C, gentle breeze, no trace of precipitation	Breeding Bird Survey (Round 2)
JULY 18, 2025	9:00 AM to 11:15 AM	Clear skies, ±17°C, calm, no trace of precipitation	Aquatic Habitat Assessment
SEPTEMBER 17, 2025	10:55 AM to 2:15 PM	Clear skies, ±22°C, light air, no trace of precipitation	ELC Vegetation Community Survey (Fall)

*Sky cover is defined as Clear (0-25 %), Mostly Clear (25-50 %), and Cloudy (75-100 %).
Precipitation is defined as None, Trace, or Rain.
Wind is defined as Calm (0-2 km/h), Light Air (3-5 km/h), Slight Breeze (6-11 km/h), Gentle Breeze (12-19 km/h), Moderate Breeze (20-10 km/h), Fresh Breeze (29-38 km/h), or Very Windy (39+ km/h).

3.4.1. Ecological Land Classification and Botanical Inventory

A two (2) season inventory of plant species located within the Site was completed by traversing natural/semi-natural vegetation communities within the Site and recording the species observed. Species inventory surveys were completed on May 22 and September 17, 2025. Identified species were evaluated for their provincial rarity (i.e., "S-Rank") and ESA status based on the NHIC Species List (NHIC, 2024) and the SARO List (O. Reg. 230/08) to determine significance. A complete list of plant species observed is presented in Appendix C.

Vegetation communities were mapped and classified according to the ELC for Southern Ontario (Lee et al, 1998) and its accompanying vegetation type list (Lee, 2008). Community boundaries were delineated using recent digital aerial orthophotography and refined in the field. Vegetation communities were scored for dominant species cover, community structure, presence of indicator species, and other notable features.

Vegetation communities are described in Section 4.2.

3.4.2. Breeding Bird Survey

Breeding bird surveys were conducted on June 11 and July 7, 2025, under favourable conditions and temperatures with low/no wind and no precipitation.

Each survey was completed at least six (6) days apart and within five (5) hours of sunrise, using a modified version of the Forest Bird Monitoring Protocol (FMBP). A total of two (2) point counts were completed throughout the Site, separated by approximately 130 m (Appendix B, Figure 3). In addition to the point counts, an active search was completed which involved looking and listening for birds while moving between the different habitats within the Site.

Breeding evidence was noted for each species observed on the Site. Breeding evidence is divided into four categories: confirmed (CONF), probable (PROB), possible (POSS), and none (NONE).

- CONF breeding evidence includes observations involving young or eggs; observations of adult birds carrying food, nesting material, or a fecal sac; observations of adult birds involved in a distraction display; or observations of adult birds exhibiting physiological evidence of a brood patch.
- PROB breeding evidence includes observations of a bird occupying territory for at least seven (7) days, visiting a nest site, or exhibiting territorial behaviour; observations of a pair in appropriate habitat; or observations of a pair copulating.
- POSS breeding evidence includes observations of a singing male or observations of a bird in suitable breeding habitat.
- NONE refers to migrant or vagrant birds that are considered to have no breeding evidence.

Breeding bird survey results are discussed in Section 4.3.

3.4.3. Amphibian Calling Survey

Amphibian breeding activity was assessed using the Marsh Monitoring Program (MMP) Amphibian Calling Survey Protocol (Bird Studies Canada, 2008). Surveys were completed by qualified, experienced staff under appropriate conditions (i.e., dusk/evening survey with suitable air temperatures, relative humidity and wind strength) on April 21, May 12, and June 23, 2025.

Surveys were completed during spring and summer, on three (3) occasions at least 15 days apart. Nighttime air temperatures were greater than 5°C for the 'first' survey, greater than 10°C for the 'second' survey and greater than 17°C for the 'third' survey. Each survey was conducted at dusk/early evening under appropriate weather conditions (i.e., suitable air temperatures and low wind).

During the surveys, the species heard over the course of the three-minute survey period were documented, in addition to the call level code. The call code is used to describe the calling intensity and is summarized as one of three codes:

- Code 1 – Individuals can be counted;
- Code 2 – Calls distinguishable with some simultaneous calling; and,
- Code 3 – Full chorus, with continuous and overlapping calls.

Using air photo interpretation and field observations, one (1) station was established within the Site (Appendix B, Figure 3). Survey results are discussed in Section 4.4.

3.4.4. Bat Snag Survey

SAR screening identified the potential for four (4) SAR bat species currently listed as Endangered on the SARO List and protected under the ESA, specifically:

- Eastern small-footed Myotis (*Myotis leibii*);
- Northern Long-eared Myotis (*Myotis septentrionalis*);
- Little Brown Myotis (*Myotis lucifugus*); and,
- Tri-colored Bat (*Perimyotis subflavus*).

As potential roost habitats, maternity roost habitats and foraging habitats are present within the Study Area, a preliminary field assessment was conducted to define the location of potentially suitable habitat for these species using a modified version of the MECP Bat Survey Protocol (MECP, 2022). Specifically, steps 1 and 2 of the MECP 4 step survey protocol were completed as outlined below:

- Vegetation communities were mapped according to the ELC for southern Ontario (Lee et al., 1998) and its accompanying vegetation type list (Lee, 2008).
- Treed areas were surveyed to identify the location of all snags greater than 25 cm diameter at breast height (DBH). Snag density plots (as recommended by the MECP Bat Survey Protocol [2022]) were not considered suitable due to the small, narrow character of the treed habitats present on the Site. All treed habitats within the Site were surveyed by wandering transects, and all snag trees greater than 25 cm DBH were inventoried.

Acoustic monitoring as outlined in steps 3 and 4 of the MECP protocol were deemed not necessary at this time, as forested habitats are absent within the Site.

Tree snag survey results and bat habitat suitability within the Site are described in Section 4.5.

3.4.5. Aquatic Habitat Assessment

One watercourse feature, a Tributary of Middle Sixteen Mile Creek, was identified within the Site based on the background information review (Appendix B, Figure 2). An aquatic habitat assessment was undertaken on July 18, 2025.

Aquatic habitat and fish community are described in Section 4.7.

3.5. SIGNIFICANT WILDLIFE HABITAT ASSESSMENT

Based on background information and field investigations, an assessment of potential SWH was performed to evaluate the potential of SWH to occur within or adjacent to the Site. Specifically, all types of SWH identified in the Significant Wildlife Habitat Technical Manual and the Ecoregion 7E criteria schedules were reviewed to determine if the Site has the potential to support SWH. The results of this evaluation are summarized in Section 5.4 and the complete SWH assessment matrix is provided in Appendix F.

3.6. ASSESSMENT OF SIGNIFICANCE, CONSTRAINTS, IMPACTS AND MITIGATION

The ecological database assembled for the project through agency consultation, background information review, and field investigations was assessed in consideration of the applicable policies outlined in Section 2, to determine the significance and status of the biophysical features and their functions within the Site and to identify constraints to development. Constraints were used to guide the design of the proposed Site re-development works and avoid impacts wherever possible. An assessment of residual impacts was completed and mitigation measures proposed as provided in Section 7.

4. EXISTING CONDITIONS

4.1. SITE AND STUDY AREA OVERVIEW

Overall, the Site is located in Ecoregion 7E and is generally characterized by a commercial trucking business. A two-storey building currently exists within the Site, along with a large fenced off gravel area used as a trailer parking lot. A watercourse and associated riparian area is also located within the northeastern portion of the Site. This watercourse is a Tributary of Middle Sixteen Mile Creek which is located east of the Site. Recent restoration works were completed on Site adjacent to the tributary corridor to address the removal of fill within the CH's regulated area (discussed in Section 2.5).

Moreover, the Study Area largely consists of agricultural fields towards the north, west and south while on the eastern side of Sixth Line, it appears to contain urban commercial and/or residential developments.

4.2. VEGETATION AND WETLANDS

4.2.1. Floral Inventory Summary

A list of vascular plant species recorded during field investigations is provided in Appendix C. Based on the data collected, a total of 70 plant species have been identified within the Site, with an additional ten identified to the genus level only. Of the 70 species identified, 37 (53%) are considered non-native in Ontario. In particular, two (2) plant species, Japanese Knotweed (*Reynoutria japonica*) and Common Reed (*Phragmites australis*), are considered highly invasive species within Ontario. Mitigation measures to limit the potential spread of these invasive species during construction will be discussed in Section 7.

Generally, most species observed within the Site are considered common, with provincial rarity ranks of SNA (not suitable for conservation activities), S4 (apparently secure), S5 (demonstrably secure), with the exception of a Butternut (*Juglans cinerea*) which is a provincially Endangered species protected under the ESA.

During field investigations, a single Butternut was observed within the Site, near the northeastern boundary of the Site within the riparian area of the tributary (Appendix B, Figure 3). As a Butternut was identified within the Site, a Butternut Health Assessment (BHA) was undertaken by a Butternut Health Expert (BHE) to assess the tree on June 2, 2025. A BHA is undertaken when a proposed activity is likely to result in the killing, harming or taking of a Butternut tree. An assessment must be completed by a BHE to assess the health of the Butternut tree in question and determine the class to which the Butternut tree belongs (Category 1, 2 or 3), whether the tree is a putative hybrid and whether the tree is believed to be naturally occurring or cultivated. The observed Butternut on Site will be discussed further in Section 5.3.

Two (2) plant species observed within the Site are listed as species of conservation concern in Ecodistrict 7E4 (Oldham, 2017); Butternut and Red Pine (*Pinus resinosa*). Butternut is considered a rare species in this Ecodistrict and as discussed above, is also an Endangered species listed under the ESA.

Red Pine was observed within the Site and while it is listed as a unique species in Ecodistrict 7E4; it was planted within the Site and as such, is not considered a species of conservation concern and will not be discussed further.

No other plant species of conservation concern, including Endangered or Threatened species, were recorded.

4.2.2. Ecological Land Classification

The vegetation communities within the Site have been mapped (Appendix B, Figure 3) using the standardized ELC for Southern Ontario – first approximation (Lee et al., 1998) and the Southern Ontario Ecological Land Classification – Vegetation Type List (Lee, 2008). Thus, based on field investigations, identified communities are described below.

Unit 1: CVC_2, Light Industry

The Site is largely characterized by a commercial trucking parking lot and existing building, occupying approximately 0.9 ha of the Site. The trailer parking lot is bounded by various hedgerows along the southern, western and partially along the northern boundary. Hedgerows were primarily comprised of Eastern White Cedar (*Thuja occidentalis*) and Blue Spruce (*Picea pungens*). Other groundcover vegetation occasionally observed within this unit included Yellow Avens (*Geum aleppicum*), Common Dandelion (*Taraxacum officinale*) and Wild Chervil (*Anthriscus sylvestris*), with Garlic Mustard (*Alliaria petiolata*) and Kentucky Bluegrass (*Poa pratensis*) rarely observed.

Unit 2: MAM2-10, Forb Mineral Meadow Marsh

The riparian area along the tributary feature was classified as a Forb Mineral Meadow Marsh and is approximately 0.1 ha in size, located in the northeast portion of the Site. This unit is largely comprised of a ground and understory layer with only approximately 10% of upper canopy cover. Canopy cover included occasional occurrences of Manitoba Maple (*Acer negundo*) trees. While the understory and ground cover provided 90% coverage within the unit and was dominated by Spotted Jewelweed (*Impatiens capensis*). Reed Canarygrass (*Phalaris arundinacea*), White Vervain (*Verbena urticifolia*), invasive Common Reed were occasionally observed, while species such as Small-flowered Hairy Willowherb (*Epilobium parviflorum*), Common Bedstraw (*Galium aparine*) and Rough Avens (*Geum laciniatum*) were rarely observed. The single Butternut tree is also present within this unit.

Unit 3: CUM1-1, Cultural Meadow

Also located in the northeastern portion of the Site, bounding the Unit 2: MAM2-10 community, are Cultural Meadow areas approximately 0.1 ha in size. The ground cover within these areas covered approximately 80% of the unit and was dominated by Tall Goldenrod (*Solidago altissima*), with an abundance of Garlic Mustard, and occasional occurrences of Spotted Jewelweed, Field Horsetail (*Equisetum arvense*) and Common Bedstraw. The remaining 20% of the unit consisted of upper canopy provided by Manitoba Maple trees.

4.3. BREEDING BIRD SURVEY

A total of 28 bird species were observed at the Site during the breeding bird surveys on June 11 and July 7, 2025. Refer to Appendix D for a list of birds observed during breeding bird survey and incidentally on Site during other field surveys.

Breeding was confirmed for a single species, American Robin (*Turdus migratorius*).

Breeding was considered probable for ten (10) species such as European Starling (*Sturnus vulgaris*), Northern Cardinal (*Cardinalis cardinalis*), Common Grackle (*Quiscalus quiscula*), Blue Jay (*Cyanocitta cristata*), Brown-headed Cowbird (*Molothrus ater*), Chipping Sparrow (*Spizella passerina*) and Northern Flicker (*Colaptes auratus*) to name a few.

Breeding was considered possible for seven (7) species such as American Goldfinch (*Spinus tristis*), Mourning Dove (*Zenaida macroura*), Cedar Waxwing (*Bombycilla cedrorum*), Eastern Phoebe (*Sayornis phoebe*) and Song Sparrow (*Melospiza melodia*).

Breeding evidence was not identified for three (3) species including Turkey Vulture (*Cathartes aura*), Canada Goose (*Branta canadensis*) and Ring-billed Gull (*Larus delawarensis*).

Overall, most bird species identified during breeding bird surveys are considered generalist species which are common within Ontario and do not require specialized habitats. However, a single SAR bird species; Barn Swallow (*Hirundo rustica*), was observed within the Site.

Barn Swallow is listed as Special Concern on the SARO List. This species was considered a possible breeder. A Barn Swallow was observed northeast of Breeding Bird Station 1 during the second breeding bird survey. The Study Area contains agricultural field which may provide suitable foraging habitat. No active Barn Swallow nests were observed within the Site during field surveys.

4.4. AMPHIBIAN CALLING SURVEYS

During all amphibian calling surveys, no amphibians were heard calling within the Site. Monitoring station A1 was located along the culvert crossing along Sixth Line, all calls heard during surveys at were heard beyond the Site, east of Sixth Line. Chouses and/or a few individuals of common species such as American Toad (*Anaxyrus americanus*) and Spring Peepers (*Pseudacris crucifer*) were generally heard beyond the Site. As no amphibian calls originated within the Site, potential amphibian breeding habitat is not indicated within the Site.

While potential amphibian breeding habitat was not indicated within the Site, amphibian SWH will be assessed in Section 5.4.

4.5. BAT HABITAT ASSESSMENT AND SNAG SURVEY

A bat habitat assessment was undertaken following the Bat Survey Standard Note 2022 (MECP, 2022). Due to the limited treed areas within the Site and within the Study Area and beyond, snag density plots were not considered practical, and so a comprehensive survey of the location and condition of all snag trees was completed on February 12, 2025.

During the snag survey, no potential habitat trees were identified. In accordance with the Bat Survey Standard Note (MECP, 2022), as no snags were identified, and no high-quality potential roost habitat was identified within the Site no further habitat assessment is required including acoustic monitoring.

The existing building on Site may provide alternative roosting areas for bats. However, based on field observations, no obvious gaps or holes were identified on the exterior of the building. Thus, lowering the potential for SAR bat species presence.

Overall, the habitat assessment indicates the Site contains low suitable roosting habitat for SAR bats. Further, it is likely that suitable roosting habitat is located within the larger naturalized wooded areas beyond the eastern and northern areas of the Study Area. As the proposed re-development of the Site is limited to the Site boundaries, larger naturalized wooded areas will remain unchanged and are not anticipated to be negatively impacted by the proposed works.

4.6. INCIDENTAL WILDLIFE OBSERVATIONS

During several field investigations there were a number of incidental wildlife observations within the Site. Refer to Appendix D for a full list of Wildlife Species.

4.7. AQUATIC HABITAT AND FISH COMMUNITY

4.7.1. Tributary of Middle Sixteen Mile Creek

A section of a Tributary of Middle Sixteen Mile Creek is present within the northeastern portion of the Site. General observations of this tributary were made during all field investigations; along with a formal aquatic habitat survey was conducted on July 18, 2025.

The main branch of Middle Sixteen Mile Creek is located approximately 145 m east of the Site. Based on a review of background databases and on-site observations, the tributary flows in an easterly direction with the tributary's headwaters likely originating approximately 190 m west of the Site through surface water collections from the adjacent agricultural field to the north of the Site. However, based on the October 8, 2024, site reconnaissance visit, and subsequent July 18, 2025, aquatic habitat survey, potential headwaters have been removed due to active agricultural operations. As no evidence of a watercourse with a define channel, banks or flow path exists upstream of the Site, it appears the watercourse likely originates within the Site along the northern property boundary.

Within the Site, the tributary is approximately 65 m in length and associated with a relatively narrow meadow marsh riparian area largely dominated by herbaceous vegetation with a few deciduous trees found throughout. In terms of aquatic habitat, the presumed tributary flow path did not contain a defined channel with banks or permanent flow.

Previously, during the October 8, 2024, visit, a single shallow pooled area of water was noted within the flow path of the tributary upstream of the culvert inlet under Sixth Line. The pooled area was 0.5 m wide by 2.5 m long and approximately 0.02 m to 0.05 m deep. Only damp soil was observed beyond the pooled area. No flow was observed downstream of the Site. However, during the May 22, 2025, visit, minimal flow was present within the tributary, likely as a result of the consecutive rain events two days prior to the visit. During the June 11, 2025, visit, the tributary appeared dry, and no flow was observed. Similarly, during the July 18, 2025 visit, no observable flow path or channel was observed through the Site, and the assumed flow path was entirely dry. Thus it appears only seasonal flows within the system likely only exist after rain and snow melting events.

Moreover, substrates appear to be composed of finer, soft materials such as clay and soil with small amounts of cobble, boulders, organic matter and detritus were also observed. Apart from emergent Phragmites, Jewelweed and other terrestrial herbaceous vegetation, no aquatic vegetation was observed along the assumed flow path. No woody material or other large objects were observed along the flow path to provide in-water cover for fish habitat.

Flow exits the Site through an open-bottom culvert underneath Sixth Line and generally flows through a herbaceous meadow marsh community downstream of the Site before discharging into the Middle Sixteen Mile Creek.

4.7.2. Fish Community

In terms of fish community, the MNR's Ontario Geohub Aquatic Resource Area (ARA) Line Segment database classifies the thermal regime of this tributary as warmwater based on fish species present. The database provided a summary of fish species present within the tributary. A total of 22 fish species were indicated to potentially be present and are listed below in Table 4-1.

Table 4-1: MNR's Ontario Geohub ARA Fish Species Summary

COMMON NAME	SCIENTIFIC NAME	THERMAL REGIME
Black Crappie	*Pomoxis nigromaculatus*	Coolwater
Blacknose Dace	*Rhinichthys atratulus*	Coolwater
Bluntnose Minnow	*Pimephales notatus*	Warmwater
Brook Stickleback	*Culaea inconstans*	Coolwater
Brown Bullhead	*Ameiurus nebulosus*	Warmwater
Carps and Minnows	*Cyprinidae*	-
Common Carp	*Cyprinus carpio*	Warmwater
Common Shiner	*Luxilus cornutus*	Coolwater
Creek Chub	*Semotilus atromaculatus*	Coolwater
Fathead Minnow	*Pimephales promelas*	Warmwater
Finescale Dace	*Chrosomus neogaeus*	Coolwater
Johnny Darter x Tesselated Darter	*Etheostoma nigrum x Etheostoma olmstedi*	Coolwater
Largemouth Bass	*Micropterus salmoides*	Warmwater
Longnose Dace	*Rhinichthys cataractae*	Coolwater
Northern Hog Sucker	*Hypentelium nigricans*	Warmwater

COMMON NAME	SCIENTIFIC NAME	THERMAL REGIME
Northern Pike	*Esox lucius*	Coolwater
Northern Redbelly Dace	*Chrosomus eos*	Coolwater
Pumpkinseed	*Lepomis gibbosus*	Warmwater
Rainbow Darter	*Etheostoma caeruleum*	Coolwater
Rock Bass	*Ambloplites rupestris*	Coolwater
Spottail Shiner	*Notropis hudsonius*	Coolwater
Stonecat	*Noturus flavus*	Warmwater
White Sucker	*Catostomus commersonii*	Coolwater

Given the proximity of the tributary to Middle Sixteen Mile Creek, it is likely that the fish community list provided on the Ontario Geohub ARA Line Segment database and noted above is likely more closely associated with Middle Sixteen Mile Creek, then the tributary. However, besides low-flow conditions, without the presence of a physical barrier between the tributary and Middle Sixteen Mile Creek, it is likely that fish can move between the two features when suitable water depths are present in the tributary.

Thus, the Tributary of Middle Sixteen Mile Creek through the Site was determined to function as seasonal direct warmwater fish habitat generally supporting a mixture of tolerant baitfish and coolwater species. The tributary flow regime is likely considered intermittent due to the lack of upstream connectivity and the noted presence of seasonal flows after precipitation and snow melt events.

5. SIGNIFICANT FEATURES AND FUNCTIONS SUMMARY

A review of the natural environment features (as defined below) and functions identified within the Site or adjacent lands is presented in Table 5-1.

5.1. FISH HABITAT

The conservation, management, and protection of fish and fish habitat are the responsibility of DFO. DFO is given authority to achieve this under the federal Fisheries Act. In section 35 (1) of the Fisheries Act details that no person shall carry on any work, undertaking, or activity that results in HADD of fish habitat. Plans to undertake activities in or near water that have the potential to negatively affect a fishery, shall be avoided or mitigated by following best practices such as those described in the 'Measures to protect fish and fish habitat on DFO's Projects Near Water' on the DFO Website. Any negative impacts to fish and fish habitat that remain following the implementation of avoidance and mitigation measures, is considered to have the potential to negatively affect a fishery. This potential for negative effects has to be reviewed by DFO under the Fisheries Act. If DFO determines that negative effects are likely as a result of the project, then a Fisheries Act Authorization (FAA) may be required.

Based on MNR's, HROP and TMOP mapping, an internal watercourse was identified within the Site. Based on field investigations, this watercourse is an intermittent tributary of Middle Sixteen Mile Creek. Further, the Ontario Geohub ARA Line Segment database indicated a warmwater thermal regime based on the fish community present within the tributary. A review of the provided fish species summary list indicated a mixture of coolwater and tolerant baitfish species. Refer to Section 4.7 for a full description of the aquatic habitat and fish community summary.

As fish habitat was identified within the Site, potential impacts and recommended mitigation measures will be discussed in Section 7.

5.2. SIGNIFICANT WETLANDS

Wetlands are defined in the PPS (OMMAH, 2024) as lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. There are four major wetland types, which are classified as swamps, marshes, bogs, and fens. A significant wetland is defined as an area identified as provincially significant by the MNR using evaluation procedures established by the province, as amended from time to time (OMMAH, 2024).

Based on a review of the MNR's online natural heritage mapping tool, no wetland features were mapped within the Site and Study Area. However, based on field investigations and ELC mapping, within the riparian corridor of the tributary feature within the Site is a wetland community, Unit 2: MAM2-10. This wetland is generally comprised of herbaceous vegetation with a few trees found throughout. Refer to Section 4.2 for a full description of this wetland community. Apart from the associated riparian area, no additional wetlands were identified within the Site.

Thus, significant wetlands (i.e., PSWs and coastal wetlands) are not present on or within 120 m of the Site. However, as a wetland feature (i.e., Unit 2: MAM2-10) is associated with the tributary, impacts and mitigation measures towards this wetland riparian area are considered necessary and will be discussed in Section 7.

5.3. ENDANGERED AND THREATENED SPECIES

Background information review, field investigations and agency consultation identified the potential presence of the following Endangered or Threatened species in the general vicinity of the Site.

- Bobolink (*Dolichonyx oryzivorus*) (Threatened);
- Chimney Swift (*Chaetura pelagica*) (Threatened);
- Eastern Meadowlark (*Sturnella magna*) (Threatened);
- Butternut (Endangered);
- Silver Shiner (*Notropis photogenis*) (Threatened);
- Eastern Small-footed Myotis (Endangered);
- Little Brown Myotis (Endangered);
- Northern Long-eared Myotis (Endangered); and,
- Tri-colored Bat (Endangered).

A comprehensive review for the potential for these Endangered and Threatened to occur within the Site is presented in Appendix E. During field investigations, a few Endangered or Threatened species and/or potential habitat were observed and are discussed briefly below. While not observed within the Site, Silver Shiner habitat was noted during a review of background data and as such, agency consultation was undertaken regarding this species and is discussed in further detail below.

Silver Shiner

Based on a review of DFO's aquatic SAR mapping database, the tributary on Site was identified as containing or potentially containing Silver Shiner. However, following the October 8, 2024, Site visit and based on existing habitat conditions present (i.e., lack of suitable sized stream, water depth, flow regime and substrate as described in Appendix E), compared to their preferred habitat requirements, the likelihood of Silver Shiner actually being present in the tributary was low. As such, consultation with MECP and DFO was undertaken. Following review of the aquatic habitat information submitted to MECP and DFO, both agencies determined that the habitat within the tributary within the Site was not considered habitat for Silver Shiner (Appendix A; A. McAllister, MECP Management Biologist, pers. comm. December 20, 2024, and A. Ricketts, Fish and Fish Habitat Protection Program [FFHPP] Biologist, pers. comm. January 6, 2025). As such, additional Silver Shiner habitat protection setbacks were not required. The assessment determined and was supported by the reviewing agencies that Silver Shiner is not anticipated to be present in the tributary nor anticipated to be impacted by the proposed development and will not be discussed further.

Endangered Bats (Eastern Small-footed, Little Brown Myotis, Northern Long-eared Myotis and Tri-colored Bat)

While the bat habitat suitability assessment determined the Site had low habitat potential for forest roosting bats as no snags were identified within the Site and the Site lacks forested habitats. The existing building on Site may provide suitable alternative roosting habitat for Endangered bat species. As the proposed development requires the demolition of the existing building on Site, potential impacts and mitigation towards SAR bat species will be discussed in Section 7.

Butternut

A potential Butternut was found within the northeastern portion of the Site, along the riparian area of the tributary. To confirm the species, a sample of the specimen was collected for DNA testing and confirmed the specimen was a pure Butternut. A such a BHA was undertaken on June 2, 2025, to assess the tree and determine the Category classification (i.e., Category 1, 2 or 3) with the associated BHA Report and Butternut Data Collection form provided in Appendix I. Following completion of the BHA Report and collection form, the Butternut found on Site was determined to be a Category 1 tree. Category 1 trees are trees considered to be in advanced stages of disease as a result of Butternut Canker. The BHA Report was submitted to MECP on June 20, 2025, to determine if further protection measures (i.e., setbacks) are required towards the Butternut. Following MECP review of the BHA Report, MECP approved the BHA Report submission (MECP SAR Branch, pers. comm. June 24, 2025; Appendix I) which will be discussed further in later sections. Potential impacts and mitigation towards Butternut will also be discussed in Section 7.

None of the other Endangered or Threatened species are considered likely based on the SAR screening exercise presented in Appendix E, and no other Endangered or Threatened species were detected during field investigations.

5.4. SIGNIFICANT WILDLIFE HABITAT

Wildlife habitat is defined as 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 life cycle; and areas that are important to migratory or non-migratory species (OMMAH, 2024).

Wildlife habitat is referred to as significant if it is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system (OMMAH, 2024).

Guidelines and criteria for the identification of SWH are detailed in the Significant Wildlife Habitat: Technical Guide (MNR, 2000), and the Significant Wildlife Habitat Criterion Schedule for Ecoregion 6E (MNR, 2015b).

SWH is described under the following categories:

- Seasonal concentrations of animals;
- Rare vegetation communities or specialized habitats for wildlife;
- Animal movement corridors; and,
- Habitats of Species of Conservation Concern.

Species of conservation concern include species identified as Special Concern on the SARO List, and provincially rare species with an "S-Rank" of S1-S3. Plant species of conservation concern were discussed previously in Section 4.2.1, thus are not included in the list below.

Background information review and agency consultation identified the potential presence of the following Special Concern or provincially rare species in the general vicinity of the Site:

- Barn Swallow (*Hirundo rustica*) (Special Concern);
- Eastern Wood-pewee (*Sturnella magna*) (Special Concern);
- Monarch (*Danaus plexippus*) (Special Concern);
- Purple Martin (*Progne subis*) (S3B); and,
- Snapping Turtle (*Chelydra serpetina*) (Special Concern).

A Barn Swallow was observed during field investigations (second breeding bird survey); and will be discussed further in Section 7.2. None of the other Species of Conservation Concern from background information reviewed are considered likely based on the SAR screening exercise presented in Appendix E, with none being detected during field investigations.

Further, based on the SWH assessment in Appendix F, no SWH were identified within the Site. Thus, SWH will not be discussed further.

5.5. SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

An ANSI is defined as area of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education (OMMAH, 2024). ANSIs can be ranked as provincially or regionally significant.

The MNR's natural heritage mapping database and other background resources review indicated that ANSIs were not present on or within 120 m of the Site. Thus, ANSIs are not a concern and will not be discussed further.

5.6. SIGNIFICANT WOODLANDS

Significant woodlands are defined as treed areas that provide environmental and economic benefits such as erosion prevention, water retention, and provision of habitat, recreation and the sustainable harvest of woodland products (OMMAH, 2024). Woodlands include treed areas, woodlots or forested areas and vary in their level of significance. The identification and assessment of significant woodlands is the responsibility of the local planning bodies, in this case Halton Region and the Town of Milton, and should be identified using criteria established by the MNR. Woodland significance is determined by evaluating key criteria related to woodland size, ecological function, uncommon woodland species, and economic/social value.

The MNR's natural heritage mapping database and other background resources reviewed indicated that woodlands were not present on or within 120 m of the Site. No woodlands were identified within the Site during field investigations. Thus, significant woodlands will not be discussed further.

5.7. SIGNIFICANT VALLEYLANDS

The PPS (OMMAH, 2024) refers to a significant valleyland as a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and is ecologically important in terms of features, functions, representation or amount, and contributes to the quality or diversity of an identifiable geographic region or natural heritage system. The local planning authority is responsible for identifying and evaluating significant valleylands.

No significant valleylands were identified during background review or during field investigations as being present on or within 120 m of the Site. Thus, significant valleylands will not be discussed further.

5.8. SIGNIFICANT FEATURE SUMMARY

The results of the assessment of Key Natural Heritage Features identified on or adjacent to the Site are provided in Table 5-1 below.

Table 5-1: Significant Features Summary

FEATURE	PRESENT	COMMENT
FISH HABITAT	YES	An intermittent Tributary of Middle Sixteen Mile Creek is present within northeastern portion of the Site. This tributary was indicated to provide seasonally direct warmwater fish habitat for generally a mix of tolerant baitfish and coolwater species based on MNR's ARA database. Refer to Section 4.7 for a full description of the aquatic habitat and fish community summary. As fish habitat is present within the Site, potential impacts and mitigation measures will be discussed in Section 7.
SIGNIFICANT ANSI	NO	No ANSI identified on or within 120 m of the Site.
THREATENED AND ENDANGERED SPECIES HABITAT	YES	During field investigations a few Endangered or Threatened species and/or potential habitat were observed and are discussed briefly below. Silver Shiner - Consultation with MECP and DFO, confirmed Silver Shiner habitat was not present within the tributary within the Site. As such additional habitat setbacks were not required towards this species. Silver Shiner is not anticipated to be present or impacted by the proposed development and thus, will not be discussed further. Endangered Bats (Eastern Small-footed, Little Brown Myotis, Northern Long-eared Myotis and Tri-colored Bat) - Overall, based on the bat habitat assessment, the Site has low habitat potential for bat species. However, as the existing building on Site may provide suitable alternative roosting habitat for Endangered bat species and requires demolition, potential impacts and mitigation towards SAR bat species will be discussed in Section 7. Butternut - A pure Butternut was found within the northeastern portion of the Site, along the riparian area of the tributary. A BHA Report and Butternut Data Collection form was completed to assess the Butternut and determined the tree to be a Category 1 tree. The BHA Report was submitted to MECP for review to determine if further protection measures (i.e., setbacks) required towards the Butternut are required. MECP approved the submission following review of the BHA Report submission (MECP SAR Branch, pers. comm. June 24, 2025). Potential impacts and mitigation towards Butternut will also be discussed in Section 7. None of the other Endangered or Threatened species are considered likely based on the SAR screening exercise presented in Appendix E, and no other Endangered or Threatened species were detected during field investigations.
SIGNIFICANT WILDLIFE HABITAT	NO	Refer to Appendix F for a full SWH evaluation matrix. No SWH were identified within the Site or Study Area based on the SWH evaluation criteria. Barn Swallow were observed during field investigations, and this species habitat (i.e., man-made structures and buildings) is not limited within the general vicinity. Barn Swallows are not anticipated to be negatively impacted by the proposed re-development of the Site. However, as the existing building has the potential to provide suitable habitat for this species and is proposed for removal, mitigation measures towards Barn Swallows will be discussed in Section 7. None of the Special Concern or rare species noted during the background review are considered likely based on the SAR screening exercise presented in Appendix E, and none were detected during field investigations. Thus, SWH was not identified on or within 120 m of the Site and will not be discussed further.
SIGNIFICANT WETLAND	NO	No significant wetlands were identified on or within 120 m of the Site. However, field investigations and ELC mapping, identified a wetland community, Unit 2: MAM2-10, associated with the riparian corridor along of the tributary present. Refer to Section 4.2 for a full description of this wetland community. No additional wetlands were identified within the Site. Potential impacts and mitigation measures towards this wetland riparian are considered necessary and will be discussed in Section 7.
SIGNIFICANT WOODLAND	NO	No woodlands were identified on or within 120 m of the Site.
SIGNIFICANT VALLEYLAND	NO	No significant valleylands were identified on or within 120 m of the Site.

6. PROPOSED DEVELOPMENT

The Client is proposing the re-development of the Site to facilitate a new one-storey industrial building and accessory trailer parking. To address stormwater management within the Site, stormwater will be captured through a series of connected catch basins which will convey flow to an underground storage tank. The stormwater will be treated by passing through an oil-grit separator before entering the storage tank. The storage tank will operate with a 48-hour drawdown period with the flow being directed through a new stormwater outfall which is required to be located within the riparian wetland of the Tributary of Middle Sixteen Mile Creek due to the existing Site grades in order for the storage tank to be able to drain by means of gravity flow. The outfall design will contain suitable energy dissipation measures (e.g., scour pool, flow spreader berm) to prevent erosion and scour within the wetland and receiving watercourse.

Prior to the potential approval of the proposed re-development, restoration was required within the Site to address unauthorized fill placement within CH regulated areas on Site. Recent restoration works have reduced the existing trailer parking lot area to avoid encroachment into the regulatory allowance of the tributary (i.e., 15 m from the identified top of slope). However, the required stormwater outfall will encroach into the proposed setback and wetland habitat.

The truck parking spaces are proposed to be reconfigured within the Site to facilitate the proposed development and meet CH requirements except for the proposed stormwater outfall. In addition to the parking reconfiguration, the replacement of the existing building is proposed with a one storey industrial building located within the southern portion of the Site. Associated with the larger SIS, potential future road widening of Sixth Line may also be required; however, any potential impacts related to those future works is not part of this EIA.

A site plan of the proposed re-development is included in Appendix G and shown on Appendix B, Figure 5.

7. IMPACTS AND MITIGATION

Potential impacts to the natural environment features and functions identified within the Site and adjacent lands, and proposed mitigation measures, are presented below, based on the proposed works outlined in Section 6 and identified on Appendix B, Figure 5. General mitigation measures applicable to the overall Site are discussed in Section 7.5.

As further design details will be developed in later phases of the project, it is anticipated that this EIA will be updated to address potential impacts of the future re-development of the Site. Information from other technical reports such as stormwater and geotechnical reports will be incorporated into the EIA as they become available.

7.1. SPECIES AT RISK

Potential impacts and mitigation related to Endangered bat species are discussed in Section 7.4.

Butternut

A Butternut was found on Site located within the northeastern portion of the Site, within the riparian area along the tributary feature. A BHA was undertaken to assess the tree and determined the Butternut to be a Category 1 tree. The BHA Report was submitted to MECP on June 20, 2025, to determine if further protection measures (i.e., setbacks) were required towards the Butternut.

MECP provided approval of the BHA Report submission (MECP SAR Branch, pers. comm. June 24, 2025) and indicated if removal of the Butternut was proposed, this activity was eligible for Part V of the Ontario Regulation 830/21. However, the removal activity is required to be registered within the Natural Resources Registry which is an online registry where businesses/individuals can register regulated activities which involve SAR. As the BHA was approved, no further consultation with MECP is required. As the Butternut is a Category 1 tree, additional setbacks and other protection measures are not required for this tree.

It is anticipated if the Butternut does not impact the proposed development, the Butternut tree will be retained within the Site. Thus, if the tree is able to be retained, the Butternut is not anticipated to be negatively impacted by the proposed re-development of the Site.

7.2. SPECIAL CONCERN SPECIES

Barn Swallow

A Barn Swallow was observed northeast of Breeding Bird Station 1. Potential Barn Swallow breeding habitat is present within the Site in the form of the existing buildings; however, these buildings are proposed for demolition. Suitable foraging habitat is present within the surrounding agricultural fields within the Study Area. This species habitat (i.e., man-made structures and buildings) is not limited within the general vicinity and Barn Swallows are not anticipated to be negatively impacted by the proposed re-development of the Site.

7.3. TRIBUTARY OF MIDDLE SIXTEEN MILE CREEK, WETLAND AND FISH HABITAT

A Tributary of Middle Sixteen Mile Creek is present within the northeastern portion of the Site and determined to provide intermittent warmwater direct fish habitat and generally includes a fish community largely consisting of warmwater fish species. Additionally, associated with the tributary is a riparian wetland community classified as Unit 2: MAM2-10. This wetland generally consisted of herbaceous vegetation with a few scattered trees throughout.

From Table 11-3 of the Natural Heritage Reference Manual (NHRM) from the PPS, recommends a minimum natural vegetation cover (i.e., setback) of 15 m from warmwater streams. While towards wetlands the NHRM generally recommends a similar distance of 15 m from wetlands.

No stipulated setback policies were identified within the HROP, thus, setback requirements will be largely derived from the TMOP. Policy C.9.5.4.6 of the TMOP, which outlines buffer (i.e., setback) requirements for features within the TMNHS, related to watercourse corridors, the Town of Milton requires a 10 m setback from the greatest hazard (Regional storm flood plain or stable top of bank [i.e., slope]). Policy C.9.5.4.6 also requires a 15 m setback boundary towards all wetlands and a 10 m setback from the drip line of hedgerows.

As noted in the approved Restoration Agreement Application, the CH regulates and requires a 15 m allowance from the limit of the greatest hazard associated with the tributary. Though consultation with the CH, the greatest hazard associated with the tributary was determined to be the top of slope. As such the 15 m setback from the top of slope, 15 m warmwater fish habitat setback and 15 m wetland setback as discussed above are shown on Appendix B, Figure 4. It is anticipated the 10 m setback from the drip line of hedgerow trees within the TMNHS (i.e., those located along the northwestern boundary of the Site) will be retained within the other associated setbacks on Site and thus not shown Appendix B, Figure 4.

No in-water works are proposed, and with the exception for the proposed stormwater outfall, the proposed re-development of the Site does not encroach into the required setbacks as noted on Appendix B, Figure 4. The tributary feature is anticipated to be retained within an associated setback within the Site, largely through the CH regulatory allowance (i.e., 15 m stable top of slope setback). Thus, direct impacts to the tributary and associated fish habitat are not anticipated. However, direct impacts related to vegetation removals are proposed within the riparian wetland related to the installation of the stormwater outfall which will have permanent footprint consisting of the outfall headwall and associated energy dissipation measures. It is anticipated that any temporary disturbed area outside of the stormwater outfall footprint will be regraded to match the existing grade with a restoration planting plan consisting of native wetland species installed to maintain the function of the riparian wetland.

Outside of the stormwater outfall and temporary disturbed area footprint, the rest of the wetland will remain unchanged.

Other potential indirect impacts to fish habitat and the wetland within the tributary corridor associated with the project include water quality and quantity contributions (i.e., erosion and sediment transport).

It is anticipated that surface water quality and quantity contributions into the tributary corridor and associated fish habitat can be addressed both during construction and post-construction. During construction, it will be through the implementation of an erosion and sediment control (ESC) plan and through general mitigation measures outlined in Section 7.5 and post-construction through the proposed stormwater management plan designed for the Site including treatment with an oil-grit separator and underground storage with a 48-hour drawdown period. The flow of treated stormwater discharging from the outfall will have an anticipated volume of 0.05 m^3/s with a velocity of 1.27 m^2/sec and any potential risk of erosion or scour will be addressed through energy dissipation measures that will be incorporated into the outfall design. Further, the discharging flows are anticipated to disperse through the riparian wetland where a portion is likely to infiltrate into the ground with the remaining portion entering the Tributary of Middle Sixteen Mile Creek. This will replicate the current stormwater run-off conditions occurring within the Site with the exception that stormwater run-off under the re-development Site condition will be over a 48-hour period.

Thus, through the implementation of proper mitigation measures, it is anticipated that indirect impacts to the Tributary of Middle Sixteen Mile Creek, associated fish habitat and riparian wetland community on Site can successfully be mitigated.

7.4. TREE REMOVALS, BUILDING DEMOLITION AND LOCAL WILDLIFE

To facilitate the proposed development, tree removals may be required within the Site. Tree removals may result in the direct loss of general habitat for local wildlife within the vicinity and loss of potential roosting habitat for forest roosting bats. Additionally, to facilitate the proposed re-development, the demolition of the existing building is required. While SAR species such as Endangered bat species and Barn Swallows were not observed within the Site, the proposed building removal may impact these species through potential habitat loss. Other potential indirect impacts to local wildlife may be associated with noise and vibration disturbance during future construction.

To further mitigate impacts, all vegetation removals and building demolition should avoid the core active season for bats and sensitive breeding bird window. It is recommended that tree removals and building demolition occur between October 1 and March 31 to avoid impacts to tree and building reliant species (i.e., Endangered SAR bats and Barn Swallows). Prior to building demolition, SAR bat entry/exit surveys may be required by MECP, as such it is recommended that consultation with MECP be undertaken to confirm any survey requirements.

Additionally, to limit the potential spread of invasive plant species such as Japanese Knotweed and Common Reed, best management practices (BMPs) recommended for these species by the Invasive Species Centre Best Management Practises Database should be followed during construction (King County Noxious Weed Control Program, 2010 and Cygan, 2018). Additionally, during construction all machinery should be kept clean to limit the spread of invasive plant species within the Site and general vicinity.

It is also anticipated that tree removals will be addressed through an Arborist Report and Tree Protection Plan, which will identify trees required for removals, protection measures for retained trees and any required compensation.

Other indirect impacts such as noise during future construction can be successfully mitigated through general mitigation measures. As the Site is situated in an existing settlement area with anthropogenic disturbances (i.e., roadways and buildings), it is anticipated that local wildlife is adapted to urban noise the general vicinity. Thus, as the Site is currently developed, it is anticipated that local wildlife will not be negatively impacted by re-development of the Site.

7.5. GENERAL MITIGATION MEASURES

The following general recommendations are proposed to reduce impacts to local wildlife and Key Natural Heritage Features on and within 120 m of the Site. This should not be considered a comprehensive list as recommendations of other technical specialties and planning approval and/or permitting associated with these works may result in additional requirements.

- All works except for the installation of the proposed stormwater outfall are to be outside of the agreed upon setbacks between the Client and CH as noted their restoration agreement dated April 9, 2024.
- Construction activity to be carried out based on the principle that prevention of sediment laden run-off is required. This is to be accomplished by minimizing exposed soil to the extent possible to undertake the necessary works. Soil stabilization works will be carried out in an ongoing process, heavily influenced by weather forecasts.
- Sediment laden water and runoff originating from construction areas should be treated using appropriate methods before it is permitted to enter any natural feature (i.e., wetland, watercourse).
- The Client/Contractor is responsible to review, upgrade, and maintain the ESC measures until they are no longer required.
- All ESC measures to be functional at all times during construction and area to be left in service until they are no longer required. ESC measures will be inspected daily during construction.
- Temporarily store, handle, and dispose of materials used or generated (e.g., organics, soils, woody debris, temporary stockpiles) during the preparation of the Site and during construction in a manner that prevents their entry into naturalized areas. It is recommended that materials temporarily stored within the Site are to be stockpiled as far away from tributary, the tree driplines and wetland areas, to mitigate negative impacts.
- Areas where clearing/grubbing will result in exposed soils within 30 m of wetland features should be isolated from surrounding areas with sturdy silt fencing that is maintained until exposed soils are revegetated to prevent erosion and sedimentation which could impact these features.
- The proposed stormwater outfall within the riparian wetland shall be designed to limit the encroachment into this feature, with suitable energy dissipation measures incorporated into the design to prevent scour and sedimentation within the riparian wetland and in the receiving watercourse.

- The work area in the riparian wetland shall minimize to the smallest area possible and isolated from the portion of the wetland to be retained with sturdy silt fencing and should be inspected daily and maintained during the construction period.
- Any temporary disturbed areas within the riparian wetland shall be restored with a native wetland planting plant to maintain the function of the riparian wetland.
- A monitoring plan shall be implemented to ensure survivorship of the plantings and to confirm there is no negative impacts to the riparian wetland associated with the stormwater outfall and receiving stormwater flows associated with invasive species colonization and erosion and sedimentation concerns.
- Work areas will be clearly delineated on construction drawings and in the field to minimize the potential for unnecessary encroachment into natural areas.
- Maintenance, cleaning, or refuelling work on machinery should be completed a minimum of 30 m from sensitive natural environment features.
- Spill kits will be present within the Site at all times and be readily available to be installed as needed.
- The Client/Contractor shall not destroy active nest, or wound or kill birds, of species protected under the MBCA and/or Regulations under the MBCA. When active nests are encountered the Client/Contractor shall contact a qualified Biologist and/or the MNR for direction.
- Should vegetation or trees need to be removed, to avoid impacts to nesting birds (and roosting bats, if present) it is recommended that trees or vegetation be removed between October 1 and March 31.
- Tree removal should conform to local, municipal, or regional by-laws, and should be performed by properly trained and accredited individuals.
- Wildlife incidentally encountered during construction shall not be knowingly harmed and shall be allowed to move away from construction on its own.
- In the event wildlife encountered during construction does not move from the construction zone, the Clint/Contractor shall contact MNR District Office to move the animal to a safe area.
- If SAR are encountered within or adjacent to the construction site, the MECP SAR Branch is to be contacted immediately.

8. RECOMMENDATIONS

During future Planning Act approvals (i.e., Detailed Design) for the re-development of the Site, the following recommendations are provided.

- Once the final design of the stormwater outfall is completed and the location footprint confirmed, the project Arborist Report and Tree Protection Plan should be updated to account for any additional tree removals that may be required.
- Consultation with CH should be undertaken to confirm if the construction of the proposed stormwater outfall will require permit under Ontario Regulation 41/24.
- Confirm if there will be any encroachment within the ordinary high-water mark of the Tributary of Middle Sixteen Mile Creek. If so, obtain the required approvals under the Fisheries Act. If so, a permit should be obtained.
- Prior to building demolition, SAR bat entry/exit surveys may be required by MECP, as such it is recommended that consultation with MECP be undertaken to confirm any survey and/or SAR approval requirements.
- Prepare an ESC plan to be implemented and followed during construction.
- Prepare a restoration and planting plan to address the temporarily disturbed areas within the riparian wetland community and setbacks.
- Prepare monitoring plan to ensure the function of the riparian wetland is maintained post-construction of the proposed stormwater outfall.

9. CONCLUSIONS

The Client is proposing the re-development of the Site to facilitate a new one-storey industrial building accessory trailer parking. This EIA was prepared due to the presence of mapped natural heritage systems (i.e., RNHS and TMNHS) and associated features within the Study Area. Natural heritage features identified within the Site include a Tributary of Middle Sixteen Mile Creek, associated fish habitat and a riparian wetland (i.e., Unit 2 MAM2-10). Largely based on CH regulatory requirements and the TMOP policies, a 15 m top of slope setback and 15 m wetland setback are setbacks of greatest extent within the Site. It is anticipated that fish habitat and hedgerows within the TMNHS will be protected within the setbacks associated with the tributary corridor. The proposed re-development does not encroach into these required setbacks with the exception of the proposed stormwater outfall.

Moreover, a review of available background data indicated most of the species potentially found within the vicinity of the Site are common within Ontario and generally most SAR species have low potential to be present within the Site. Out of an abundance of caution, by restricting tree removals and building demolition activities to be outside of the active bat and bird nesting period, Endangered bat species and Barn Swallows are not anticipated to be adversely impacted. Additionally, only a single Butternut, a listed Endangered species was identified within the Site during field investigations and based on a BHA, the Butternut was determined to be a Category 1 tree. Approval of the BHA was provided by MECP, as such additional setbacks or other protection measures were not required for this tree. It is anticipated if the Butternut does not impact the proposed development, the Butternut tree will be retained within the Site and is not anticipated to be negatively impacted by the proposed development.

Overall, through appropriate mitigation, the proposed re-development of the Site is not anticipated to negative impact identified natural heritage features or their associated functions within and adjacent to the Study Area.

Nonetheless, the potential adverse effects towards associated natural heritage features were assessed, and corresponding mitigation measures identified to minimize these effects, to create a balanced plan that maintains the form and function of the features and protects the wildlife species reliant on the Site.

10. SIGNATURES

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10.1. QUALIFIER

EnVision prepared this report solely for the use of the intended recipient in accordance with the professional services agreement. In the event a contract has not been executed, the parties agree that the EnVision General Terms and Conditions, which were provided prior to the preparation of this report, shall govern their business relationship.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment. The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the report are based on the observations and/or information available to EnVision at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by EnVision and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

EnVision disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, EnVision reserves the right to amend or supplement this report based on additional information, documentation or evidence.

EnVision makes no other representations whatsoever concerning the legal significance of its findings. The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. EnVision does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

EnVision has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by EnVision and the recipient of this report that EnVision provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by EnVision and the recipient of this report that EnVision makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, EnVision has relied in good faith on information provided by others, as noted in the report. EnVision has reasonably assumed that the information provided is correct and EnVision is not responsible for the accuracy or completeness of such information.

Unless otherwise agreed in writing by EnVision, the report shall not be used to express or imply warranty as to the suitability of the site for a particular purpose. EnVision disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions/or costs.

This limitations statement is considered an integral part of this report.

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APPENDIX A:

Email Correspondences

Conservation Halton

Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

April 9 2024

1000377643 Ontario Inc c/o Arpanjot Singh
6701 Davand Drive
Mississauga, ON
L5T 2R2

BY EMAIL ONLY (arpan@targettrucksales.com)

To: Arpanjot Singh

Re: Restoration Agreement
To remove fill material and restore grades from within the valley and 15m regulatory allowance associated with a tributary of Sixteen Mile Creek
7072 Sixth Line
Town of Milton
CH File: VVIV-903

Please find enclosed **Restoration Agreement "RA" 068**, issued in accordance with *Ontario Regulation* 41/24, for the above noted unauthorized works. Your willingness to work with Conservation Halton (CH) and bring the works into compliance with the *Conservation Authorities Act* and *Ontario Regulation 41/24* is appreciated.

Staff have reviewed and approved the following regarding the above noted works:

- *Development Concept Plan,* submitted by Zechariah Bouchard, received by Conservation Halton April 4, 2024, and stamped approved April 9, 2024.

CH regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. Your property, 7072 Sixth Line, Milton is traversed by a tributary of the Sixteen Mile Creek and contains the flooding and erosion hazards associated with this watercourse. CH regulates a 15-metre allowance from the limit of the greater hazard associated with this watercourse. Accordingly, the property is regulated by CH and permission is required from us prior to undertaking any development on site, Development is reviewed under CH's Policies and Guidelines (https://conservationhalton.ca/policies-and-guidelines).

NOTE: As of April 1, 2024, CH's regulation, *Ontario Regulation 162/06* ("Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses") under Section 28 of the *Conservation Authorities Act* has been repealed and replaced by *Ontario Regulation 41/24*: Prohibited Activities, Exemptions and Permits. Complimentary provisions under Part VI ("Regulation of Areas Over Which Authorities Have Jurisdiction") and Part VII ("Enforcement and Offences") of the CA Act has been proclaimed on the same date.

CH staff became aware of the unauthorized development after Town of Milton staff informed CH the property had been stripped of topsoil and replaced with gravel for the purpose of truck parking. An inspection of the property on July 13, 2023, confirmed a large gravel parking area had been constructed on site and a layer of soil had been stripped and stockpiled on the northwesterly portion of the parking area within CH's regulated area. On October 20, 2023 staff received a signed Restoration Agreement Application and on April 4, 2024 a development concept plan was submitted indicating the limit of CH regulated area and demonstrating removal of fill and restoration of grades.

CH staff have reviewed your Restoration Agreement Application and with the issuance of this letter, this Restoration Agreement is approved, allowing restoration to be carried out in accordance with the stamped approved drawings to bring the property into compliance with Ontario Regulation 41/24.

The works are approved subject to the following conditions:

a. **That CH be contacted immediately should any changes to the scope or timing of works, or details change. Note: Further review or additional information may be required to support changes.**
b. **That disturbed areas be stabilized immediately following the completion of restoration and removal.**
c. **That any fill material being removed from the property in accordance with this agreement shall not be stockpiled or disposed of within any area regulated by CH without prior approval by CH.**
d. **That CH receives confirmation of removal of fill material and restoration of grades through a post restoration topographic survey.**
e. **That a compliance inspection be completed upon completion of the restoration to confirm the property is in compliance with *Ontario Regulation 41/24.***
f. **That all works be completed by November 30, 2024.**

Upon satisfaction of the above conditions, the violation file will be considered closed, and CH will take no further enforcement action in relation to the unauthorized works.

We trust the above is of assistance in this matter. Should you require further information, please contact the undersigned at egriffin@hrca.on.ca

Regards,

Eric Griffin
Compliance Inspector
Provincial Offences Officer #231

Encl. 2

Cc: Town of Milton, (permitadmin@milton.ca)

2596 Britannia Road West
Burlington, ON L7P 0G3
Telephone: 905 336-1158

RESTORATION # : RA 068
FILE #: VVIV-903

RESTORATION AGREEMENT

IN ACCORDANCE WITH PART VI OF THE CONSERVATION AUTHORITIES ACT AND ONTARIO REGULATION 41/24, PERMISSION HAS BEEN GRANTED TO:

Owner's Name: 100377643 Ontario Inc. Phone: 905-565-8749

Mailing Address: 6701 Davand Drive, Mississauga ON L5R 2R2

Agent/Contractor: Glen Schnarr & Associates Phone: 905-568-8888

10 Kingsbridge Grade, Suite 700 Mississauga ON L5R 3K6

Property Location: 7072 Sixth Line

in the (City, Town, Township) of: Milton (Region/County) of: Halton

This permission is for Restoration through removal of fill material and restoration of grades within the valley and 15m regulatory allowance associated with a tributary of Sixteen Mile Creek bringing the area into compliance with the *Conservation Authorities Act* and Ontario Regulation 41/24.

This permission is issued on this **9th day of April, 2024** Expires: **30th day of November, 2024**

And is subject to the following conditions:

1. That the work to be carried out in accordance with plans submitted on April 4, 2024 and stamped APPROVED by: Eric Griffin, Compliance Inspector

2. see reverse

3. **Conservation Halton is to be notified of the date of the commencement of construction. This restoration agreement (including drawings stamped approved by Conservation Halton) or a copy thereof, must be posted on the site and be available for inspection.**

In accordance with Section 28.3 of the Conservation Authorities Act, Conservation Halton may cancel a permit issued under Section 28.1 if it is of the opinion that the conditions of the permit have not been met or that the circumstances that are prescribed by regulation exist. Before cancelling a permit, delegated staff at Conservation Halton shall give notice of intent to cancel the permit and the permit holder may request a hearing.

Authorized representatives of Conservation Halton may, at any time, enter lands to make any surveys, examinations, investigations, and inspections to ensure that the works authorized by this approval are being carried out in accordance with the terms of this approval.

This restoration agreement does not preclude any approvals required by any other existing law and regulations.

Authorized by: Kellie McCormack on the 9th day of April 2024
Kellie McCormack, MA, MCIP, RPP, Director, Planning and Regulations

2.

a. That CH be contacted immediately should any changes to the scope or timing of works, or details change. Note: Further review or additional information may be required to support changes;

b. That disturbed areas be stabilized immediately following the completion of restoration and removal;

c. That any fill material being removed from the property in accordance with this agreement shall not be stockpiled or disposed of within any area regulated by CH without prior approval by CH;

d. That CH receives confirmation of removal of fill material and restoration of grades through a post restoration topographic survey;

e. That a compliance inspection be completed upon completion of the restoration to confirm the property is in compliance with Ontario Regulation 41/24; and

f. That all works be completed by November 30, 2024.

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NHS/
FUTURE
DEVELOPMENT

POTENTIAL
ROAD
WIDENING
0.05ha (0.12ac)

N44°26'00"E
112.45

15.0

NHS
0.12ha
(0.30ac)

4.9

REGULATORY ALLOWANCE ASSOCIATED
WITH THE HAZARD OF THE WATERCOURSE

TOP OF SLOPE

3.0

95.84

N49°00'50"W

TRAILER PARKING
SPACES (12)

20.0

TRAILER
PARKING
SPACES (4)

12.8

10.0

R=9

96.16

SIXTH LINE

N48°23'15"W

22.7

PROPOSED
INDUSTRIAL
BUILDING
(ONE STOREY)
720m² (7,750ft²)

LOADING DOCKS (6)

31.8

10.0

10.2

R=9

6.0

6.0

6

11

7

4.8

POTENTIAL SITE ACCESS

N44°37'40"E
111.42

POTENTIAL
SHARED DRIVEWAY

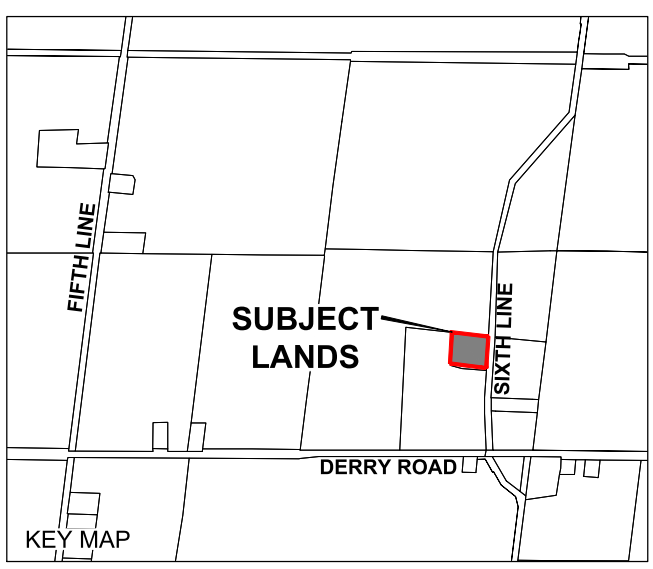
PROPOSED
INDUSTRIAL
DEVELOPMENT

INDUSTR

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY: _____
DATE: April 9 2024
Subject to the conditions provided on
Agreement No.: "RA" 068

RECEIVED
CONSERVATION
HALTON
April 4 2024

*Preliminary Development Concept Plan
for discussion purposes only*



DEVELOPMENT CONCEPT PLAN

7072 SIXTH LINE

PART LOT 11,CONCESSION 6
TRAFALGAR, NEW SURVEY
PART 1 ON 20R11806
TOWN OF MILTON
REGION OF HALTON

DEVELOPMENT STATISTICS

TOTAL AREA:	**1.07ha (2.64ac)**
POTENTIAL ROAD WIDENING:	0.05ha (0.12ac)
NHS (+15m BUFFER) AREA:	0.29ha (0.72ac)
SITE PLAN AREA:	0.73ha (1.80ac)

PARKING CALCULATIONS

INDUSTRIAL* - 720m² (1/30m²):	24 SPACES
TOTAL SPACES PROVIDED:	**24 SPACES**
*PARKING RATE AS PER TOWN OF MILTON M2 ZONE STANDARDS	
TOTAL TRAILER SPACES PROVIDED:	**16 SPACES**
TYPICAL PARKING SPACE:	2.75m x 5.75m
TYPICAL TYPE 'A' ACCESSIBLE SPACE:	4.9m x 5.4m
TYPICAL TYPE 'B' ACCESSIBLE SPACE:	4.2m x 5.4m
TYPICAL TRAILER SPACE:	3.5m x 18.0m

NOTES

-WITHIN CONSERVATION HALTON REGULATED AREA, GRAVEL AND FILL TO BE REMOVED AND GRADES TO BE RESTORED TO PRE-DISTURBANCE CONDITIONS

SCALE 1:600
APRIL 4, 2024

GSAI
Glen Schnarr & Associates Inc.

Conservation Halton

Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

December 18 2024

Arpanjot Singh
c/o 1000377643 Ontario Inc
6701 Davand Drive
Mississauga, ON
L5T 2R2

BY EMAIL ONLY (arpan@targettrucksales.ca)

To: Arpanjot Singh

Re: File Closure
Confirmation of removal of fill material and restoration of grades from within the valley and 15 metre regulatory allowance associated with a tributary of Sixteen Mile Creek
7072 Sixth Line
Town of Milton
CH File: VVIV-903

This letter is to close the file VVIV-903 related to **Restoration Agreement "RA 068"** issued by Conservation Halton (CH) in accordance with the *Conservation Authorities Act* and Ontario Regulation 41/24, for unauthorized development activity. Your willingness to bring the property into compliance is appreciated.

CH was provided notification on December 3, 2024 that the above referenced works had been completed according to the approved drawings under Restoration Agreement 068. On December 17, 2024 an inspection of the property confirmed the works had been completed and all conditions of the permit had been met.

With this information, the conditions of Restoration Agreement 068 associated with CH File No: VVIV-903 have been met. This file is considered closed and, as per the Agreement, CH will take no further enforcement action in relation to the previously unauthorized works.

Please be advised that future development activity on site requires permission from CH.

We trust the above is of assistance in this matter. Should you require further information, please contact the undersigned at egriffin@hrca.on.ca.

Yours truly,

Eric Griffin
Compliance Inspector – Conservation Halton
Provincial Offences Officer #231

CC: Town of Milton, (permitadmin@milton.ca)

Zechariah Bouchard, Glen Schnarr & Associates Inc., (zechariahb@gsai.ca)

Anne Ha

From: McAllister, Aurora (MECP) <Aurora.McAllister@ontario.ca>
Sent: December 20, 2024 11:29 AM
To: Alex Stettler
Cc: Christian Buchanan-Fraser
Subject: RE: 24-0774: 7072 Sixth Line - MECP Letter

Hello Alex,

MECP does not consider the tributary on the property to be habitat for Silver Shiner. The property also does not appear to be located within the floodplain adjacent to the occupied reach of stream (Middle Sixteen Mile Creek). Provided there would be no impacts to the species or its habitat downstream, activities on the property including site alteration or development would not require authorization under the *Endangered Species Act, 2007* (ESA) in relation to Silver Shiner.

Kind regards,

Aurora McAllister (she/her) | Management Biologist – Species at Risk | Permissions | Species at Risk Branch | Ministry of the Environment, Conservation & Parks |

From: Alex Stettler <astettler@envisionconsultants.ca>
Sent: Wednesday, December 18, 2024 4:19 PM
To: McAllister, Aurora (MECP) <Aurora.McAllister@ontario.ca>
Cc: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Subject: RE: 24-0774: 7072 Sixth Line - MECP Letter

Hi Aurora,

Thanks for your review and confirming that the intermittent tributary within the site located at 7072 6th Line in Milton is not mapped as an occupied reach for Silver Shiner. As such, we will apply the noted setbacks to the tributary as noted in the SIS Area 5A report which are:

- 10 m from top of bank:
- 10 m from the Regional Floodplain: and,
- 15 m from wetlands.

Please confirm that no further ESA review or permitting as it relates to Silver Shiner is required regarding the development of the site.

Thanks
alex

Alex Stettler H.B.Sc., PMP, CAN-CISEC
Project Manager Ecology

ENVISION
CONSULTANTS LTD

From: McAllister, Aurora (MECP) <Aurora.McAllister@ontario.ca>
Sent: December 18, 2024 1:16 PM
To: Alex Stettler <astettler@envisionconsultants.ca>
Cc: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Subject: RE: 24-0774: 7072 Sixth Line - MECP Letter

Hello Alex,

I can confirm that this tributary is not mapped by MECP as an occupied reach of stream for Silver Shiner. Silver Shiner reaches are generally delineated using aquatic resource areas (ARAs). MECP is not aware of any records of Silver Shiner for this particular tributary/ARA (AU-0040-SIX).

The general habitat of Silver Shiner includes the occupied reach of stream and the floodplain. The general habitat description for this species can be found here: https://www.ontario.ca/page/silver-shiner-general-habitat-description

Kind regards,

Aurora McAllister (she/her) | Management Biologist – Species at Risk | Permissions | Species at Risk Branch | Ministry of the Environment, Conservation & Parks |

From: Alex Stettler <astettler@envisionconsultants.ca>
Sent: Tuesday, December 17, 2024 11:35 AM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Cc: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Subject: RE: 24-0774: 7072 Sixth Line - MECP Letter

To Whom it May Concern,

I was hoping to receive MECP's opinion on the classification of an intermittent tributary of Middle 16 Mile Creek as critical habitat for Silver Shiner to understand the potential setbacks. The Site is located at 7072 Sixth Line, Milton, ON. Please see the attached and the original email request below sent on November 21 2024.

Based on a previous sub-watershed study for the property to the south, there was a similar situation where an intermittent tributary of Middle 16 Mile Creek was mapped by DFO as critical habitat for Silver

Shiner. However, consultation with MECP indicated that they had no records for Silver Shiner within that tributary and as such, would not consider it Silver Shiner habitat. DFO followed suit and agreed with MECP's review, and the tributary was not considered Silver Shiner habitat. I am hoping to have the same review completed for the tributary located at 7072 Sixth Line, Milton, ON to confirm if the ESA's protective measures for Silver Shiner would be applied to this feature.

I am free for a call or meeting, so please reach out. Thanks in advance,
alex

Alex Stettler H.B.Sc., PMP, CAN-CISEC
Project Manager Ecology

ENVISION
CONSULTANTS LTD

6415 Northwest Drive U37-40,
Mississauga, ON, L4V1X1
Cell / 647-222-1420
Office/ 905-677-0202
Email / astettler@envisionconsultants.ca
Website / www.envisionconsultants.ca

From: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Sent: December 11, 2024 10:00 AM
To: Species at Risk (MECP) <sarontario@ontario.ca>
Cc: Alex Stettler <astettler@envisionconsultants.ca>
Subject: Re: 24-0774: 7072 Sixth Line - MECP Letter

To Whom it May Concern,

I'm reaching out to kindly follow up on the status of the request for information sent on November 21, 2024 regarding an intermittent watercourse, potential setbacks from the intermittent watercourse and Silver Shiner habitat.

Thank you,

Christian Buchanan-Fraser, B.Sc., M.Sc.
Junior Ecologist
Cell / 519-320-9015
Email / cbuchanan@envisionconsultants.ca

From: Christian Buchanan-Fraser
Sent: Thursday, November 21, 2024 10:13 AM
To: Species at Risk (MECP) <sarontario@ontario.ca>
Cc: Alex Stettler <astettler@envisionconsultants.ca>
Subject: 24-0774: 7072 Sixth Line - MECP Letter

To Whom it May Concern,

EnVision Consultants Ltd (EnVision) has been retained to complete a Subwatershed Impact Study (SIS) report for the property identified as 7072 Sixth Line, Milton, Ontario, 17T 595044E 4822134N (see attached .png entitled '7072 Sixth Line, Milton, Ontario'). DFO SAR mapping shows that critical habitat for the Threatened Silver Shiner (*Notropis photogenis*) is found within Middle Sixteen Mile Creek (see attached .png entitled 'DFO Silver Shiner'. The approximate Site area is shown in green while the Middle Sixteen Mile Creek area is indicated by the black arrow). The purpose of this email is to confirm if the intermittent Tributary of Middle 16 Mile Creek within the property at 7072 Sixth Line is considered Silver Shiner habitat.

Existing Conditions

EnVision ecologists (Alex Stettler - Project Manager and Christian Buchanan-Fraser - Junior Ecologist) undertook a site visit on October 8, 2024 to determine aquatic habitat potential and to document vegetation within the site and the study area. Common Reed (*Phragmites australis*), Comon Mallow (*Malva sylvestris*) and Jewelweed (*Impatiens capensis*) are abundant around the watercourse area. Common Dandelion (*Taraxacum officinale*), Lambs Quarters (*Chenopodium album*), Hawkweed species (*Hieracium sp.*), Japanese Knotweed (*Reynoutria japonica*) and Common Motherwort (*Leonurus cardiaca*) are some species occasionally observed in the area around the watercourse. A shallow pooled area of water was noted within the flow path of the watercourse upstream of the culvert inlet under Sixth Line. The pooled area was 0.5 m wide by 2.5 m long and approximately 0.02 to 0.05 m deep.
The watercourse flow path does not contain a defined channel with banks or permanent flow as only damp soil was observed beyond the pooled area. The headwater's of the watercourse north of the Site have been removed due to active agricultural operations. Seasonal flows in the system likely only exist after rain and melting events. Key habitat points of the watercourse can be described as:

- No flow present within the flow path on site or downstream of the site;
- Some ponded water in the culvert under Sixth Line and just upstream of the culver inlet - less than 5 cm deep;
- Wet soils present on site within the flow path;
- No defined channel or banks;
- Terrestrial vegetation present within the assumed flow path; and,
- Assumed intermittent flow regime.

Previous SIS Study

A SIS addressing the adjacent lands entitled Area 5A: Derry Green Corporate Business Park was completed by Stantec Consulting Ltd, Dillon Consulting Ltd, GEO Morphix Ltd and AME Materials Engineering (dated October 13, 2023). Dillon noted Silver Shiner habitat was noted on DFO's SAR mapping in a watercourse feature (similar watercourse feature as is on the 7072 Sixth Line) during background review and took the following actions:

1. DFO aquatic SAR mapping identified Middle Sixteen Mile Creek as critical habitat for Silver Shiner

2. March 5, 2020 - Dillon (Bo Lam) messaged MECP (Aurora McAllister and Jeff Andersen) regarding whether the two tributaries of Middle Sixteen Mile Creek and pond are considered direct Silver Shiner habitat by the MECP and if permits or approvals are required to complete fish community surveys.

3. March 6, 2020 - MECP (Aurora McAllister) messaged back that they do not consider the tributaries or pond to be direct habitat for Silver Shiner. MECP notes if DFO has extra information, it may be helpful. MECP states that the risk of encountering Silver Shiner in the tributaries or pond is low and that there would be no requirements under the Endangered Species Act for surveys.

4. March 18, 2020 - Dillon (Bo Lam) messaged DFO (attaching the MECP response) asking if DFO considers the tributaries and ponds as Silver Shiner habitat. Dillon asks for DFO's rationale and if permitting or approval would be required to complete fish community surveys.

5. March 19, 2020 - DFO (Lucas Coletti) responded agreeing with MECPs response. DFO indicates that SAR mapping does show that tributaries are mapped for Silver Shiner; however, if MECP records show no species present in the reach, no SARA permit is required for the survey.

In Table 2.9 of the report (SAR Observations) the SIS notes,

"Correspondence with MECP and DFO confirmed that Reaches BP-1-A and BP-1-B are not considered suitable Silver Shiner habitat (Appendix B.3). Further, Silver Shiner was not observed during 2020 field investigations within SIS Areas 4 and 5A. However, Middle Sixteen Mile Creek is mapped as critical habitat for Silver Shiner and will be protected".

In terms of buffers, Dilon wrote that buffer widths of 10 m for tableland woodlots, 15 m for locally significant wetlands and 10 m for Regional Floodplain/Top of Bank and Watercourse will be established (Section 2.6.5 - Buffers - pg 2.58). A direct setback distance for Silver Shiner was not described in their report. See attached .png entitled 'DFO Silver Shiner - Dilon' for DFO Mapping (Middle Sixteen Mile Creek is shown in red while watercourses are shown in purple).

Confirmation/Proposed Setbacks

Regarding 7072 Sixth Line, Milton, Ontario, we have two questions:

1. Is the intermittent watercourse considered to be Silver Shiner habitat?
2. What would the setback be from the watercourse?

The Functional Servicing and Environmental Management Strategy (AMEC, Nov 2015c) was used to describe setbacks for the SIS Area 5A. Proposed setbacks indicated in the SIS Area 5a are 10 m from top of bank, 10 m from the Regional Floodplain and 15 m from wetlands. We suggest that the same setbacks should apply to our site.

In closing, we would be happy to discuss further. We will be consulting with DFO as well.

Thank you,

Christian Buchanan-Fraser
Junior Ecologist

ENVISI

435 McNeilly Road, Unit 103,

Hamilton, ON, L8E 5E3

Cell / 519-320-9015

Email / cbuchanan@envisionconsultants.ca

Website / www.envisionconsultants.ca

Anne Ha

From: OP Habitat (DFO/MPO) <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>
Sent: January 6, 2025 4:07 PM
To: Alex Stettler
Subject: RE: 24-0774: 7072 Sixth Line, Milton ON - Silver Shiner Habitat Review

Unclassified - Non-Classifié

Hi Alex,

In general, you can assess whether your project requires a review by consulting our website: Request a review of your project near water: Step 3. Check if your project needs a review. Approval from DFO would be required if you propose to undertake any activity that affects an aquatic species at risk in a way that is prohibited by the *Species at Risk Act* (SARA), regardless of whether the work occurs within an area mapped as distribution or critical habitat (for example, if work was occurring below the high-water mark in an area mapped as distribution for an aquatic species at risk, we would recommend submitting a Request for Review). Projects are reviewed individually upon receipt of a completed Request for Review form to assess potential impacts to fish and fish habitat and determine whether any permits/authorizations (e.g., Species at Risk Act permit) are required. More information about the SARA Permitting process is available here: Permitting under the Species at Risk Act

Based on your email, I understand that you will not be conducting any in-water work and that species at risk do not have mapped critical habitat within the impact zone of the project. If this is the case, a Request for Review submission to DFO would not be required; however, if you do require an official DFO response pertaining to the specifics of your project, we recommend submitting a Request for Review form.

DFO does not have any specific setback requirements; however, The *Fisheries Act* requires that projects avoid causing any harmful alteration, disruption, or destruction (HADD) of fish and/or fish habitat. In addition, works, undertakings, or activities must avoid harming, harassing, capturing, or killing species at risk. Following the Measures to protect fish and fish habitat will help you remain in compliance with the *Fisheries Act* and *Species at Risk Act*. It remains your responsibility to meet all other requirements of federal, provincial, and municipal agencies.

Thank you,

Angie Ricketts (she/her/elle)
Biologist | Biologiste

Fish and Fish Habitat Protection Program (FFHPP) | Programme de protection du poisson et de son habitat (PPPH)
Ontario and Prairie Region | Région de l'Ontario et des Prairie
Fisheries and Oceans Canada | Pêches et Océans Canada
1028 Parsons Road SW, Edmonton, Alberta T6X 0J4

From: Alex Stettler <astettler@envisionconsultants.ca>
Sent: Thursday, January 2, 2025 9:54 AM
To: OP Habitat (DFO/MPO) <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>
Cc: Anne Ha <aha@envisionconsultants.ca>
Subject: RE: 24-0774: 7072 Sixth Line, Milton ON - Silver Shiner Habitat Review

Unclassified - Non-Classifié

Hi Angie,

Thanks for your response. I have a few follow-up questions:

1. Given that the tributary within our site is mapped as "distribution for Silver Shiner (shown in purple on DFO's SAR mapping)" and not critical habitat, please confirm that no SARA permit is required for works either below or above the ordinary highwater mark? (Currently, the proposed development has no works proposed within 15 m of the watercourse/top of bank).
2. As for the setback to this tributary, we are proposing a 15 m setback as it exhibits a warmwater intermittent flow. This 15 m set back was applied to other tributaries within the Subwatershed study (that we are updating to include our site) that were also mapped as purple on DFO's SAR mapping. Please confirm that a 15 m setback is applicable to this tributary.

If it is easier, I can be reached at 647 222 1420 to discuss further.

Thanks
alex

Alex Stettler H.B.Sc., PMP, CAN-CISEC
Project Manager Ecology

ENVISION
CONSULTANTS LTD

6415 Northwest Drive U37-40,
Mississauga, ON, L4V1X1
Cell / 647-222-1420
Office/ 905-677-0202
Email / astettler@envisionconsultants.ca
Website / www.envisionconsultants.ca

From: OP Habitat (DFO/MPO) <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>
Sent: December 23, 2024 2:31 PM
To: Alex Stettler <astettler@envisionconsultants.ca>
Subject: RE: 24-0774: 7072 Sixth Line, Milton ON - Silver Shiner Habitat Review

Hi Alex,

According to DFO's Species at Risk mapping, the specified property is in an area mapped as distribution for Silver Shiner (shown in purple on DFO's SAR mapping), with critical habitat for Silver Shiner (shown in red on DFO's SAR map) located to the east. Critical habitat for Silver Shiner includes the entire bankfull channel width, the meander belt width (and the riparian vegetation within it), and the associated 30 m of riparian vegetation extending from the meander belt width. The exception to this is for watercourses that are classed as municipal drains (under the Ontario *Drainage Act*) and that have had previous channel realignment work conducted. In this case, critical habitat includes the entire bankfull channel width as well as 30 m of riparian vegetation on each side of the bankfull channel (meander belt is not included).

The *Fisheries Act* requires that projects avoid causing any harmful alteration, disruption, or destruction of fish and/or fish habitat unless authorized by the Minister of Fisheries and Oceans Canada (DFO). The Fish and Fish Habitat Protection Program of DFO reviews projects to ensure compliance with the *Fisheries Act* and the *Species at Risk Act*. Generally, if Species at Risk are found within the vicinity of your project, we recommend that you submit a Request for Review form (available here). In addition, if you require an official DFO response pertaining to the specifics of your project, we recommend submitting a Request for Review form. Projects are reviewed individually upon receipt of a completed Request for Review form to assess potential impacts to fish and fish habitat and determine whether any permits/authorizations (e.g., Species at Risk Act permit) are required.

A Request for Review submission should include a completed form, along with any relevant supporting material (e.g., photographs of the existing conditions of the site, drawings of the proposed works, etc.). Completed forms and supporting documentation can be submitted by email to FisheriesProtection@dfo-mpo.gc.ca. It remains your responsibility to meet all other requirements of federal, provincial, and municipal agencies. More information about DFO's review process is available on our website at: Request a review of your project near water.

Thank you,

Angie Ricketts (she/her/elle)
Biologist | Biologiste

Fish and Fish Habitat Protection Program (FFHPP) | Programme de protection du poisson et de son habitat (PPPH)
Ontario and Prairie Region | Région de l'Ontario et des Prairie
Fisheries and Oceans Canada | Pêches et Océans Canada
1028 Parsons Road SW, Edmonton, Alberta T6X 0J4

From: Alex Stettler <astettler@envisionconsultants.ca>
Sent: Wednesday, December 18, 2024 5:27 PM
To: Info / Info (DFO/MPO) <DFO.Info-Info.MPO@dfo-mpo.gc.ca>
Cc: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Subject: 24-0774: 7072 Sixth Line, Milton ON - Silver Shiner Habitat Review

To Whom it May Concern,

EnVision Consultants Ltd (EnVision) has been retained to complete a Subwatershed Impact Study (SIS) report for the property identified as 7072 Sixth Line, Milton, Ontario, 17T 595044E 4822134N (see attached .png entitled '7072 Sixth Line, Milton, Ontario'). DFO SAR mapping shows that critical habitat for the Threatened Silver Shiner (*Notropis photogenis*) is found within Middle Sixteen Mile Creek (see attached .png entitled 'DFO Silver Shiner'. The approximate Site area is shown in green while the Middle Sixteen Mile Creek area is indicated by the black arrow). The purpose of this email is to confirm if the

Based on the information provided below to MECP, they confirmed in the attached email that the intermittent tributary within the site located at 7072 6th Line is not occupied habitat for Silver Shiner. As such, I would like DFO to:

1. Confirm if they still consider this tributary to be occupied Silver Shiner habitat.
    a. If so, please provide your rationale
2. Provide direction of what approvals would be required if all works on site were to occur above the ordinary highwater mark?

Below is the information provided to MECP to reviewed with which they based their decision on.

Existing Conditions

EnVision ecologists (Alex Stettler - Project Manager and Christian Buchanan-Fraser - Junior Ecologist) undertook a site visit on October 8, 2024 to determine aquatic habitat potential and to document vegetation within the site and the study area. Common Reed (*Phragmites australis*), Comon Mallow (*Malva sylvestris*) and Jewelweed (*Impatiens capensis*) are abundant around the watercourse area. Common Dandelion (*Taraxacum officinale*), Lambs Quarters (*Chenopodium album*), Hawkweed species (*Hieracium sp.*), Japanese Knotweed (*Reynoutria japonica*) and Common Motherwort (*Leonurus cardiaca*) are some species occasionally observed in the area around the watercourse. A shallow pooled area of water was noted within the flow path of the watercourse upstream of the culvert inlet under Sixth Line. The pooled area was 0.5 m wide by 2.5 m long and approximately 0.02 to 0.05 m deep.
The watercourse flow path does not contain a defined channel with banks or permanent flow as only damp soil was observed beyond the pooled area. The headwater's of the watercourse north of the Site have been removed due to active agricultural operations. Seasonal flows in the system likely only exist after rain and melting events. Key habitat points of the watercourse can be described as:

- No flow present within the flow path on site or downstream of the site;
- Some ponded water in the culvert under Sixth Line and just upstream of the culver inlet -
- Wet soils present on site within the flow path;
- No defined channel or banks;
- Terrestrial vegetation present within the assumed flow path; and,
- Assumed intermittent flow regime.

Previous SIS Study

A SIS addressing the adjacent lands entitled Area 5A: Derry Green Corporate Business Park was completed by Stantec Consulting Ltd, Dillon Consulting Ltd, GEO Morphix Ltd and AME Materials Engineering (dated October 13, 2023). Dillon noted Silver Shiner habitat was noted on DFO's SAR mapping in a watercourse feature (similar watercourse feature as is on the 7072 Sixth Line) during background review and took the following actions:

1. DFO aquatic SAR mapping identified Middle Sixteen Mile Creek as critical habitat for Silver Shiner

2. March 5, 2020 - Dillon (Bo Lam) messaged MECP (Aurora McAllister and Jeff Andersen) regarding whether the two tributaries of Middle Sixteen Mile Creek and pond are considered direct Silver Shiner habitat by the MECP and if permits or approvals are required to complete fish community surveys.

3. March 6, 2020 - MECP (Aurora McAllister) messaged back that they do not consider the tributaries or pond to be direct habitat for Silver Shiner. MECP notes if DFO has extra information, it may be helpful. MECP states that the risk of encountering Silver Shiner in the tributaries or pond is low and that there would be no requirements under the Endangered Species Act for surveys.

4. March 18, 2020 - Dillon (Bo Lam) messaged DFO (attaching the MECP response) asking if DFO considers the tributaries and ponds as Silver Shiner habitat. Dillon asks for DFO's rationale and if permitting or approval would be required to complete fish community surveys.

5. March 19, 2020 - DFO (Lucas Coletti) responded agreeing with MECPs response. DFO indicates that SAR mapping does show that tributaries are mapped for Silver Shiner; however, if MECP records show no species present in the reach, no SARA permit is required for the survey.

In Table 2.9 of the report (SAR Observations) the SIS notes,

"Correspondence with MECP and DFO confirmed that Reaches BP-1-A and BP-1-B are not considered suitable Silver Shiner habitat (Appendix B.3). Further, Silver Shiner was not observed during

2020 field investigations within SIS Areas 4 and 5A. However, Middle Sixteen Mile Creek is mapped as critical habitat for Silver Shiner and will be protected".

In terms of buffers, Dilon wrote that buffer widths of 10 m for tableland woodlots, 15 m for locally significant wetlands and 10 m for Regional Floodplain/Top of Bank and Watercourse will be established (Section 2.6.5 - Buffers - pg 2.58). A direct setback distance for Silver Shiner was not described in their report. See attached .png entitled 'DFO Silver Shiner - Dilon' for DFO Mapping (Middle Sixteen Mile Creek is shown in red while watercourses are shown in purple).

Confirmation/Proposed Setbacks

Regarding 7072 Sixth Line, Milton, Ontario, we have two questions:

1. Is the intermittent watercourse considered to be Silver Shiner habitat?
2. What would the setback be from the watercourse?

The Functional Servicing and Environmental Management Strategy (AMEC, Nov 2015c) was used to describe setbacks for the SIS Area 5A. Proposed setbacks indicated in the SIS Area 5a are 10 m from top of bank, 10 m from the Regional Floodplain and 15 m from wetlands. We suggest that the same setbacks should apply to our site.

In closing, we would be happy to discuss further.
Thank you,

Alex Stettler H.B.Sc., PMP, CAN-CISEC
Project Manager Ecology

ENVISION
CONSULTANTS LTD

6415 Northwest Drive U37-40,
Mississauga, ON, L4V1X1

Office/ 905-677-0202
Email / astettler@envisionconsultants.ca
Website / www.envisionconsultants.ca

Anne Ha

From: Christian Buchanan-Fraser
Sent: June 13, 2025 3:53 PM
To: Anne Ha
Subject: Fw: Request for Information: 7072 Sixth Line, Milton, Ontario

---

From: NHIC-Requests (MNR) <nhicrequests@ontario.ca>
Sent: Tuesday, November 5, 2024 3:43 PM
To: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Subject: Re: Request for Information: 7072 Sixth Line, Milton, Ontario

> You don't often get email from nhicrequests@ontario.ca. Learn why this is important

Hi Christian,

Thank you for your email. We would be happy to provide you with detailed information for your study. If you require detailed information for species, element occurrences, wildlife concentration areas, or plant communities, please complete the NHIC's data access request form.

Kind regards,

Matthew Gibson, M.Sc.
Natural Heritage Information Officer | Science and Research Branch
Ministry of Natural Resources | Ontario Public Service
matthew.t.gibson@ontario.ca

Ontario
Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing accessible customer service, if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Sent: Tuesday, October 29, 2024 6:31 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>; NHIC-Requests (MNR) <nhicrequests@ontario.ca>
Subject: Request for Information: 7072 Sixth Line, Milton, Ontario

To Whom it May Concern,

EnVision Consultants Ltd (EnVision) has been retained to complete a Subwatershed Impact Study (SIS) report for the property identified as 7072 Sixth Line, Milton, Ontario, 17T 595044E 4822134N (see attached .png).

The purpose of this email is two-fold:

1. Understand what is the regulated habitat for Silver Shiner (*Notropis photogenis*) under the Endangered Species Act (ESA) as DFO Species at Risk (SAR) mapping has identified Silver Shiner habitat in an intermittent watercourse within our Site, and,
2. To request any available information regarding any other SAR that maybe present within the study area.

For Silver Shiner, we would like to understand what this species' regulated habitat is so as to avoid any impacts to the species and the requirement to obtain an ESA approval. See attached DFO clip of their SAR mapping. We believe that the regulated habitat would be the **meander belt plus 30 m - please confirm**. The watercourse was observed during a fall site survey this October (see attached pictures). Key habitat points include:

- No flow present within the site or downstream of the site;
- Some ponded water in the culvert under the road and just upstream of the culver inlet - less than 5 cm deep;
- Wet soils present on site;
- No defined channel or banks;
- Terrestrial vegetation present within the assumed flow path; and,
- Assumed intermittent flow regime.

North of the site is an active agricultural field with no evidence of any watercourse, so the watercourse appears to originate within our site. Vegetation along the flow path and in riparian areas included species such as Common Reed (*Phragmites australis*), Japanese Knotweed (*Reynoutria japonica*) and Field Mustard (*Brassica rapa*). Detailed aquatic habitat mapping and assessments will occur during the 2025 field season.

Thank you,

Christian Buchanan-Fraser
Junior Ecologist

APPENDIX B:

Figures

Prepared By: TanyaPeterson

LEGEND

- SITE BOUNDARY
- 120 m STUDY AREA
- WATERCOURSE
- WATERBODY

TITLE

SITE LOCATION

PROJECT

ENVIRONMENTAL IMPACT ASSESSMENT
7072 SIXTH LINE
MILTON, ONTARIO

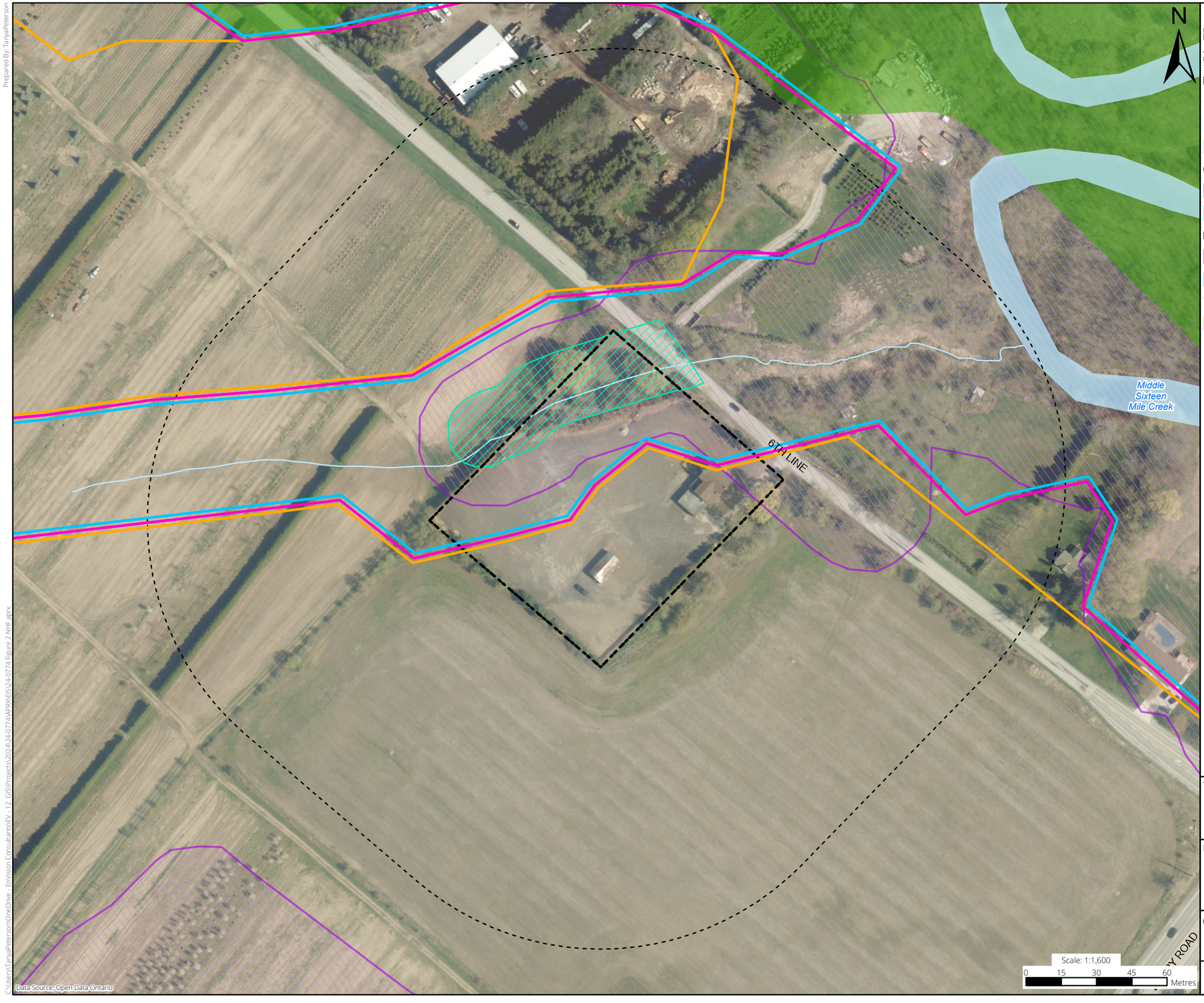
CLIENT

1000377643 ONTARIO INC.

PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
24-0774	DECEMBER 2025	TP	AS	1

C:\Users\TanyaPeterson\OneDrive - EnVision Consultants\EV - 12. GIS\Projects\2024\24-0774\APRX\ES\24-0774 Figure 1 Site Location.aprx

Prepared By: TanyaPeterson



LEGEND

- SITE BOUNDARY
- 120 m STUDY AREA

MNRF:

- WATERCOURSE
- WATERBODY
- NATURAL HERITAGE SYSTEM

CONSERVATION HALTON:

- REGULATION LIMIT
- MEANDER HAZARD

REGION OF HALTON:

- REGIONAL NATURAL HERITAGE SYSTEM
- KEY FEATURES

TOWN OF MILTON OFFICIAL PLAN:

- NATURAL HERITAGE SYSTEM

TITLE

NATURAL HERITAGE FEATURES

PROJECT

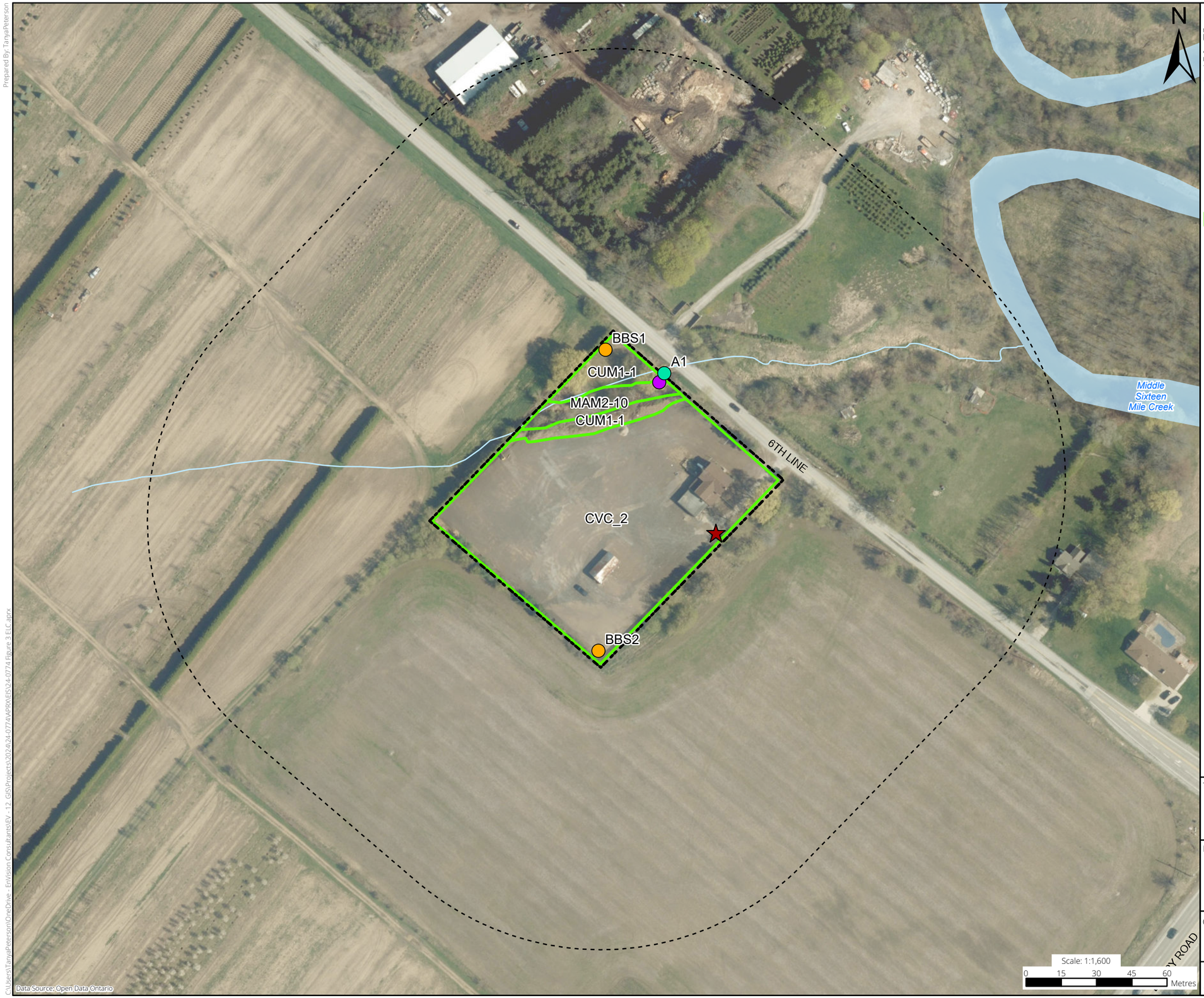
ENVIRONMENTAL IMPACT ASSESSMENT
7072 SIXTH LINE
MILTON, ONTARIO

CLIENT

1000377643 ONTARIO INC.

PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
24-0774	DECEMBER 2025	TP	AS	2

C:\Users\TanyaPeterson\OneDrive - EnVision Consultants\EV - 12. GISProjects\2024\24-0774\APRX\EIS\24-0774 Figure 2 NHF.aprx



LEGEND

- SITE BOUNDARY
- 120 m STUDY AREA
- WATERCOURSE
- WATERBODY
- AMPHIBIAN CALLING SURVEY STATION
- BREEDING BIRD SURVEY LOCATIONS
- BUTTERNUT LOCATION
- BARN SWALLOW OBSERVATION
- ELC VEGETATION COMMUNITIES:

  Unit 1: CVC_2, Light Industry
  Unit 2: MAM2-10, Forb Mineral Meadow Marsh Type
  Unit 3: CUM1-1, Cultural Meadow

TITLE

ECOLOGICAL LAND CLASSIFICATION (ELC) AND WILDLIFE SURVEYS

PROJECT

ENVIRONMENTAL IMPACT ASSESSMENT
7072 SIXTH LINE
MILTON, ONTARIO

CLIENT

1000377643 ONTARIO INC.

PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
24-0774	DECEMBER 2025	TP	AS	3

LEGEND

- SITE BOUNDARY
- 120 m STUDY AREA
- BUTTERNUT LOCATION
- WATERBODY
- WATERCOURSE
- 15 m FISH HABITAT SETBACK
- WETLAND
- 15 m WETLAND SETBACK
- 15 m TOP OF SLOPE SETBACK

TITLE

CONSTRAINTS

PROJECT

ENVIRONMENTAL IMPACT ASSESSMENT
7072 SIXTH LINE
MILTON, ONTARIO

CLIENT

1000377643 ONTARIO INC.

PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
24-0774	DECEMBER 2025	TP	AS	4

Prepared By: TanyaPeterson

C:\Users\TanyaPeterson\OneDrive - EnVision Consultants\EV - 12. GIS\Projects\2024\24-0774\APRX\EIS\24-0774 Figure 4 Constraints.aprx

LEGEND

- SITE BOUNDARY
- BUTTERNUT LOCATION
- POTENTIAL ROAD WIDENING
- PROPOSED DEVELOPMENT
- STORM SEWER OUTFALL
- WATERCOURSE
- 15 m FISH HABITAT SETBACK
- WETLAND
- 15 m WETLAND SETBACK
- 15 m TOP OF SLOPE SETBACK

TITLE

PROPOSED DEVELOPMENT AND CONSTRAINTS

PROJECT

ENVIRONMENTAL IMPACT ASSESSMENT
7072 SIXTH LINE
MILTON, ONTARIO

CLIENT

1000377643 ONTARIO INC.

PROJECT NO.	DATE	PREPARED BY	APPROVED BY	FIGURE
24-0774	DECEMBER 2025	TP	AS	5

APPENDIX C:

Vegetation Species List

COMMON NAME	SCIENTIFIC NAME	CC[1]	CW[2]	G RANK[2]	S RANK[3]	COSEWIC STATUS[4]	SARA STATUS[5]	SARO STATUS[6]	CAROLINIAN ZONE STATUS (OLDHAM 2017)	CAROLINIAN ZONE RESTRICTED (OLDHAM 2017)	ECODISTRICT 7E4 (OLDHAM 2017)	UNIT 1: CVC-2	UNIT 2: MAM2-10	UNIT 3: CUM1-1
Annual Bluegrass	*Poa annua*		3	GNR	SNA				IC		IX		X	
Black Raspberry	*Rubus occidentalis*	2	5	G5	S5				C		C	X		
Blue Spruce	*Picea pungens*		3	G5	SNA				IR			X		
Butternut	*Juglans cinerea*	6	3	G3	S2?	END	END	END	U		U		X	
Common Bedstraw	*Galium aparine*	4	3	G5	S5				C		U	X	X	X
Common Burdock	*Arctium minus*		3	GNR	SNA				IC		IC	X		
Common Dandelion	*Taraxacum officinale*		3	G5	SNA				IC		IC	X	X	
Common Motherwort	*Leonurus cardiaca*		5	GNR	SNA				IC		IC	X		
Common Reed	*Phragmites australis*	0	-3	G5	SU								X	
Eastern White Cedar	*Thuja occidentalis*	4	-3	G5	S5				C		C	X		
European Buckthorn	*Rhamnus cathartica*		0	GNR	SNA				IC		IC	X		
Field Horsetail	*Equisetum arvense*	0	0	G5	S5				C		C			X
Garlic Mustard	*Alliaria petiolata*		0	GNR	SNA				IC		IC	X	X	X
Great Burdock	*Arctium lappa*		3	GNR	SNA				IU		IC	X		
Ground-ivy	*Glechoma hederacea*		3	GNR	SNA				IC		IC	X		
Japanese Knotweed	*Reynoutria japonica*		3	GNR	SNA				IX		IC		X	
Kentucky Bluegrass	*Poa pratensis*	0	3	G5	S5							X		
Manitoba Maple	*Acer negundo*	0	0	G5	S5				C		IC	X	X	X
n/a	*Festuca sp.*											X		
n/a	*Lactuca sp.*											X		
n/a	*Lonicera sp.*											X		
Red Pine	*Pinus resinosa*	8	3	G5	S5				R		R	X		
Reed Canarygrass	*Phalaris arundinacea*	0	-3	G5	S5				C		C		X	
Riverbank Grape	*Vitis riparia*	0	0	G5	S5				C		C	X		
Rough Avens	*Geum laciniatum*	4	-3	G5	S4				C		C		X	
Small-flowered Hairy Willowherb	*Epilobium parviflorum*		3	GNR	SNA				IU		IR		X	
Smooth Brome	*Bromus inermis*		5	G5T5	SNA				IC		IC	X		
Spotted Jewelweed	*Impatiens capensis*	4	-3	G5	S5				C		C		X	X

COMMON NAME	SCIENTIFIC NAME	CC[1]	CW[2]	G RANK[2]	S RANK[3]	COSEWIC STATUS[4]	SARA STATUS[5]	SARO STATUS[6]	CAROLINIAN ZONE STATUS (OLDHAM 2017)	CAROLINIAN ZONE RESTRICTED (OLDHAM 2017)	ECODISTRICT 7E4 (OLDHAM 2017)	UNIT 1: CVC-2	UNIT 2: MAM2-10	UNIT 3: CUM1-1
Sugar Maple	*Acer saccharum*	4	3	G5	S5				C		C	X		
Tall Goldenrod	*Solidago altissima*	1	3	G5	S5							X		X
Thicket Creeper	*Parthenocissus vitacea*	4	3	G5	S5				C		C	X		
White Vervain	*Verbena urticifolia*	4	0	G5	S5				C		C		X	
Wild Carrot	*Daucus carota*		5	GNR	SNA				IC		IC	X		
Wild Chervil	*Anthriscus sylvestris*		5	GNR	SNA				IR		IR	X		
Yellow Avens	*Geum aleppicum*	2	0	G5	S5				C		X	X		

[1]Coefficient of Conservatism and Coefficient of Wetness Source: NHIC and Oldham et al. (1995).
[2]G-Rank (Global) Source: NatureServe.
[3]S-Ranks (Provincial) Source: NHIC.
[4]COSEWIC (Committee on the Status of Endangered Wildlife in Canada).
[5]SARA (Species at Risk Act) Source: Government of Canada's Species at Risk Public Registry.
[6]SARO (Species at Risk in Ontario) Source: MNRF.

Oldham. 2017. *List of Vascular Plants of Ontario's Carolinian Zone (Ecoregion 7E).* Natural Heritage Information Centre, Science and Research Branch, Ontario Ministry of Natural Resources and Forestry. 136 pp.

APPENDIX D:

Wildlife Species List

TAXON GROUP	COMMON NAME	SCIENTIFIC NAME	G RANK[1]	S RANK[2]	SARA STATUS[3]	SARO STATUS[4]	MBCA[5] PROTECTED BIRDS	CONFIRMED BREEDING EVIDENCE	PROBABLE BREEDING EVIDENCE	POSSIBLE BREEDING EVIDENCE	NO BREEDING EVIDENCE	OBSERVED
Amphibians	American Toad	*Anaxyrus americanus*	G5	S5								X
Amphibians	Spring Peeper	*Pseudacris crucifer*	G5	S5								X
Birds	American Crow	*Corvus brachyrhynchos*	G5	S5						X		
Birds	American Robin	*Turdus migratorius*	G5	S5			X	X				X
Birds	American Woodcock	*Scolopax minor*	G5	S4B			X					X
Birds	Baltimore Oriole	*Icterus galbula*	G5	S4B			X					X
Birds	Blue Jay	*Cyanocitta cristata*	G5	S5						X		X
Birds	Brown-headed Cowbird	*Molothrus ater*	G5	S5						X		
Birds	Canada Goose	*Branta canadensis*	G5	S5			X				X	
Birds	Cedar Waxwing	*Bombycilla cedrorum*	G5	S5			X			X		
Birds	Chipping Sparrow	*Spizella passerina*	G5	S5B, S3N			X			X		
Birds	Dark-eyed Junco	*Junco hyemalis*	G5	S5			X					X
Birds	Eastern Kingbird	*Tyrannus tyrannus*	G5	S4B			X					X
Birds	Eastern Phoebe	*Sayornis phoebe*	G5	S5B			X			X		
Birds	European Starling	*Sturnus vulgaris*	G5	SNA						X		X
Birds	Field Sparrow	*Spizella pusilla*	G5	S4B, S3N			X			X		
Birds	Killdeer	*Charadrius vociferus*	G5	S4B			X					X
Birds	Common Grackle	*Quiscalus quiscula*	G5	S5			X			X		
Birds	Northern Cardinal	*Cardinalis cardinalis*	G5	S5			X			X		
Birds	Northern Flicker	*Colaptes auratus*	G5	S5			X			X		X
Birds	Northern Rough-winged Swallow	*Stelgidopteryx serripennis*	G5	S4B			X			X		
Birds	Red-winged Blackbird	*Agelaius phoeniceus*	G5	S5						X		
Birds	Savannah Sparrow	*Passerculus sandwichensis*	G5	S5B, S3N			X			X		
Birds	Song Sparrow	*Melospiza melodia*	G5	S5			X			X		X
Birds	Turkey Vulture	*Cathartes aura*	G5	S5B, S3N							X	

[1]G-Rank (Global) Source: NatureServe, [2]S-Ranks (Provincial) Source: NHIC, [3]SARA (Species at Risk Act) Source: Government of Canada's Species at Risk Public Registry, [4]SARO (Species at Risk in Ontario): MECP, [5]MBCA (Migratory Bird Convention Act, 1994).

Observed are other wildlife species observed and recorded during field investigations.

APPENDIX E:

Species at Risk and Species of Conservation Concern Screening

SPECIES NAME	COSSARO / SARO[1]	COSEWIC[2] / SARA	NHICS-RANK[3]	HABITAT DESCRIPTION[4]	HABITAT AND SPECIES PRESCENCE POTENTIAL	FIELD ASSESSMENT, RESULTS AND LIKELIHOOD OF IMPACTS TO SPECIES AND/OR HABITAT	INCLUDED IN IMPACT ASSESSMENT?
SILVER SHINER	THR	THR	S2S3	Silver shiners prefer moderate to large size streams with swift currents that are free of weeds and have clean gravel or boulder bottoms. In June or July, they spawn by scattering their eggs over gravel riffles. In Ontario, it is found in the Thames and Grand Rivers, and in Bronte Creek and Sixteen Mile Creek, which flow into Lake Ontario (MECP, 2024).	Low	None observed during field investigations. No moderate to large size streams with swift current and gravel or boulder bottoms present on Site. Tributary on Site is assumed intermittent, lacking sufficient flow and rocky substrates. Thus, suitable streams are not present within the Site to provide suitable habitat for this species. While DFO aquatic SAR mapping database identified the watercourse on Site as distribution for Silver Shiner. However, as Silver Shiner habitat was determined to not be present within the Site, consultation with MECP and DFO was undertaken and both agencies confirmed that the watercourse within the Site was not considered habitat for Silver Shiner. Species not anticipated to be present. No anticipated impact to species.	NO
SNAPPING TURTLE	SC	SC	S4	Snapping Turtles spend most of their lives in water. They prefer shallow waters so they can hide under the soft mud and leaf litter, with only their noses exposed to the surface to breathe. During the nesting season, from early to mid summer, females travel overland in search of a suitable nesting site, usually gravelly or sandy areas along streams. Snapping Turtles often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits. It is primarily limited to the southern part of Ontario. The Snapping Turtle's range is contracting (MECP, 2021).	Low	None observed during field investigations. The tributary and associated riparian area may provide suitable habitat for this species. However, as the Site is entirely fenced would limit the migration of this species onto the Site. Species not anticipated to be present. No anticipated impact to species.	NO
MONARCH	SC	END	S2N, S4B	Throughout their life cycle, Monarchs use three different types of habitats. Only the caterpillars feed on milkweed plants and are confined to meadows and open areas where milkweed grows. Adult butterflies can be found in more diverse habitats where they feed on nectar from a variety of wildflowers. During migration, groups of Monarchs numbering in the thousands can be seen along the north shores of Lake Ontario and Lake Erie (MECP, 2024).	Low	None observed during field investigations. No Milkweed or Monarch caterpillars were observed. No shoreline habitats to function as migration stopover areas present within the Site. The cultural meadow communities (Unit 3: CUM1-1) present within the Site may provide suitable general foraging areas for this species. Species not anticipated to be present. No anticipated impact to species.	NO
BARN SWALLOW	SC	SC	S4B	They often live in close association with humans, building their cup-shaped mud nests almost exclusively on human-made structures such as open barns, under bridges and in culverts. The species is attracted to open structures that include ledges where they can build their nests, which are often re-used from year to year. They prefer unpainted, rough-cut wood, since the mud does not adhere as well to smooth surfaces (MECP, 2021).	Low	None observed during field investigations. No cup-shaped nests found within the Site. Culvert and existing building present within the Site may provide potential habitat for this species; however, no Barn Swallows were observed during breeding bird surveys. Species may utilize the Site as foraging grounds. Species not anticipated to be present. While this species habitat is not limited in the general vicinity, as the demolition of the existing building is proposed, mitigation to minimize potential impact to Barn Swallows will be discussed in Section 7.	YES

SPECIES NAME	COSSARO / SARO[1]	COSEWIC[2] / SARA	NHICS-RANK[3]	HABITAT DESCRIPTION[4]	HABITAT AND SPECIES PRESCENCE POTENTIAL	FIELD ASSESSMENT, RESULTS AND LIKELIHOOD OF IMPACTS TO SPECIES AND/OR HABITAT	INCLUDED IN IMPACT ASSESSMENT?
BOBOLINK	THR	SC	S4B	Historically, Bobolinks lived in North American tallgrass prairie and other open meadows. With the clearing of native prairies, Bobolinks moved to living in hayfields. Bobolinks often build their small nests on the ground in dense grasses (MECP, 2023).	Low	None observed during field investigations. While cultural meadows communities (Unit 3: CUM1-1) present within the Site may potentially provide suitable habitat for this species, no individuals or nests were observed during the breeding bird surveys. No grasslands such as pastures or hayfields were found within the Study Area to provide suitable habitat for this species. Species may utilize the Site as foraging grounds. Species not anticipated to be present. No anticipated impact to species.	NO
CHIMNEY SWIFT	THR	THR	S3B	Chimney Swifts are more likely to be found in and around urban settlements where they nest and roost (rest or sleep) in chimneys and other manmade structures. They also tend to stay close to water as this is where the flying insects, they eat congregate. In Ontario, it is most widely distributed in the Carolinian zone in the south and southwest of the province (MECP, 2024).	Low	None observed during field investigations. The chimney on the existing building within the Site is capped, thus, no suitable habitat for Chimney Swifts is present within the Site. Species may utilize the Site as foraging grounds. Species not anticipated to be present. No anticipated impact to species.	NO
EASTERN MEADOWLARK	THR	THR	S4B, S3N	Eastern Meadowlarks breed primarily in moderately tall grasslands, such as pastures and hayfields, but are also found in alfalfa fields, weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Small trees, shrubs or fence posts are used as elevated song perches (MNRF, 2014).	Low	None observed during field investigations. While cultural meadows communities (Unit 2: CUM1-1) present within the Site may potentially provide suitable habitat for this species, no individuals or nests were observed during the breeding bird surveys. No grasslands such as pastures or hayfields were found within the Study Area to provide suitable habitat for this species. Species may utilize the Site as foraging grounds. Species not anticipated to be present. No anticipated impact to species.	NO
EASTERN WOOD-PEWEE	SC	SC	S4B	The Eastern Wood-pewee lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It is most abundant in intermediate-age mature forest stands with little understory vegetation. The Eastern Wood-pewee is found across most of southern and central Ontario, and in northern Ontario as far north as Red Lake, Lake Nipigon and Timmins (MECP, 2021).	Low	None observed during field investigations. No forested habitats are present within the Study Area to provide suitable habitat for this species. Species may utilize the Site as foraging grounds. Species not anticipated to be present. No anticipated impact to species.	NO
PURPLE MARTIN	-	-	S3B	Purple Martins forage over towns, cities, parks, open fields, dunes, streams, wet meadows, beaver ponds, and other open areas. In eastern North America they used to breed along forest edges and rivers, where dead snags offered woodpecker holes to nest in. But since humans began supplying nest boxes for them, eastern martins have become urbanites, living almost exclusively near cities and towns (Cornell Lab, 2025).	Low	None observed during field investigations. No forested habitats, snags, nest boxes or rivers are present within the Site to provide suitable habitat for this species. Species may utilize the Site as foraging grounds. Species not anticipated to be present. No anticipated impact to species.	NO

SPECIES NAME	COSSARO / SARO[1]	COSEWIC[2] / SARA	NHICS-RANK[3]	HABITAT DESCRIPTION[4]	HABITAT AND SPECIES PRESCENCE POTENTIAL	FIELD ASSESSMENT, RESULTS AND LIKELIHOOD OF IMPACTS TO SPECIES AND/OR HABITAT	INCLUDED IN IMPACT ASSESSMENT?
EASTERN SMALL-FOOTED MYOTIS	END	END	S2S3	In the spring and summer, Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. In the winter, these bats hibernate, most often in caves and abandoned mines that remain above zero degrees Celsius. They seem to choose colder and drier sites than similar bats and will return to the same spot each year (MECP, 2021).	Low	None observed during field investigations; however, no targeted surveys were completed. No snags or rocky habitats were identified within the Site. Forested habitats are absent within the Site and trees within the Site generally consisted largely of coniferous species or lacked suitable habitat features (i.e., cavities, peeling bark, etc.). As such the bat habitat suitability assessment determined the Site has low habitat potential for forest roosting bats. The existing building within the Site may provide alternative roosting areas for bat species. Species may be present as a foraging visitant within the Site. As the proposed development requires the demolition of the existing building, potential impacts and mitigation measures towards SAR bats will be discussed in Section 7.	YES
LITTLE BROWN MYOTIS	END	END	S3	During the day they roost in trees and buildings. They often select attics, abandoned buildings and barns for summer colonies where they can raise their young. Bats can squeeze through very tiny spaces (as small as six millimetres across) and this is how they access many roosting areas. Little Brown Myotis hibernate from October or November to March or April, most often in caves or abandoned mines that are humid and remain above freezing (MECP, 2021).	Low	None observed during field investigations; however, no targeted surveys were completed. No snags were identified within the Site. Forested habitats are absent within the Site and trees within the Site generally consisted largely of coniferous species or lacked suitable habitat features (i.e., cavities, peeling bark, etc.). As such the bat habitat suitability assessment determined the Site has low habitat potential for forest roosting bats. The existing building within the Site may provide alternative roosting areas for bat species. Species may be present as a foraging visitant within the Site. As the proposed development requires the demolition of the existing building, potential impacts and mitigation measures towards SAR bats will be discussed in Section 7.	YES
NORTHERN LONG-EARED MYOTIS	END	END	S3	Northern Long-eared Myotis are associated with boreal forests, choosing to roost under loose bark and in the cavities of trees. These bats hibernate from October or November to March or April, most often in caves or abandoned mines. The Northern Long-eared Myotis is found throughout forested areas in southern Ontario, to the north shore of Lake Superior and occasionally as far north as Moosonee, and west to Lake Nipigon (MECP, 2021).	Low	None observed during field investigations; however, no targeted surveys were completed. No snags were identified within the Site. Forested habitats are absent within the Site and trees within the Site generally consisted largely of coniferous species or lacked suitable habitat features (i.e., cavities, peeling bark, etc.). As such the bat habitat suitability assessment determined the Site has low habitat potential for forest roosting bats. The existing building within the Site may provide alternative roosting areas for bat species. Species may be present as a foraging visitant within the Site. As the proposed development requires the demolition of the existing building, potential impacts and mitigation measures towards SAR bats will be discussed in Section 7.	YES
TRI-COLORED BAT	END	END	S3?	During the summer, the Tri-colored Bat is found in a variety of forested habitats. It forms day roosts and maternity colonies in older forest and occasionally in barns or other structures. They forage over water and along streams in forests. Tri-colored Bats eat flying insects and spiders gleaned from webs. At the end of the summer, they travel to a location where they swarm; it is generally near the cave or underground location where they will overwinter. They overwinter in caves where they typically roost by themselves rather than part of a group (MNRF, 2016).	Low	None observed during field investigations; however, no targeted surveys were completed. No snags were identified within the Site. Forested habitats are absent within the Site and trees within the Site generally consisted largely of coniferous species or lacked suitable habitat features (i.e., cavities, peeling bark, etc.). As such the bat habitat suitability assessment determined the Site has low habitat potential for forest roosting bats. The existing building within the Site may provide alternative roosting areas for bat species. Species may be present as a foraging visitant within the Site. As the proposed development requires the demolition of the existing building, potential impacts and mitigation measures towards SAR bats will be discussed in Section 7.	YES

Protection status:

[1]SARO – Species at Risk in Ontario.

[2] COSEWIC – Committee on the Status of Endangered Wildlife in Canada: END – Endangered, THR – Threatened, SC – Special Concern, "-" – Not listed.

[3] S-Rank – Provincial Status, Source MNRF NHIC.

[4] Habitat Description, Source: COSEWIC reports and/or SAR in Ontario (SARO List, MECP).

APPENDIX F:

Significant Wildlife Habitat Evaluation

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
SEASONAL CONCENTRATION AREAS OF ANIMALS			
WATERFOWL STOPOVER AND STAGING AREAS (TERRESTRIAL)	Fields with sheet water during Spring (mid-March to May). Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available.	CUM1 and CUT1; plus evidence of annual spring flooding from melt water or run-off within these Ecosites.	**NO.** There is no evidence of annual spring flooding from melt water or run off. Additionally, there is no evidence of historical use by waterfowl.
WATERFOWL STOPOVER AND STAGING AREAS (AQUATIC)	Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and stormwater ponds do not qualify as a SWH; however, a reservoir managed as a large wetland or pond/lake does qualify. These habitats have an abundance food supply (mostly aquatic invertebrates and vegetation in shallow water).	MAS1, MAS2, MAS3, SAS1, SAM1, SAF1, SWD1, SWD2, SWD3, SWD4 SWD5, SWD6, and SWD7	**NO.** No Ecosites included in this SWH are present within the Site. Further, there is also no evidence of historical use by waterfowl.
SHOREBIRD MIGRATORY STOPOVER AREA	Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. Great Lakes coastal shorelines, including groynes and other forms of armour rock shorelines, are extremely important for migratory shorebirds in May to mid-June and early July to October. Sewage treatment ponds and stormwater ponds do not qualify as a SWH.	BBO1, BBO2, BBS1, BBS2, BBT1, BBT2, SDO1, SDS2, SDT1, MAM1 MAM2, MAM3, MAM4, and MAM5	**NO**. No shoreline habitats or ELC Ecosite types are present within the Site.
RAPTOR WINTERING AREA	The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. Raptor wintering (hawk/owl) sites need to be greater than 20 ha with a combination of forest and upland. Least disturbed sites, idle/fallow or lightly grazed field/meadow (greater than 15 ha) with adjacent woodlands. Field area of the habitat is to be wind swept with limited snow depth or accumulation. Eagle sites have open water and large trees and snags available for roosting.	Hawks/Owls: Combination of ELC Community Series; need to have present one Community Series from each land class: Forest: FOD, FOM, or FOC Upland: CUM; CUT; CUS; or CUW. Bald Eagle: Forest community Series: FOD, FOM, FOC, SWD, SWM or SWC on shoreline areas adjacent to large rivers or adjacent to lakes with open water (hunting area).	**NO**. The Site does not contain a combination of ELC Ecosite types with the minimum size required to be considered raptor wintering area.
BAT HIBERNACULA	Hibernacula may be found in caves, mine shafts, underground foundations and Karsts. Active mine sites are not SWH. The locations of bat hibernacula are relatively poorly known.	Bat Hibernacula may be found in these Ecosites: CCR1, CCR2, CCA1, and CCA2 (Note: buildings are not considered to be SWH).	**NO**. ELC Ecosite types are not present within the Site.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
BAT MATERNITY COLONIES	Maternity colonies can be found in tree cavities, vegetation and often in buildings (buildings are not considered to be SWH). Maternity roosts are not found in caves and mines in Ontario. Maternity colonies located in Mature (dominant trees greater than 80 years old) deciduous or mixed forest stands with greater than10/ha large diameter (greater than 25 cm DBH) wildlife trees. Female Bats prefer wildlife trees (snags) in early stages of decay, class 1 to 3. Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred.	Maternity colonies considered SWH are found in forested Ecosites. All ELC Ecosites in ELC Community Series: FOD, FOM, SWD, and SWM.	**NO.** ELC Ecosite types are not present within the Site.
TURTLE WINTERING AREAS	For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. Over-wintering sites are permanent waterbodies, large wetlands, and bogs or fens with adequate dissolved oxygen. Man-made ponds such as sewage lagoons or stormwater ponds should not be considered SWH.	Snapping and Midland Painted Turtles; ELC Community Classes; SW, MA, OA, and SA, ELC Community Series; FEO and BOO. Northern Map Turtle: open water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.	**NO.** ELC Ecosite types are not present within the Site. No turtles were observed within the Site during field investigations.
REPTILE HIBERNACULUM	Hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural or naturalized locations. The existence of features that go below frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH. Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line. Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover. Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures.	For all snakes, habitat may be found in any Ecosite other than very wet ones. Talus, rock barren, crevice, cave, and alvar sites may be directly related to these habitats. Observations or congregations of snakes on sunny warm days in the spring or fall is a good indicator.	**NO**. No suitable landscape features or ELC Ecosite types identified that would support reptile hibernaculum. No snakes or congregation of snakes were observed within the Site during field investigations.
COLONIALLY - NESTING BIRD BREEDING HABITAT (BANK AND CLIFF)	Any site or areas with exposed soil banks, sandy hills, borrow pits, steep slopes, and sand piles that are undisturbed or naturally eroding that is not a licensed/permitted aggregate area. Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. Does not include a licensed/permitted mineral aggregate operation.	Eroding banks, sandy hills, borrow pits, steep slopes, sand piles, cliff faces, bridge abutments, silos, and barns. Habitat found in the following Ecosites: BLO1, BLS1, BLT1, CUM1, CUT1, CUS1, CLO1, CLS1, and CLT1.	**NO.** No exposed soil banks or exposed sandy sites were found within the Site. No breeding evidence for colonial bank and cliff nesting birds recorded during breeding bird surveys.
COLONIALLY - NESTING BIRD BREEDING HABITAT (TREE/SHRUBS)	Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. Most nests in trees are 11 to 15 m from ground, near the top of the tree.	SWM2, SWM3, SWM5, SWM6, SWD1, SWD2, SWD3, SWD4, SWD5, SWD6, SWD7, and FET1.	**NO.** ELC Ecosite types not present within the Site. Further, no nests were observed within the Site during field investigations.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
COLONIALLY - NESTING BIRD BREEDING HABITAT (GROUND)	Nesting colonies of gulls and terns are on islands or peninsulas (natural or artificial) associated with open water, marshy areas, lake or large river (two-lined on a 1;50,000 NTS map). Brewer's Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands.	Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1;50,000 NTS map). Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird), MAM1–6, MAS1–3, CUM, CUT, and CUS.	**NO.** Habitat features not present within the Site. No Brewer's Blackbirds or nesting structures were observed during breeding bird surveys and thus, this species is considered not present within the Site.
MIGRATORY BUTTERFLY STOPOVER AREAS	A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present and will be located within 5 km of Lake Erie or Lake Ontario.	Combination of ELC Community Series; need to have present one Community Series from each land class: Field: CUM, CUT, or CUS Forest: FOC, FOD, FOM, or CUP. Anecdotally, a candidate site for butterfly stopover will have a history of butterflies being observed.	**NO.** Site is not within 5 km of Lake Ontario or Lake Erie.
LANDBIRD MIGRATORY STOPOVER AREAS	Woodlots greater than10 ha in size and within 5 km of Lake Erie and Lake Ontario.	All Ecosites associated with these ELC Community Series: FOC, FOM, FOD, SWC, SWM, and SWD.	**NO.** Site is not within 5 km of Lake Ontario or Lake Erie.
DEER YARDING AREAS	Woodlots great than100 ha in size or if large woodlots are rare in a planning area woodlots greater than 50 ha.	All forested Ecosites with these ELC Community Series: FOC, FOM, FOD, SWC, SWM, and SWD. Conifer plantations much smaller than 50 ha may also be used.	**NO.** No woodlots greater than 50 ha are present within the Site.
RARE VEGETATION COMMUNITIES OR SPECIALIZED HABITAT FOR WILDLIFE			
CLIFF AND TALUS SLOPES	A cliff is vertical to near vertical bedrock greater than 3 m in height. A talus slope is rock rubble at the base of a cliff made up of coarse rocky debris.	Any ELC Ecosite within Community Series: TAO, CLO, TAS, CLS, TAT, and CLT.	**NO.** No cliff or talus Ecosites identified within or adjacent to the Site.
SAND BARREN	Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered, but less than 60% coverage.	ELC Ecosites: SBO1, SBS1, and SBT1. Vegetation cover varies from patchy and barren to continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always less then 60%.	**NO.** No sand barren Ecosite types identified within or adjacent to the Site.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
ALVAR	An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars is complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plants. Undisturbed alvars can be phyto- and zoogeographically diverse, supporting many uncommon or are relict plant and animal species. Vegetation cover varies from patchy to barren with a less than 60% tree cover.	ALO1, ALS1, ALT1, FOC1, FOC2, CUM2, CUS2, CUT2-1,and CUW2 Five alvar indicator species: 1) *Carex crawei*; 2) *Panicum philadelphicum*; 3) *Eleocharis compressa*; 4) *Scutellaria parvula*; and 5) *Trichostema brachiatum*. These indicator species are very specific to alvars within Ecoregion 7E.	**NO.** No alvar or related Ecosite types identified within or adjacent to the Site. No alvar indicator species observed.
OLD GROWTH FOREST	Old Growth Forests are characterized by heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Forest Community Series: FOD, FOC, FOM, SWD, SWC, and SWM.	**NO.** Ecosite types are not present within the Site.
SAVANNAH	A Savannah is a tallgrass prairie habitat that has tree cover between 25 to 60%. In Ecoregion 7E, known tallgrass prairie and savannah remnants are scattered between Lake Huron and Lake Erie, near Lake St. Clair, north of and along the Lake Erie shoreline, in Brantford and in the Toronto area (north of Lake Ontario).	TPS1, TPS2, TPW1, TPW2, and CUS2	**NO.** Ecosite types are not present within the Site.
TALLGRASS PRAIRIE	A tallgrass prairie has ground cover dominated by prairie grasses. An open tallgrass prairie habitat has less than 25% tree cover. In Ecoregion 7E, known tallgrass prairie and savannah remnants are scattered between Lake Huron and Lake Erie, near Lake St. Clair, north of and along the Lake Erie shoreline, in Brantford and in the Toronto area (north of Lake Ontario).	TPO1 and TPO2	**NO.** Ecosite types are not present within the Site.
OTHER RARE VEGETATION COMMUNITIES	Rare vegetation communities may include beaches, fens, forest, marsh, barrens, dunes and swamps.	Provincially rare S1, S2 and S3 vegetation communities are listed in Appendix M of the SWHTG. Any ELC Ecosite code that has a possible ELC vegetation type that is provincially rare is a candidate for SWH.	**NO**. Ecosite types are not present with the Site.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
SPECIALIZED HABITATS OF WILDLIFE CONSIDERED SWH			
WATERFOWL NESTING AREA	A waterfowl nesting area extends 120 m from a wetland (greater than 0.5 ha) or a wetland (greater than 0.5 ha) and any small wetlands (0.5 ha) within 120 m or a cluster of 3 or more small (less than 0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur. Upland areas should be at least 120 m wide so that predators such as racoons, skunks, and foxes have difficulty finding nests. Wood Ducks and Hooded Mergansers utilize large diameter trees (greater than 40 cm DBH) in woodlands for cavity nest sites.	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: MAS1, MAS2, MAS3, SAS1, SAM1, SAF1, MAM1, MAM2, MAM3, MAM4, MAM5, MAM6, SWT1, SWT2, SWD1, SWD2, SWD3, and SWD4. Note: includes adjacency to Provincially Significant Wetlands (PSW).	NO. No upland habitats were found within the Site and the Site is not adjacent to a PSW.
BALD EAGLE AND OSPREY NESTING, FORAGING AND PERCHING HABITAT	Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree's canopy. Nests located on man-made objects are not to be included as SWH (e.g., telephone poles and constructed nesting platforms).	ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM and SWC directly adjacent to riparian areas – rivers, lakes, ponds and wetlands.	NO. No forested communities were found within the Site and no stick nests were observed. Further, no Bald Eagle or Osprey were observed during breeding bird or other surveys.
WOODLAND RAPTOR NESTING HABITAT	All natural or conifer plantation woodland/forest stands greater than 30 ha with greater than 10 ha of interior habitat. Interior habitat determined with a 200 m buffer. Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Coopers Hawk nest along forest edges sometimes on peninsulas or small off-shore lands. In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest.	May be found in all forested ELC Ecosites. May also be found in SWC, SWM, SWD and CUP3.	NO. Forest ELC Ecosites are not present within the Site. No stick nests observed.
TURTLE NESTING AREAS	Best nesting habitats for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used.	Exposed mineral soil (sand or gravel) areas adjacent (less than 100 m) or within the following ELC Ecosites: MAS1, MAS2, MAS3, SAS1, SAM1, SAF1, BOO1, and FEO1.	NO. No exposed mineral soil areas are present within the Site.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
SEEPS AND SPRINGS	Any forested area (with less than 25% meadow/field/pasture) within the headwaters of a stream or river system. Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species.	Seeps/springs are areas where groundwater comes to the surface. Often, they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	**NO.** No seeps/springs were identified within the Site.
AMPHIBIAN BREEDING HABITAT (WOODLAND)	Presence of a wetland, pond or woodland pool (including vernal pools) greater than 500 m^2 (about 25 m diameter) within or adjacent (within 120 m) to a woodland (no minimum size). Some small wetlands may not be mapped and may be important breeding pools for amphibians. Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat.	All Ecosites associated with these ELC Community Series: FOC, FOM, FOD, SWC, SWM, and SWD. Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians.	**NO.** No wetland, pond or woodland greater than 500 m^2 present within the Site. Further, no amphibian calls originating from the Site were heard during amphibian calling surveys.
AMPHIBIAN BREEDING HABITAT (WETLANDS)	Wetlands greater than 500 m^2 (about 25 m diameter), supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats. Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators. Bullfrogs require permanent waterbodies with abundant emergent vegetation.	ELC Community Classes: SW, MA, FE, BO, OA, and SA. Typically, these wetland Ecosites will be isolated (greater than 120 m) from woodland Ecosites; however, larger wetlands containing predominantly aquatic species (e.g., Bullfrog) may be adjacent to woodlands.	**NO.** No wetland, pond or woodland greater than 500 m^2 present within the Site. Further, no amphibian calls originating from the Site were heard during amphibian calling surveys.
WOODLAND AREA-SENSITIVE BIRD BREEDING HABITAT	Habitats where interior forest breeding birds are breeding, typically large mature (greater 60 years old) forest stands or woodlots greater than 30 ha. Interior forest habitat is at least 200 m from forest edge habitat.	All Ecosites associated with these ELC Community Series: FOC, FOM, FOD, SWC, SWM, and SWD.	**NO.** No woodlots greater than 30 ha are present within the Site or Study Area.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
HABITATS OF SPECIES OF CONSERVATION CONCERN			
MARSH BREEDING BIRD HABITAT	Nesting occurs in wetlands. All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present. For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water.	MAM1, MAM2, MAM3, MAM4, MAM5, MAM6, SAS1, SAM1, SAF1, FEO1, and BOO1 For Green Heron: All SW, MA, and CUM1 Ecosites.	**NO.** While a MAM2-10 community is present within the Site, no Green Herons were observed during breeding bird surveys.
OPEN COUNTRY BIRD BREEDING HABITAT	Large grassland areas (includes natural and cultural fields and meadows) greater than 30 ha. Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e., no row cropping or intensive hay or livestock pasturing in the last 5 years). Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older. Indicator bird species are area sensitive requiring larger grassland areas than common grassland species.	CUM1 and CUM2	**NO**. No grassland areas greater than 30 ha are present within the Site.
SHRUB/EARLY SUCCESSIONAL BIRD BREEDING HABITAT	Large field areas succeeding to shrub and thicket habitats greater than 10 ha in size. Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e., no row cropping, haying or live-stock pasturing in the last 5 years). Shrub thicket habitats (greater than 10 ha) are most likely to support and sustain a diversity of these species. Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands.	CUT1, CUT2, CUS1, CUS2, CUW1, and CUW2 Patches of shrub Ecosites can be complexed into a larger habitat for some bird species.	**NO.** Ecosite types are not present within the Site.

SWH NAME	SWH EXPLANATION	ELC ECOSITE CODES	POTENTIALLY PRESENT ON SITE?
TERRESTRIAL CRAYFISH	Wet meadow and edges of shallow marshes (no minimum size) should be surveyed for terrestrial crayfish. Constructs burrows in marshes, mudflats, and meadows and the ground can't be too moist. Can often be found far from water. Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually, the soil is not too moist so that the tunnel is well formed.	MAM1, MAM2, MAM3, MAM4, MAM5, MAM6, MAS1, MAS2, MAS3, SWD, SWT, SWM, and CUM1 with inclusions of above meadow marsh Ecosites can be used by terrestrial crayfish.	NO. While a MAM2-10 community is present within the Site, no crayfish burrows were observed within the Site during field investigations.
SPECIAL CONCERN AND RARE WILDLIFE SPECIES	When an element occurrence is identified within a 1 or 10 km grid for a special concern or provincially rare species; linking candidate habitat on the site needs to be completed to ELC Ecosite. Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable.	All plant and animal element occurrences within a 1 or 10 km grid. Older element occurrences were recorded prior to GPS being available; therefore, location information may lack accuracy.	NO. NHIC Records check and consultation with MECP identified potential for the following species: • Purple Martin (S3B) – No suitable habitat present within the Site and species was not observed during field investigation. • Barn Swallow (SC) – Species was not observed during field investigations and this species habitat (i.e., structures, buildings) are not limited within the general vicinity. • Snapping Turtle (SC) – No suitable habitat present within the Site and species was not observed during field investigation. • Eastern Wood-pewee (SC) – No suitable habitat present within the Site and species was not observed during field investigation. • Monarch (SC) – No suitable habitat and/or migration stopover areas are present within the Site and species was not observed during field investigation.
ANIMAL MOVEMENT CORRIDORS			
AMPHIBIAN MOVEMENT CORRIDORS	Movement corridors between breeding habitat and summer habitat. Corridors may be found in all Ecosites associated with water. Corridors will be determined based on identifying the significant breeding habitat for these species. Movement corridors must be determined when amphibian breeding habitat is confirmed as SWH.	Corridors may be found in all Ecosites associated with water. Corridors will be determined based on identifying the significant breeding habitat for these species in Table 1.1 of the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF, 2015).	NO. No amphibian breeding habitats identified within the Site.
DEER MOVEMENT CORRIDORS	Movement corridor must be determined when deer wintering habitat is confirmed as SWH.	Corridors may be found in all forested Ecosites.	NO. No deer wintering yards identified within the Site or Study Area.

APPENDIX G:

Site Plan

P:\1573-001\4. Drawings\2024 04 April\DCP April 4 24.dwg

NHS/
FUTURE
DEVELOPMENT

POTENTIAL
ROAD
WIDENING
0.05ha (0.12ac)

N44°26'00"E
112.45

15.0

NHS
0.12ha
(0.30ac)

4.9

TOP OF SLOPE

REGULATORY ALLOWANCE ASSOCIATED
WITH THE HAZARD OF THE WATERCOURSE

3.0

95.84

N49°00'50"W

TRAILER PARKING
SPACES (12)

20.0

TRAILER
PARKING
SPACES (4)

12.8

10.0

R=9

22.7

PROPOSED
INDUSTRIAL
BUILDING
(ONE STOREY)
720m² (7,750ft²)

LOADING DOCKS (6)

31.8

10.0

10.2

R=9

6.0

6.0

6

11

7

96.16

SIXTH LINE

N48°23'15"W

POTENTIAL SITE ACCESS

N44°37'40"E
111.42

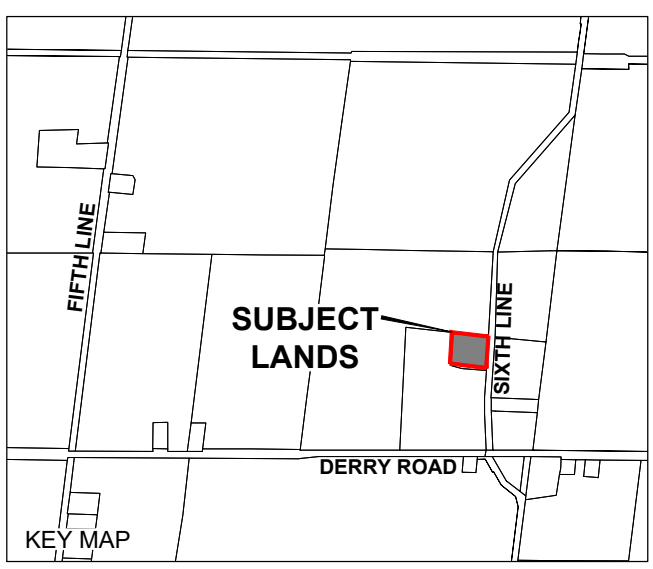
4.8

POTENTIAL
SHARED DRIVEWAY

PROPOSED
INDUSTRIAL
DEVELOPMENT

INDUSTR

*Preliminary Development Concept Plan
for discussion purposes only*



DEVELOPMENT CONCEPT PLAN

7072 SIXTH LINE

PART LOT 11,CONCESSION 6
TRAFALGAR, NEW SURVEY
PART 1 ON 20R11806
TOWN OF MILTON
REGION OF HALTON

DEVELOPMENT STATISTICS

TOTAL AREA:	**1.07ha (2.64ac)**
POTENTIAL ROAD WIDENING:	0.05ha (0.12ac)
NHS (+15m BUFFER) AREA:	0.29ha (0.72ac)
SITE PLAN AREA:	0.73ha (1.80ac)

PARKING CALCULATIONS

INDUSTRIAL* - 720m² (1/30m²):	24 SPACES
TOTAL SPACES PROVIDED:	**24 SPACES**

**PARKING RATE AS PER TOWN OF MILTON M2 ZONE STANDARDS*

TOTAL TRAILER SPACES PROVIDED:	**16 SPACES**
TYPICAL PARKING SPACE:	2.75m x 5.75m
TYPICAL TYPE 'A' ACCESSIBLE SPACE:	4.9m x 5.4m
TYPICAL TYPE 'B' ACCESSIBLE SPACE:	4.2m x 5.4m
TYPICAL TRAILER SPACE:	3.5m x 18.0m

NOTES

-WITHIN CONSERVATION HALTON REGULATED AREA, GRAVEL AND FILL TO BE REMOVED AND GRADES TO BE RESTORED TO PRE-DISTURBANCE CONDITIONS

SCALE 1:600
APRIL 4, 2024

GSAI
Glen Schnarr & Associates Inc.

APPENDIX H:

Photo Page

PHOTO 1: Looking north within the existing gravel gravel trailer parking lot (Unit 1: CVC_2)

PHOTO 2: Looking at existing two storey building on Site.

PHOTO 3: Looking along the northern boundary at the existing hedgerow feature.

PHOTO 4: Looking south at the Cultural Meadow community (Unit 3: CUM1-1).

PHOTO 5: Looking north at the watercourse (i.e., tributary of the Middle Sixteen Mile Creek) and associated Forb Mineral Marsh Meadow Type (Unit 3: MAM2-10).

PHOTO 6: Looking upstream along the watercourse with flow present on May 22, 2025, near the culvert inlet underneath Sixth Line.

PHOTO 7: Looking at the inlet of the existing culvert underneath Sixth Line.

PHOTO 8: Butternut tree observed along the riparian corridor of the watercourse on Site.

APPENDIX I:

Butternut Health Assessment

Alex Stettler

From: Christian Buchanan-Fraser
Sent: July 25, 2025 2:23 PM
To: Anne Ha
Subject: Fw: Butternut Health Expert Report and Butternut Data Collection Form - Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Christian Buchanan-Fraser
Ecologist
Cell / 519-320-9015
Email / cbuchanan@envisionconsultants.ca

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: Tuesday, June 24, 2025 1:07 PM
To: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Cc: Alex Stettler <astettler@envisionconsultants.ca>
Subject: RE: Butternut Health Expert Report and Butternut Data Collection Form - Submission

Hello Christian,

Thank you for submitting your competed Butternut Health Assessment (BHA) to the Species at Risk Branch of the Ministry of the Environment, Conservation and Parks (MECP).

Please use this email as receipt of your approved submission, dated June 20, 2025.

If you intend to rely on *Part 5 of the Ontario Regulation 830/21* for the tree identified in the BHA, then you are eligible to do so 30-days following the date that the BHA was submitted to the Species at Risk Branch

Please reach out if you have any questions.

Thank you,

Species at Risk Branch | Direction des espèces en peril
Ministry of the Environment, Conservation and Parks | Ministère de l'Environnement, de la Protection de la nature et des Parc
SAROntario@ontario.ca

Ontario

From: Christian Buchanan-Fraser <cbuchanan@envisionconsultants.ca>
Sent: Friday, June 20, 2025 2:26 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Cc: Alex Stettler <astettler@envisionconsultants.ca>
Subject: Butternut Health Expert Report and Butternut Data Collection Form - Submission

To Whom it May Concern,

Attached is the Butternut Health Expert Report and Butternut Data Collection form for a single Category 1 tree in Milton, Ontario.

Thank you,

Christian Buchanan-Fraser, B.Sc., M.Sc
Ecologist

ENVISI

435 McNeilly Road, Unit 103,
Hamilton, ON, L8E 5E3
Cell / 519-320-9015
Email / cbuchanan@envisionconsultants.ca
Website / www.envisionconsultants.ca

Ontario

Ministry of the Environment, Conservation and Parks

Butternut Health Expert's Report Template – Version 2022

Instructions to Butternut Health Experts (BHEs):

Please enter the 6-character BHE Report number: 0_____

BHE Report numbering format:
BHE Report numbers are to be assigned by the BHE using the first 3 letters of BHE's last name, followed by BHE's own 3-digit report numbering system. If the BHE's last name has fewer than 3 letters, use the full last name and numbers for the remaining characters.

BHE Report Number: 0

Cover letter to client:
Insert your cover letter to your client here and include the below list of enclosures.

Christian Buchanan-Fraser
Ecologist
EnVision Consultants Ltd.
435 McNeilly Roadd, Unit 103
Hamilton, ON, L8E 5E3
cbuchanan@envisionconsultants.ca
519-320-9015
June 6, 2025

Andy Sidhu
Target Truck Sales & Leasing Inc.
6701 Davand Drive
Mississauga, Ontario, L5T 2R2

Dear Mr. Sidhu,

I am pleased to provide the enclosed Butternut Health Report (BHE) for the discovered Butternut tree located at 7072 Sixth Line, Milton, Ontario.

The Butternut tree was assessed according to the Ministry of Environment, Conservation and Park's (MECPS) Butternut Health Expert's Report Template - Version 2022. The Butternut was determined to be a Category 1 tree. Category 1 trees are affected by Butternut Canker to such an advanced degree that retaining the tree would not support the protection or recovery of Butternut trees in the area in which the tree is located. As proposed site activity at 7072 Sixth Line may kill or harm the tree, the enclosed BHE will be submitted to MECP.

If you have any questions regarding the report, feel free to contact me at your earliest convenience.

Christian Buchanan-Fraser
Ecologist
519-320-9015

Enclosures:

1. Information from the Ministry of the Environment, Conservation and Parks about Butternut and the *Endangered Species Act, 2007*
2. Butternut Health Expert's Report, including the completed Butternut Data Collection Form

Ministry of the Environment, Conservation and Parks

Species at Risk Branch
40 St. Clair Avenue West
14th Floor
Toronto ON M4V 1M2

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction des espèces en péril
40, avenue St. Clair Ouest
14e étage
Toronto ON M4V 1M2

Information for the Property Owner (or person(s) who requested the enclosed Butternut Health Expert's Report):

The enclosed Butternut Health Expert's Report (BHE Report) documents the results of the Butternut health assessment that was conducted by the Butternut Health Expert (BHE) identified in the top section of the report. If there are other Butternut trees (of any size or age) at the site that may be impacted by a proposed activity that are not identified in the enclosed BHE Report, they too must be assessed by a BHE before commencing any actions that may impact those Butternut trees or their habitat.

Butternut (*Juglans cinerea*) is listed as an endangered species in Schedule 2 of Ontario Regulation (O. Reg.) 230/08 "the Species at Risk in Ontario List". As an endangered species, the *Endangered Species Act, 2007* (ESA) prohibits adversely impacting Butternut and its habitat. A permit or agreement under the ESA is required before engaging in an activity that is otherwise prohibited under the ESA. The activity may be eligible for the Butternut conditional exemption in Part V of O. Reg. 830/21, provided the requirements of the regulation are met.

If the proposed activity is eligible for the conditional exemption in Part V of O. Reg. 830/21, the next step is to submit the BHE Report and the Butternut Data Collection Form enclosed in this package to the Ministry of the Environment, Conservation and Parks (MECP).

If the enclosed BHE Report does not identify which Butternut tree(s) are proposed to be killed, harmed or taken and the reasons for doing so (e.g., if "unknown" is indicated in Table 1) or if the information in the last two columns of Table 1 has changed since the date this BHE Report was produced, **do not edit the BHE Report to update this information**. Instead, the report must be submitted together with a cover letter that identifies which Butternut tree(s) are proposed to be killed, harmed or taken (by referencing the tree identification numbers) when you submit the BHE Report to MECP.

The BHE Report must be submitted to MECP at least 30 days before registering an activity in respect of the Butternut conditional exemption. MECP may need to examine the Butternut trees subject to the report during this 30-day period. **Adversely impacting Butternut trees during this 30-day period or before registration is completed is prohibited by the ESA.** Further, the conditional exemption for Butternut does not apply unless the requirements of Part V of O. Reg. 830/21 are being followed.

If the proposed activity is eligible for the Butternut conditional exemption, you may register the proposed activity using the "**Notice of Butternut Impact**" form after the 30-day period has elapsed.

If the proposed activity is not eligible for a regulatory exemption, please contact MECP to determine whether the proposed activity would require a permit or agreement under the ESA in order to proceed.

Please retain this information and a copy of the BHE Report for your records, along with any other documentation you may receive from MECP should an examination of the trees occur.

This information should not be relied upon to determine legal obligations. To determine your legal obligations, consult the *Endangered Species Act, 2007* and the relevant regulations made thereunder. These may be found at www.ontario.ca/laws. If legal advice is required, consult a legal professional. In the event of an error on this template or a conflict between this template and any applicable law, the law prevails.

If you have any questions, please contact MECP at SAROntario@ontario.ca.

Butternut Health Expert's Report (BHE Report)

BHE Report Number: 0

Butternut Health Expert Contact Information

Name of Butternut Health Expert

Last Name	First Name
Buchanan-Fraser	Christian

Mailing Address

Unit Number	Street Number	Street Name	PO Box
103	435	McNeilly Road	

City/Town	Province	Postal Code
Hamilton	Ontario	L8E 5E3

Telephone Number	Email Address
519-320-9015	cbuchanan@envisionconsultants.ca

Summary of qualifications as a Butternut Health Expert

a) expertise in relation to butternut
- Forest Gene Conservation Butternut Health Assessment Workshop
- ISA Certified Arborist

b) expertise, education, training and experience necessary to assess the health of butternut trees
- Forest Gene Conservation Butternut Health Assessment Workshop
- ISA Certified arborist

Property Owner Contact Information

Name of Property Owner (or representative)

Last Name	First Name
Sidhu	Andy

Mailing Address

Unit Number	Street Number	Street Name	PO Box
	6701	Davand Drive	

Lot Number	Concession	Township	Rural Route

City/Town	Province	Postal Code
Mississauga	Ontario	L5T 2R2

Telephone Number	Email Address
431-336-0066	andy@targettrucksales.ca

Site Location

Unit Number	Street Number	Street Name	PO Box
	7072	Sixth Line	

Lot Number	Concession	Township	Rural Route

City/Town	Province	Postal Code
Milton	Ontario	L9E 0X9

Additional Site Location Information

Date(s) of Butternut health assessment

Start Date (yyyy/mm/dd) 2025/06/02

End Date (yyyy/mm/dd) 2025/06/02

Date BHE Report prepared (yyyy/mm/dd) 2025/06/20

Map datum used: ☑ NAD83 ☐ WGS84

Total number of trees assessed in this BHE Report 1

The assessed trees were numbered on site using GPS location

The numbers at the site correspond to the tree identification numbers referenced in this report.

This BHE Report includes the following tables:

- Table 1: Butternut trees assessed by the BHE
- Table 2: Trees determined by the BHE to be Butternut hybrids
- Table 3: Summary of Butternut health assessment results

Table 1: Butternut trees assessed by the BHE

Tree ID #	UTM coordinates	Accuracy (+/-)	Category[1] (1, 2 or 3)	Tree stem diameter[2] (cm)	Is tree stem shorter than 1.37 m? (Yes/No)	Cultivated? (Yes/No)	Proposed to be: (killed, harmed, taken, or unknown[3])	If tree is proposed to be killed, harmed or taken, indicate reason tree is to be killed, harmed or taken, if known
1	17T 595073N 4822178E	1 m	1	30	No	No	unknown	Tree is within on site NHS and therefore not within future development area
		m						
		m						

[1] Details regarding the extent to which the tree is affected by Butternut Canker is presented in the Butternut Data Collection Form that accompanies this BHE Report.

[2] Diameter of the tree stem rounded to nearest cm, measured in accordance with the Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the *Endangered Species Act, 2007*

[3] In this column, “unknown” indicates that at the time of assessment and reporting, there are no proposals to kill, harm or take this tree that are known to the BHE.

Table 2: Trees determined by the BHE to be Butternut hybrids

Tree ID #	UTM coordinates	Method used (genetic testing or field identification)	Additional Comments on Method Used
Tree ID #	UTM coordinates	Method used (genetic testing or field identification)	Additional Comments on Method Used

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Tree ID #	UTM coordinates	Method used (genetic testing or field identification)	Additional Comments on Method Used

Table 3: Summary of Butternut health assessment results

Result	Total number of trees in this category	Information for persons planning activities that may impact Butternut
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Result	Total number of trees in this category	Information for persons planning activities that may impact Butternut

BHE Report Number: BUC001

Result	Total number of trees in this category	Information for persons planning activities that may impact Butternut
Result	**Total number of trees in this category**	**Information for persons planning activities that may impact Butternut**
Result	**Total number of trees in this category**	**Information for persons planning activities that may impact Butternut**
Result	**Total number of trees in this category**	**Information for persons planning activities that may impact Butternut**
Result	**Total number of trees in this category**	**Information for persons planning activities that may impact Butternut**
Result	**Total number of trees in this category**	**Information for persons planning activities that may impact Butternut**
Category 1	1	• Category 1 Butternut tree — the Butternut tree is affected by Butternut Canker to such an advanced degree that retaining the tree would not support the protection or recovery of Butternut trees in the area in which the tree is located. • If the proposed activity will kill, harm or take one or more Butternut trees of any category (including Category 1), the BHE Report must be submitted to MECP at SARontario@ontario.ca.
Category 2	0	• Category 2 Butternut tree — the Butternut tree is not affected by Butternut Canker or the Butternut tree is affected by Butternut Canker but the degree to which it is affected is not as advanced as a Category 1 Butternut tree and retaining the tree could support the protection or recovery of Butternut trees in the area in which the tree is located. • Activities that may kill, harm or take up to a **maximum of fifteen (15)** Category 2 trees may be eligible for the conditional exemption in Part V of Ontario Regulation 830/21. Refer to the regulation for eligibility conditions and requirements that must be fulfilled. • If the proposed activity will kill, harm or take more than fifteen (15) Category 2 trees, **contact MECP** for information on how to seek an ESA authorization (e.g., a permit).

Result	Total number of trees in this category	Information for persons planning activities that may impact Butternut
Category 3	0	• Category 3 Butternut tree — the Butternut tree may be useful in determining sources of resistance to Butternut Canker.
		• Activities that may kill, harm or take up to a **maximum of five (5)** Category 3 trees may be eligible for the conditional exemption in Part V of Ontario Regulation 830/21. Refer to the regulation for eligibility conditions and requirements that must be fulfilled.
		• If the proposed activity will kill, harm or take more than five (5) Category 3 trees, contact MECP for information on how to seek an ESA authorization (e.g., a permit).
Cultivated	0	• An activity that will kill, harm or take a cultivated Butternut tree that was required to be planted to fulfil a condition of an ESA permit or agreement, or a conditional exemption, is **not** eligible for the exemption for cultivated trees that is provided by subsection 25 (5) of O. Reg. 830/21. Refer to the regulation for eligibility conditions.
Hybrid	0	• Hybrid Butternut trees are not protected under the ESA but impacts to these trees may be subject to local municipal by-laws and other legislation.

Additional Information on Cultivated Tree Determination
N/A

Please note:

- A BHE Report that is submitted to MECP must include the completed Butternut Data Collection Form. As appropriate, please also ensure additional relevant documentation to support the assessment (e.g., completed Data Sheets for Field Identification of Butternut Hybrids, evidence that the Butternut was cultivated) and all relevant maps and photographs are provided.
- During the 30-day period that follows the submission of this BHE Report to MECP, no Butternut trees (of any category) may be killed, harmed or taken. MECP may need to examine the Butternut trees subject to the report during this 30-day period.

Butternut Health Expert's Comments
Tree is in poor condition with many cracked and broken limbs. Tree ss located on site and approximately 6.0m from Sixth Line. Tree is 12m in height with open and sooty cankers. Tree dripline is approximately 4.5m and is generally in poor condition

BHE Report Number: BUC001

Ontario

Ministry of the Environment, Conservation and Parks

Butternut Data Collection Form

Butternut (*Juglans cinerea*) is listed as an endangered species in Schedule 2 of Ontario Regulation 230/08 "the Species at Risk in Ontario List". As an endangered species, the *Endangered Species Act, 2007* (ESA) prohibits adversely impacting Butternut and its habitat. A permit or agreement under the ESA is required before engaging in an activity that is otherwise prohibited under the ESA. The activity may be eligible for the Butternut conditional exemption in Part V of Ontario Regulation 830/21, provided the requirements of the regulation are met. For more information please refer to the following links:

Endangered Species Act, 2007
Ontario Regulation 830/21 (Exemptions – Species Subject to Species Conservation Charges)
Ontario Regulation 230/08 (Species at Risk in Ontario List)
Ontario Regulation 242/08 (General Regulation)
Information about ESA permits and authorizations
Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the *Endangered Species Act, 2007*

A Butternut Health Expert's Report (BHE Report) completed by a "Butternut Health Expert" (BHE) as defined in section 21 of Ontario Regulation 830/21 is typically required as part of an application to the Ministry of the Environment, Conservation and Parks (MECP) for a permit or agreement under the ESA and is required in respect of the conditions of the Butternut conditional exemption in Part V of O. Reg. 830/21. **This Butternut Data Collection Form must be completed by the BHE and included in their BHE Report**.

This form should not be relied upon to determine your legal obligations. To determine your legal obligations, consult the *Endangered Species Act, 2007* and the relevant regulations made thereunder. These may be found at www.ontario.ca/laws. If legal advice is required, consult a legal professional. In the event of an error on this form or a conflict between this form and any applicable law, the law prevails.

Notice of Collection and Use

Personal information on this form is collected under the authority of Section 53 of the ESA and section 38 of the *Freedom of Information and Protection of Privacy Act*. Forms that have been submitted to MECP may be used by MECP staff to contact the property owner (or person acting on their behalf) to request permission to access the assessed trees for the purpose of examining the trees or to contact the BHE who prepared the BHE Report. Questions about the use of your personal information should be directed to the Species at Risk Branch, Ministry of the Environment, Conservation and Parks, 300 Water Street, Peterborough Ontario, K9J 3C7 at speciesatriskregistry@ontario.ca.

Fields marked with an asterisk (*) are mandatory.

Butternut Health Expert's Report Number*	Start Date of Butternut Health Assessment (yyyy/mm/dd)*	End Date of Butternut Health Assessment (yyyy/mm/dd)*
BUC001	2025/06/02	2025/06/02

Butternut Health Expert (BHE) Contact Information

Last Name*		First Name*
Buchanan-Fraser		Christian
Telephone Number*	**Alternate Telephone Number**	**Email Address***
519-320-9015		cbuchanan@envisionconsultants.ca

Summary of Qualifications as a Butternut Health Expert*
- Forest Gene Conservation Butternut Health Assessment Workshop

Property Owner Contact Information

Last Name*	First Name*
Sidhu	Andy

Company Name
Target Truck Sales & Leasing Inc.

Mailing Address*

Unit Number	Street Number	Street Name	PO Box
	6701	Davand Drive	

Lot Number	Concession	Township	Rural Route

City/Town	Province	Postal Code
Mississauga	Ontario	L5T 2R2

Telephone Number *	Alternate Telephone Number	Email Address
431-336-0066		andy@targettrucksales.ca

Butternut Tree(s) Location Information

Address* ☐ Select if location of Butternut is the same as the property owner's mailing address

Unit Number	Street Number	Street Name	PO Box
	7072	Sixth Line	

Lot Number	Concession	Township	Rural Route

City/Town	Province	Postal Code
Milton	ON	

General description of area containing Butternut (select one)

☐ Natural ☐ Rural ☑ Urban - Suburban ☐ Industry / Resource Extraction Area

Soil drainage (select one)

☐ Well Drained ☐ Moderately Drained ☐ Poorly Drained ☑ Unknown

Have any of the Butternut at this site produced seeds?

☐ Yes ☑ No ☐ Unknown

General Comments

The Butternut tree is located in a Natural Heritage System (NHS) area within the Site proposed for development Proposed development will not impact the on Site Butternut. Contact information for the property proposed for development is:

Andy Sidhu
Target Truck Sales & Leasing Inc.
6701 Davand Drive
Mississauga, Ontario, L5T 2R2

Butternut Tree Data

Tree Identification Number* 1 Date of Assessment (yyyy/mm/dd)* 2025/06/02

UTM Zone* 17T Northing* Easting*

Is this tree a Butternut tree or a putative hybrid? * ☑ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☑ No

Is this a single or multi-stemmed tree? * ☑ Single Stem ☐ Multiple Stems

Live Crown %* Tree Stem Diameter (cm)*

Number of sooty cankers* At or below 2m (the lower stem) Above 2m At the root (root flares)

Number of open cankers* At or below 2m (the lower stem) Above 2m At the root (root flares)

Metres from badly cankered tree* ☐ 40 metres or less ☐ Greater than 40 metres ☑ None found

Crown Class ☐ Dominant, full sun ☑ Co-dominant, two sides in the sun ☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☑ Twig dieback ☑ Branch dieback ☑ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☑ None ☐ Unknown

Below Crown Number of stems Main stem length (m) below crown

Number of epic-live Number of epic-dead Number of callused wounds

Bark type: ☐ Deep furrows/Narrow ridges ☑ Shallow furrows/Wide ridges

Tree Origin ☑ Naturally-occurring ☐ Planted (cultivated) ☐ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☐ Upland ☐ Wetland ☑ Riparian

Vegetation Community ☐ Open ☑ Shrub thicket ☐ Savannah - Woodland ☐ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☐ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☐ Yes ☑ No

If "Yes", select which edge habitat:

☐ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☐ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. 2. 3.

Comments about this tree

(Use this space to provide comments about this tree, or to record the file numbers of photos of this tree)

BHE Report Number	Start Date of Butternut Health Assessment (yyyy/mm/dd)	End Date of Butternut Health Assessment (yyyy/mm/dd)
BUC001	2025/06/02	2025/06/02

Total Number Butternut Trees in BHE Report	Butternut Health Expert's Name
1	Buchanan-Fraser, Christian

Property Owner/Client Name	Property Address
Sidhu, Andy	7072 Sixth Line Milton ON

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
Tree #	Live Crown %	Tree stem diameter (cm)	# bole cankers (BC)				# root flare cankers (RF)		40 m or less from cankered tree? (Y or N)	Circ. (cm) = Pi * tree stem diameter	Total BC Width (cm) = (D * 2.5) + (E * 2.5) + (F * 5) + (G * 5)	Total RF Width (cm) = (H * 2.5) + (I * 5)	Total BC Width % of Circ. = L / K * 100	Total RF Width % of Circ. = M / K * 100	Total BC + RF Width % of 2 * Circ. = (N + O) / 2	Tree Categories: 1, 2, or 3				
			Sooty (S) (will be assigned 2.5 cm per canker) Open (O) (will be assigned 5 cm per canker)													= Cat 2 if B >= 50 and N=0 else = Cat 1	= Cat 2 if B > 70 and P < 20 else = Cat 1	= Cat 2 if B > 70 and N < 20 else = Cat 1	**Preliminary tree call** = Cat 2 if Q= Cat 2 or R= Cat 2 or S= Cat 2 else = Cat 1	**Final tree call** = Cat 3 if T= Cat 2 and C > 19 and J='Y' else T
			S <= 2m	S > 2m	O <= 2m	O > 2m	S	O												